



NOTICE OF PUBLIC HEARING

BOARD OF ZONING AND BUILDING APPEALS
ON
MARCH 11, 2021

THE BOARD OF ZONING AND BUILDING APPEALS WILL HOLD A **VIRTUAL** PUBLIC HEARING VIA **ZOOM** (See meeting Agenda for meeting access details) ON THURSDAY, FEBRUARY 11, 2021 AT 6:00 P.M. FOR A VARIANCE TO CONSTRUCT A DETACHED 2-CAR GARAGE WITH A 2' SIDE YARD SETBACK VS. 5' SIDE YARD SETBACK REQUIRED AND A VARIANCE TO CONSTRUCT A DETACHED 2-CAR GARAGE WITH A HEIGHT OF 19' VS. 15' MAXIMUM HEIGHT PERMITTED FOR DETACHED GARAGES FOR TIM AND KATHRYN STANTON, 1160 WAGAR RD.

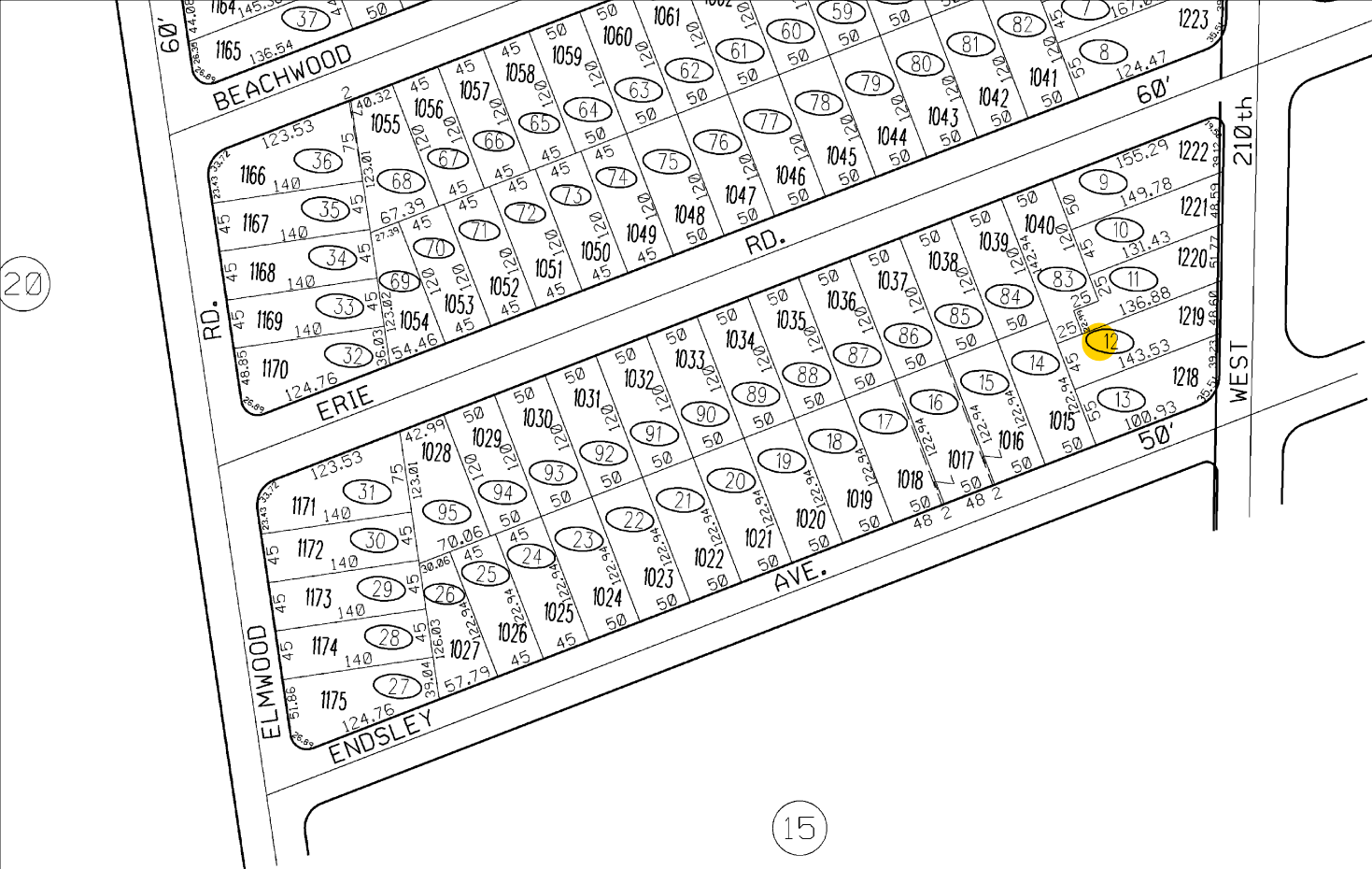
BEFORE REACHING A DECISION, THE BOARD WILL GIVE THOSE IN ATTENDANCE AN OPPORTUNITY TO BE HEARD.

