

21012 HILLIARD BLVD.

ROCKY RIVER, OHIO 44116

(440) 331-0600

## **NOTICE OF PUBLIC HEARING**

BOARD OF ZONING AND BUILDING APPEALS  
ON  
NOVEMBER 10, 2022

TO WHOM IT MAY CONCERN:

THE BOARD OF ZONING AND BUILDING APPEALS WILL HOLD A PUBLIC HEARING ON THURSDAY, NOVEMBER 10, 2022 AT 7:00 PM FOR A VARIANCE TO EXTEND AN ACCESSORY PARKING SPACE TO 41' IN LENGTH AND RETURN TO THE DRIVEWAY AT 43' WHERE IT MEETS THE RIGHT-OF-WAY VS. AN ACCESSORY PARKING SPACES SHALL BE NO LONGER THAN 18' LONG WITH A RETURN TO THE DRIVEWAY WITHIN 30' MEASURED FROM THE FRONT OF THE GARAGE (Section 1153.15(l)B) FOR SEAN GORMLEY, 22130 DETROIT 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 FOR REVIEW VIA E-MAIL OR IN-PERSON AT ROCKY RIVER CITY HALL, 21012 HILLIARD BOULEVARD. PLEASE CONTACT KATE STRAUB, PLANNING & ZONING COORDINATOR AT [kstraub@rrcity.com](mailto:kstraub@rrcity.com) OR BY CALLING 440-331-0600 EXT. 2037.

Notices sent to:  
See attached list

Scott & Anne Douglas 22160 DETROIT RD Rocky River, OH 44116-2225	Annegret S Montgomery 1259 BATES RD Rocky River, OH 44116-2174	DUNCHACK, DANIEL H. 22184 DETROIT RD ROCKY RIVER, OH 44116
ANNA MARIE VAGH 1300 HARWICH CT ROCKY RIVER, OH 44116	PRICE, ANDREA ROSE 1307 BATES ST ROCKY RIVER, OH 44116	DECARO, THOMAS P & SARA C 1283 BATES RD ROCKY RIVER, OH 44116
SEAN GORMLEY 22130 DETROIT RD ROCKY RIVER, OH 44116	BMI FCU PO BOX 3670 DUBLIN, OH 43016	BARRETT, JAMES L. 22175 DETROIT RD ROCKY RIVER, OH 44116
MILLER, MARK S. 1211 BATES ST ROCKY RIVER, OH 44116	JORGENSEN, CARA N 22172 DETROIT RD ROCKY RIVER, OH 44116	Jay & Jean Rounds 1302 CHATHAM PL Rocky River, OH 44116-2108
LISTED WITH 302-33-003 DETROIT CLEVELAND, OH 00000	BUTCHER, AMY 1189 BATES RD ROCKY RIVER, OH 44116	ANTON, NATALIE L 1165 BATES ST ROCKY RIVER, OH 44116

ULLE, TRAVIS  
9 ENTIN RD, Ste 200  
PARSIPPANY, NJ 07054

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: \_\_\_\_\_ Hearing Date: \_\_\_\_\_  
Zoning of Property \_\_\_\_\_ Permanent Parcel No. \_\_\_\_\_

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

Address of property seeking variance: 22130 Detroit Rd.

SEAN Goruley \_\_\_\_\_ Name of Property Owner \_\_\_\_\_ Name of Applicant / Representative \_\_\_\_\_

22130 Detroit Rd. \_\_\_\_\_ Address \_\_\_\_\_

Telephone No. \_\_\_\_\_ Cell Phone No. \_\_\_\_\_

Telephone No. \_\_\_\_\_ Cell Phone No. \_\_\_\_\_

E-MAIL: irishbarber@yahoo.com

E-MAIL: irishbarber@yahoo.com

Description of what is intended to be done:

Additional parking and turning spaces.

Sections of the Code from which variance is being requested:

List variances requested:

Width of driveway

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

## TYPICAL VARIANCE SHEET

Please check appropriate box and answer questions as directed.

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

*NO street parking need extra space to  
turn around car so that I'm not reversing onto road.  
Extra space for when daughter parks.*

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).

*Definitely better curb appeal.*

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).

*Not substantial.*

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).

*Doesn't effect any other properties*

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

*N/A      No - Would not affect.*

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

*Wasn't aware of restrictions*

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

*N/A      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).

*No Variance means not sufficient parking for family & safety.*

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).

*Large home Remodel done on my home, Neighbours and customers have mentioned how good it looks.*

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.