PLANS SHOWING THE PROPOSED LOCATION ARE ON FILE IN THE BUILDING DIVISION OFFICE AND ARE AVAILABLE VIA E-MAIL OR FOR PICK-UP BY APPOINTMENT AT ROCKY RIVER CITY HALL, 21012 HILLIARD BOULEVARD. PLEASE CONTACT KATE STRAUB, PLANNING & ZONING COORDINATOR AT kstraub@rrcity.com OR BY CALLING 440-331-0600 EXT. 2037.

Notices sent to:

Stanton, Timothy P
Coyne, Michael E & Coyne, Alison L
Moran, Kathleen M
Quinn, William
Martin, Jr William F & Amer Suheir
Pattison, Mary Grace Trustee
Freeh, Joshua

Delgado, Catherine M
Tobin, C G & Patricia
Brennan, Anci E & Ho Eric
Mc Dowell, Carig
Barkley, Robert III
Bemer, Andrew D Jr



SCALE: 1" = 100'
0 100 200

ROCKY RIVER MAP 302

February 23, 2021

The Great Garage Company
1309 Ridge Road / Suite 2
Hinckley, OH 44233
440-230-9900
John D'Amico

The City of Rocky River
Board of Zoning and Building Appeals
Re: Property located at 1160 Wagar Rd.

Dear Board,

Our client is requesting to build a 20'x22'-detached garage with a 7'x6' rear extension and a gable roof with attic storage. We are seeking a 4' height variance over the 15' max height requirement and a 12" side yard variance to place the garage at 2' off the line vs. the existing 3' off the line.

The Stanton's currently have an undersized 18' wide garage by 20' deep shed roof style garage that is 3' off the sideline and just under 15' off the rear line. Their garage is significantly undersized to park two cars plus store a lawnmower, yard equipment, flowerpots, bikes and tools. And now with grandchildren on the way, their storage needs will only increase, as their family will require space for more bikes, kids toys, seasonal items, etc.

We are asking to simply bring the garage width up to the standard size of 20' wide. In order to keep the garage door opening in line with the existing driveway we are requesting to split the difference and move the garage to the south of its original footprint by 12" and to the north by 12" which would leave the garage at 2' off the side property line instead of the existing 3'. Then we are requesting to build a gable roof with an attic to be used for storage that would bring our height of the garage to 19' high vs. the max height of 15'.

We don't believe the variance is substantial or will affect the essential character of the neighborhood. This will be a beautiful garage with painted Hardi Board siding and trim. The ability of governmental services will also not be impacted. The owner would not have been aware of this zoning restriction at the time of purchase. And finally we believe because of these unique circumstances the spirit and intent of the zoning requirement would be maintained by granting this variance.

We ask that the board would strongly consider our recommendation.

Thank You,

John D'Amico
The Great Garage Company
216.533.0901

BZA Application Fee: _____

Date Paid: _____

CITY OF ROCKY RIVER
21012 Hilliard Blvd., Rocky River, Ohio 44116
Telephone (440) 331-0600 — Fax (440) 895-2628

APPLICATION FOR BOARD OF ZONING & BUILDING APPEALS
(Please Print or Type)

Application Filing Date: 2/24/21 Hearing Date: 3/11/21
Zoning of Property _____ Permanent Parcel No. _____

NOTICE OF REQUEST OF A HEARING BEFORE THE
BOARD OF ZONING & BUILDING APPEALS

Address of property seeking variance: 1160 WAGAR RD.

TIM + KATHRYN STANTON THE GREAT GARAGE Co. | JOHN D'AMICO
Name of Property Owner Name of Applicant / Representative

1160 WAGAR RD 1309 RIDGE RD. HINCKLEY, OH 44123
Address Address

216-470-8776 440-230-9900 216-533-0901
Telephone No. Cell Phone No. Telephone No. Cell Phone No.

E-MAIL: TIMSTANTON1961@gmail.com E-MAIL: amy.greatgarage@gmail.com

Description of what is intended to be done:

RAZE EXISTING 18x20 SHED GARAGE. BUILD A NEW 20x22
W/ 7x6 EXTENSION ON A NEW CONCRETE FOUNDATION
AND AN ATTIC ABOVE.

Sections of the Code from which variance is being requested:

R.R.C.O. 1133.17(c)(1)

List variances requested:

Height + SIDELINE VARIANCE

Property Owner's Signature

Applicant/Representative's Signature

★ Please note that the Board members visit the subject property prior to each BZA meeting.
Please indicate whether or not you have a dog(s) that may be outside at the time of their visits.

Yes ☐

No ☒

APPLICATION FOR BUILDING PERMIT
CITY OF ROCKY RIVER
21012 Hilliard Blvd., Rocky River, OH 44116

(Please Print or Type)
BUILDING DIVISION
Phone: 440-331-0600
Fax: 440-895-2628

Date: 2-24-21

Address of Improvement: 1160 WAGNER RD | 45x152 | |
(Lot Size) (Sublot No.) (Permanent Parcel No.)

Ownership: TIM + KATHRYN STANTON | 1160 WAGNER RD | 44116 | 216-470-8776
(Name) (Address) (Zip) (Tel. No.)

Contractor: The Great Garage CO. | 1309 RIDGE RD | 44233 | 440.230.9900
(Name) (Address) Suite 2 (Zip) (Tel. No.)

Architect: | | | |
Designer (Name) (Address) (Zip) (Tel. No.)

Type of Improvement: GARAGE Proposed Use: STORAGE

Type of Structure: WOOD Type of Heating/BTU: —

No. of Stories: 2 Air Conditioning BTU: —

Number of: Units: — Sq. Ft.: 482

Bedrooms: —

Bathrooms: —

Off-Street parking: — (Enclosed) (Unenclosed)

Nature of work to be performed: RAISE EXISTING 18x20 shed garage. BUILD A NEW 20x22 w/ 7x6 extension on a new concrete foundation
Estimated Time of Completion: plus an upstairs attic, 7/1/21

AS OWNER OF THIS PROPERTY, I AM FAMILIAR WITH THE PROPOSED PROJECT AND
AGREE TO CONFORM TO ALL APPLICABLE LAWS OF THE CITY OF ROCKY RIVER.

(Signature of Owner)

(Signature of Applicant)

ESTIMATED COST:

54,284

PERMIT NO.:

DO NOT WRITE BELOW THIS LINE

APPROVALS	DATE	ACTION	PERMIT:	DEPOSITS	FEES
INTENT SIGN:					
PLANNING COMM:			CURB CROSSING:		
DESIGN & REVIEW:			STREET CLEANING:		
BOARD OF APPEAL:			CURB CUT:		
			OTHER:		
	Date:		PLAN EXAM FEE:		
			SEWER TIE IN FEE:		
			SUB-TOTALS:	\$-	\$-
	PAID DATE:		TOTAL:	\$-	\$-

FLOOD HAZARD DESIGNATION:

☐

NOTES:

TYPICAL VARIANCE SHEET

Please check appropriate box and answer questions as directed.

	Check as Applicable	VARIANCE STANDARD
<ul style="list-style-type: none"> Any functional, land or building USE not specifically permitted in either a particular zoning district, or otherwise not permitted by the Development Code 	<input type="checkbox"/>	(Use) Unnecessary Hardship
ADDITIONS & BUILDINGS: <i>(Complete Building Permit Application)</i>		
<ul style="list-style-type: none"> Rear, side & front setbacks 	<input checked="" type="checkbox"/>	(Area) Practical Difficulties
<ul style="list-style-type: none"> Coverage (>28%) 	<input type="checkbox"/>	(Area) Practical Difficulties
DRIVEWAYS: <i>(Complete Building Permit Application)</i>		
<ul style="list-style-type: none"> Width 	<input type="checkbox"/>	(Area) Practical Difficulties
<ul style="list-style-type: none"> Distance from property line 	<input checked="" type="checkbox"/>	(Area) Practical Difficulties
<ul style="list-style-type: none"> Circular if lot width is <90' 	<input type="checkbox"/>	(Area) Practical Difficulties
SIGNS: <i>(Complete Sign Permit Application)</i>		
<ul style="list-style-type: none"> Area allowed (maximum sq. ft.) 	<input type="checkbox"/>	(Area) Practical Difficulties
<ul style="list-style-type: none"> Height 	<input type="checkbox"/>	(Area) Practical Difficulties
<ul style="list-style-type: none"> Front setback 	<input type="checkbox"/>	(Area) Practical Difficulties
<ul style="list-style-type: none"> Lot width <100' 	<input type="checkbox"/>	(Area) Practical Difficulties
<ul style="list-style-type: none"> Number of items of information 	<input type="checkbox"/>	(Area) Practical Difficulties
<ul style="list-style-type: none"> On side of building 	<input type="checkbox"/>	(Area) Practical Difficulties
FENCES: <i>(Complete Fence Permit Application)</i>		
<ul style="list-style-type: none"> Height or Openness 	<input type="checkbox"/>	(Area) Practical Difficulties
<ul style="list-style-type: none"> Front Yard (in setback) 	<input type="checkbox"/>	(Area) Practical Difficulties
ACCESSORY BUILDINGS (Play Structures, Storage Sheds: <i>(Complete Accessory Structure Permit Application)</i> ; Detached Garages: <i>(Complete Building Permit Application)</i> <u>Note:</u> Total square footage of all accessory buildings, including detached garages, is not to exceed 600 square feet.)		
<ul style="list-style-type: none"> Height 	<input checked="" type="checkbox"/>	(Area) Practical Difficulties
<ul style="list-style-type: none"> Setback from property line 	<input checked="" type="checkbox"/>	(Area) Practical Difficulties
<ul style="list-style-type: none"> Square footage 	<input type="checkbox"/>	(Area) Practical Difficulties
Air Conditioners and Generators: <i>(Complete HVAC Permit for A/C or Electrical Permit for Generators)</i>		
<ul style="list-style-type: none"> In side yard <10' from property line or in front yard 	<input type="checkbox"/>	(Area) Practical Difficulties
Parking: <i>(Complete Building Permit Application)</i>		
<ul style="list-style-type: none"> < the number of spaces required 	<input type="checkbox"/>	(Area) Practical Difficulties
<ul style="list-style-type: none"> Setback from property line 	<input type="checkbox"/>	(Area) Practical Difficulties

PRACTICAL DIFFICULTIES

ALL QUESTIONS REQUIRE A COMPLETE RESPONSE

R.R.C.O. 1133.17(c)(1). In order to grant an area variance, the following factors shall be considered and weighted by the Board of Appeals to determine practical difficulty:

A.) Describe what special conditions and circumstances exist which are peculiar to the land or structure involved and which are not applicable generally to other land or structures in the same zoning district (i.e., exceptional irregularity, narrowness, shallowness or steepness of the lot; or proximity to non-conforming and inharmonious uses, structures or conditions).

THE EXISTING STRUCTURE IS UNDERSIZED AT 18' X 20'. TWO
CARS PARKING IS A CHALLENGE.

B.) Explain whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance (discuss use limitations without the variance).

WITHOUT THE VARIANCE THE PROPERTY CAN ONLY PARK
2 SMALL CARS AND HAS VERY LITTLE ROOM FOR YARD EQUIPMENT.

C.) Explain whether the variance is substantial and is the minimum necessary to make possible the reasonable use of the land or structures (demonstrate how much the variance request deviates from Code requirements, i.e., coverage is 1 or 2% above Code, or setback is 1 or 2 feet less than Code requirement).

BY BRINGING THE SIZE OF THE GARAGE TO A STANDARD SIZE
OF 20 X 22 WOULD NOT BE SUBSTANTIAL. - NOW IS RAISING THE
PEAK OF THE GARAGE TO 19' SUBSTANTIAL BECAUSE THE HOUSE IS TALLER.

D.) Explain whether the essential character of the neighborhood would be substantially altered and whether adjoining properties would suffer substantial detriment as a result of the variance (discuss the increase of value, use, and aesthetic appeal for both your property and adjoining properties, together with any negative impact to adjoining properties).

THEIR HOUSE IS A 2 STORY HOME - SO THE GARAGE HEIGHT WOULD BE
MUCH SMALLER, PLUS THERE ARE MANY GARAGES IN THE NEIGHBORHOOD
LIKE THIS ONE.

E.) Explain whether the variance would adversely affect the delivery of governmental services, such as water, sewer, or trash pickup.

NO SERVICES WOULD BE IMPAIRED

F.) Explain whether the property owner purchased the property with knowledge of the zoning restrictions.

THEY DID NOT KNOW -

G.) Explain whether special conditions or circumstances exist as a result of actions of the owner.

THE OWNERS CAUSED NO SPECIAL CONDITIONS -

H.) Explain whether the property owner's predicament feasibly can be obviated through some method other than a variance (why other means and methods of property improvements or enhancements would not suffice).

NOT WITHOUT COMPROMISING THEIR NEIGHBOR TREE AND THEIR OWN -

I.) Explain whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting a variance (discuss the positive impact of your improvement on your property and on the surrounding neighborhood).

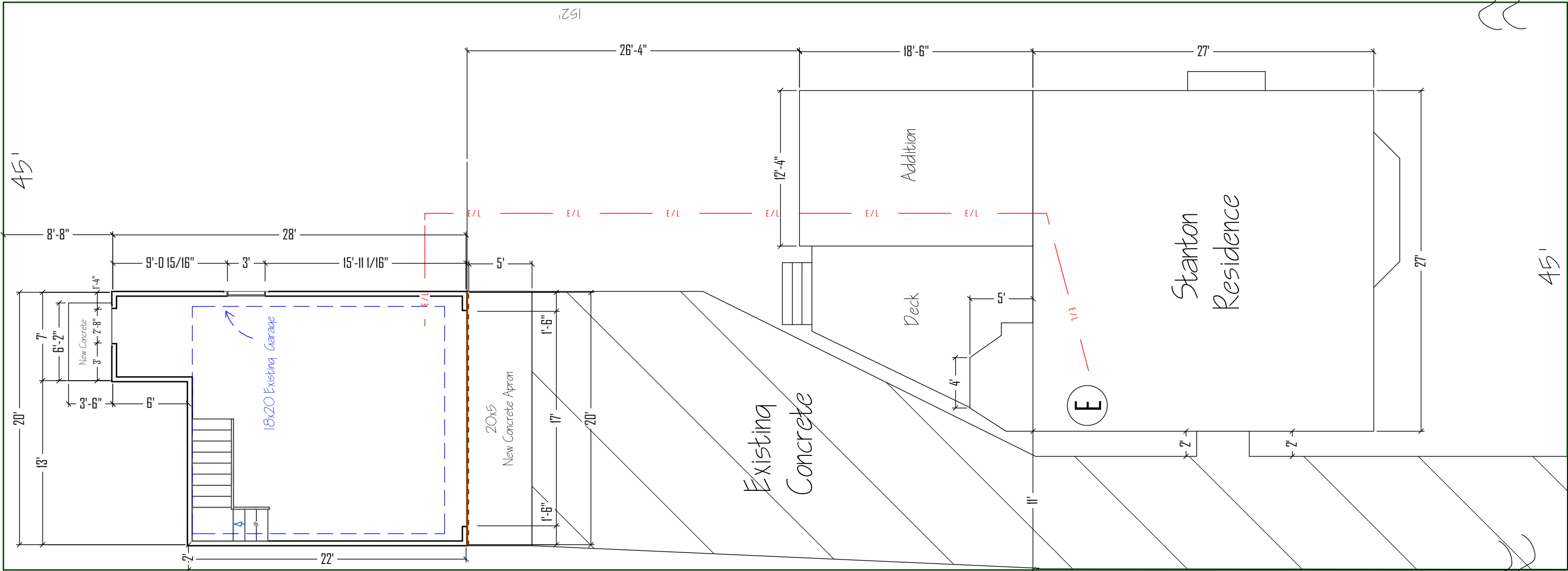
WE BELIEVE IT IS.

J.) Explain whether the granting of the variance requested will confer on the applicant any special privilege that is denied by this regulation to other lands, structures, or buildings in the same district.

WE DON'T BELIEVE THERE IS ANY SPECIAL PRIVILEGE -

K.) Explain whether a literal interpretation of the provisions of this Code would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Code.

PLEASE NOTE: A separate Permit Application and fee will be due prior to issuance of the Building Permit. NO CONSTRUCTION IS TO BEGIN until the Building Permit has been issued.



Site plan showing a building layout with overall dimensions of 28' by 20'. The layout includes a 6' x 13' Garage Foundation (4" Concrete w/ 6x6 #10 Wire) and a main area of 22' x 17' labeled "Slope Floor Out" with an arrow pointing to the right. The plan also shows a 2' x 10' area and a 1' x 3" area.

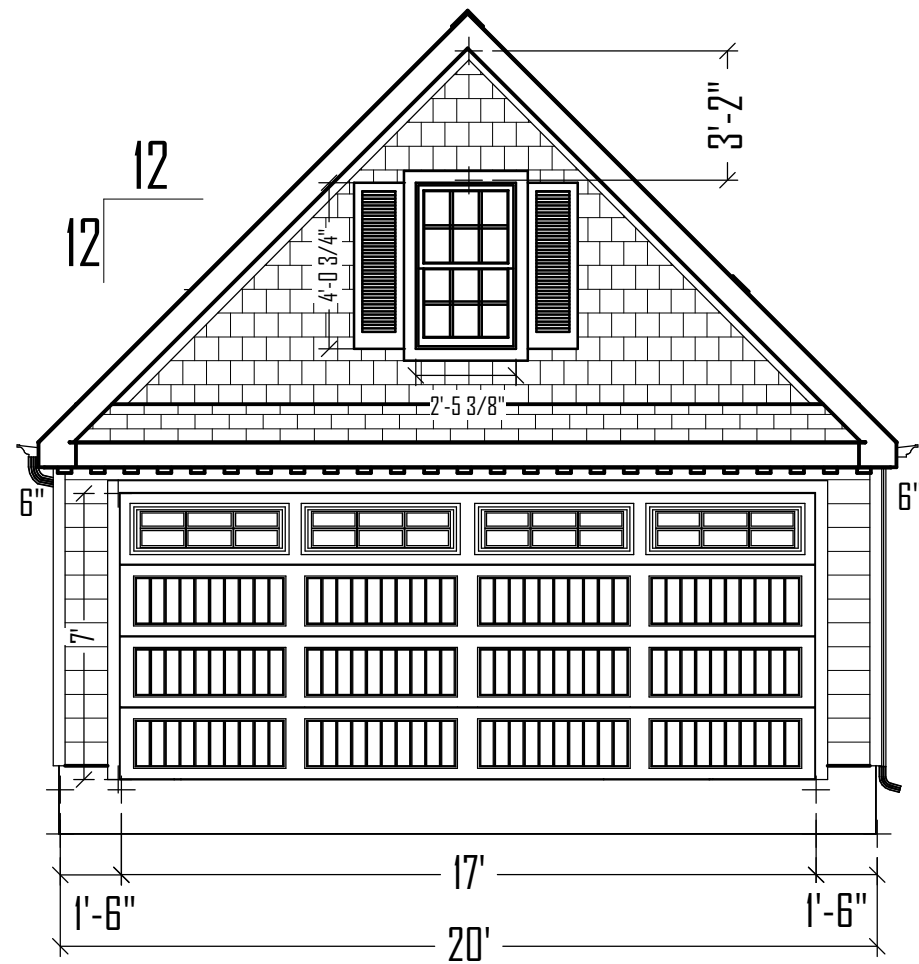
I (We) have reviewed this drawing and agree that it is a true representation to the work to be performed on my property.

I also understand that I am responsible for the location of my property lines, painting, backfill and landscaping of my property.

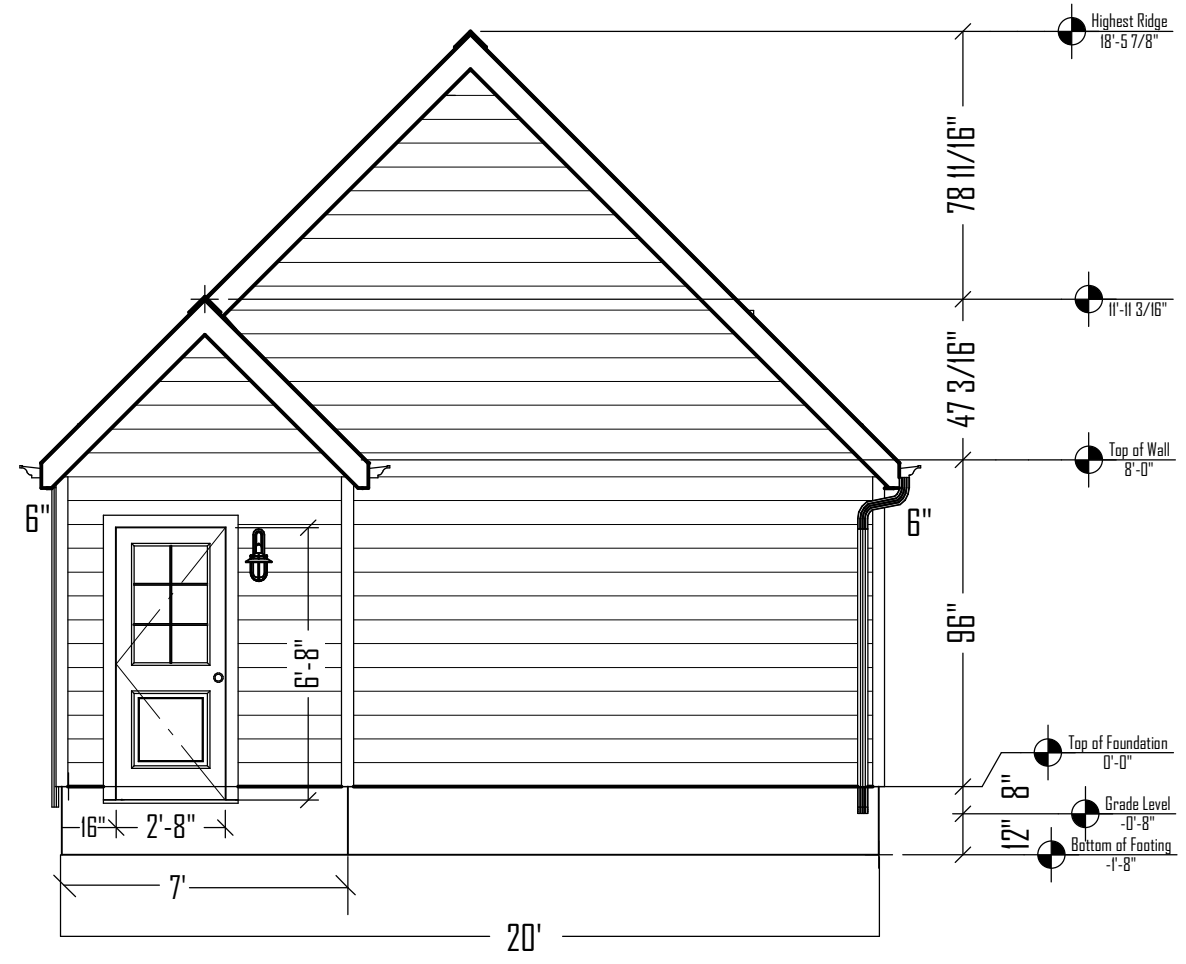
Homeowner: _____

Homeowner: _____

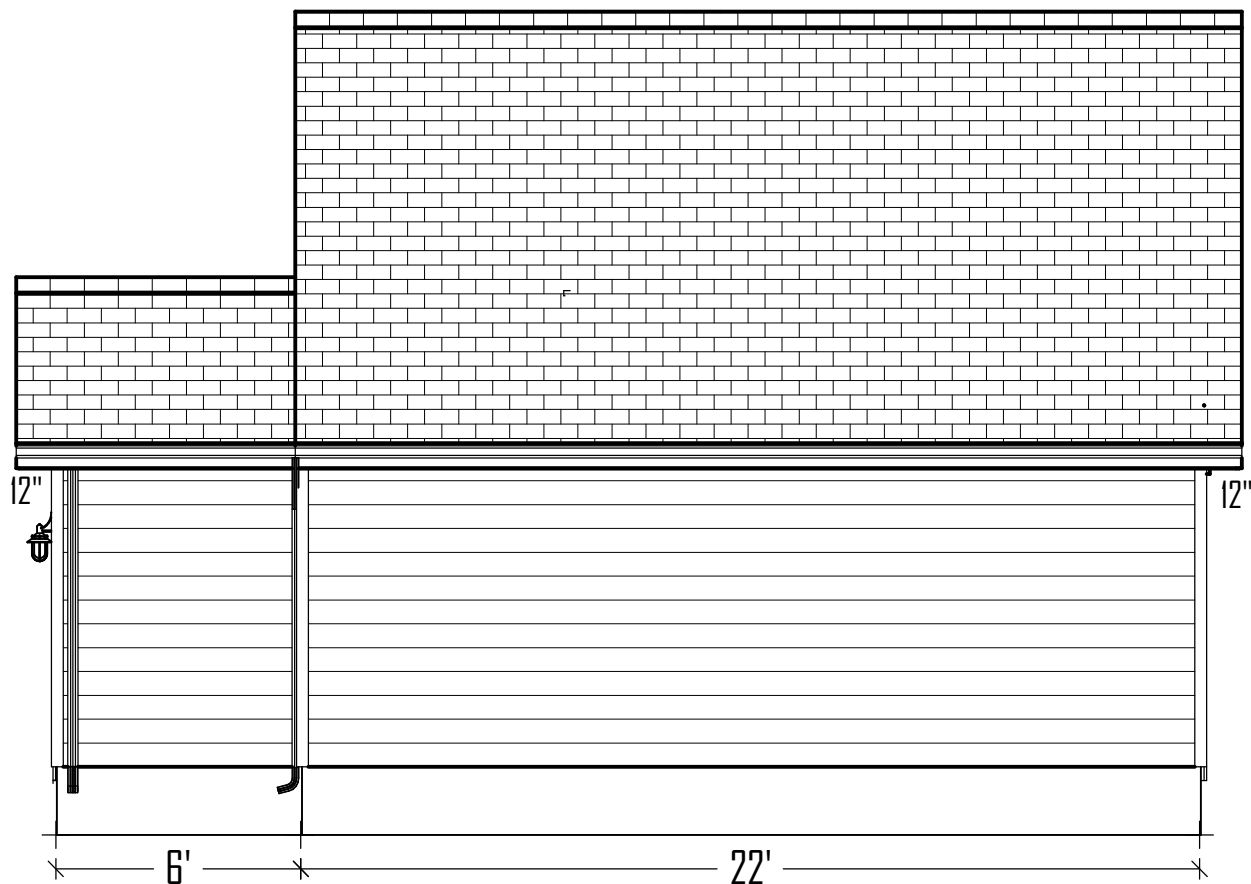
Date: _____



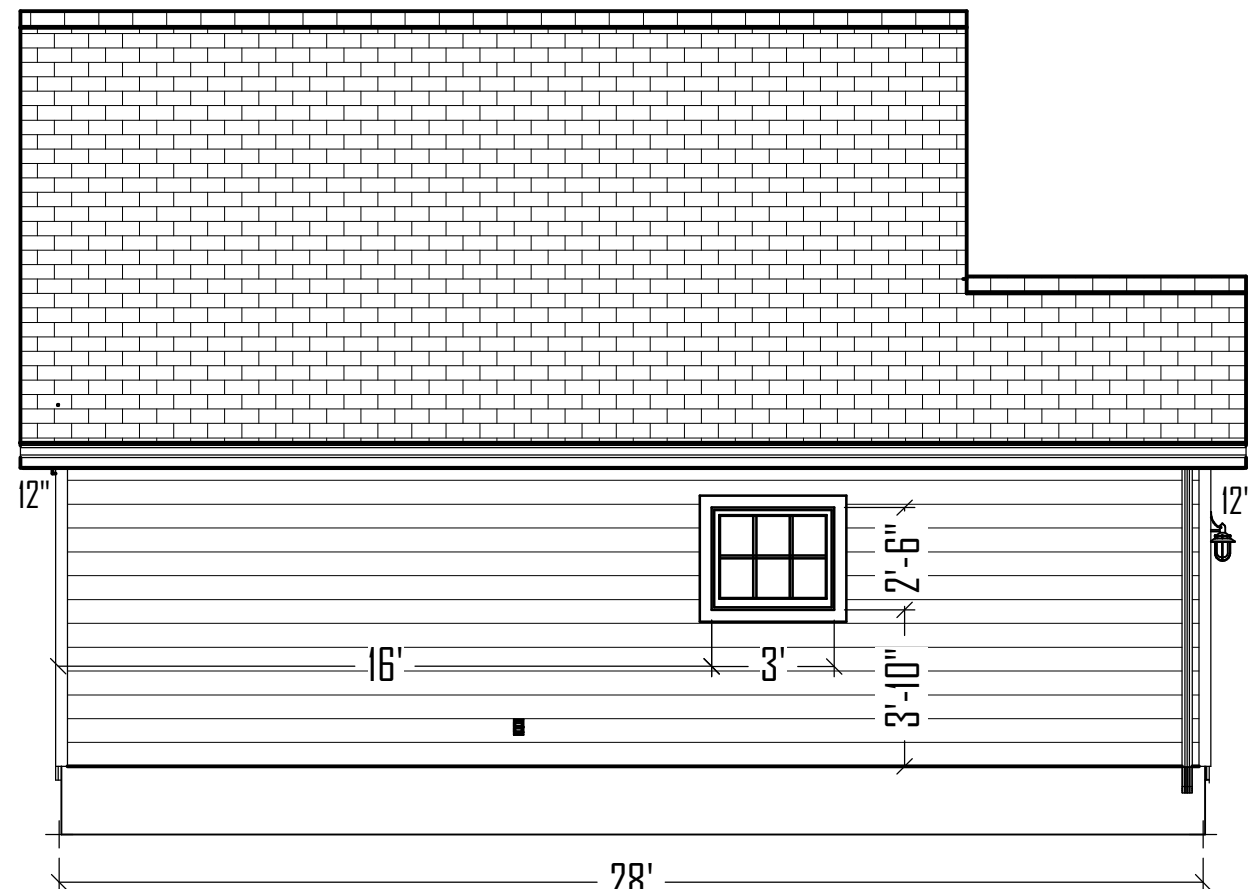
FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

Tim and Kathryn Stanton
1160 Wagar Road
Rocky River, OH 44116
216-470-8776

20 x 22 w/ 7 x 6 Extension Gable
Elevations

DRAWINGS PROVIDED BY:
Amy D'Amico
The Great Garage Company
1309 Ridge Road / Suite 2
Hinckley, OH 44233
440.230.9900

DATE:

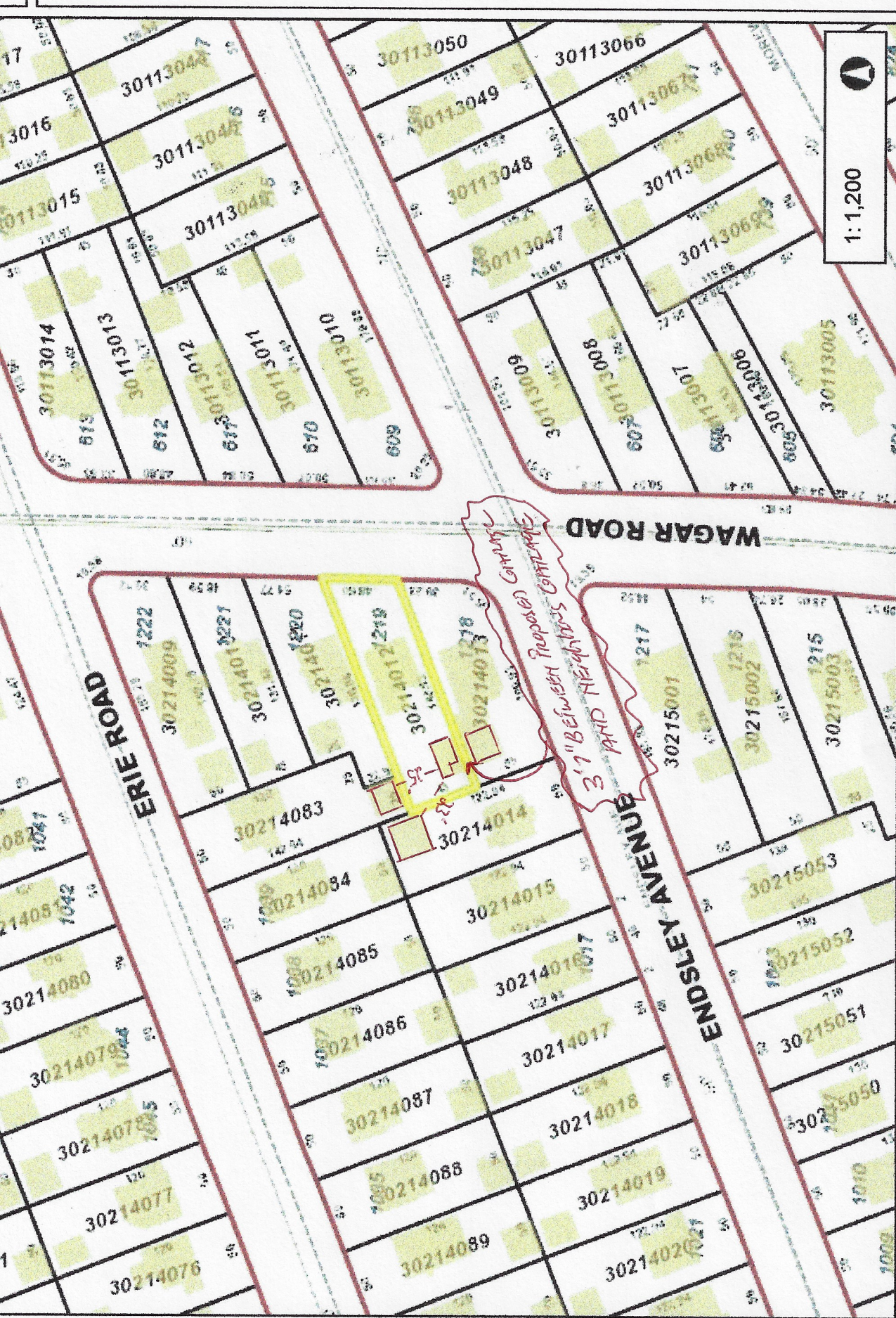
2/25/2021

SCALE:

1/4

SHEET:

P-2



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Projection:
WGS_1984_Web_Mercator_Auxiliary_Sphere







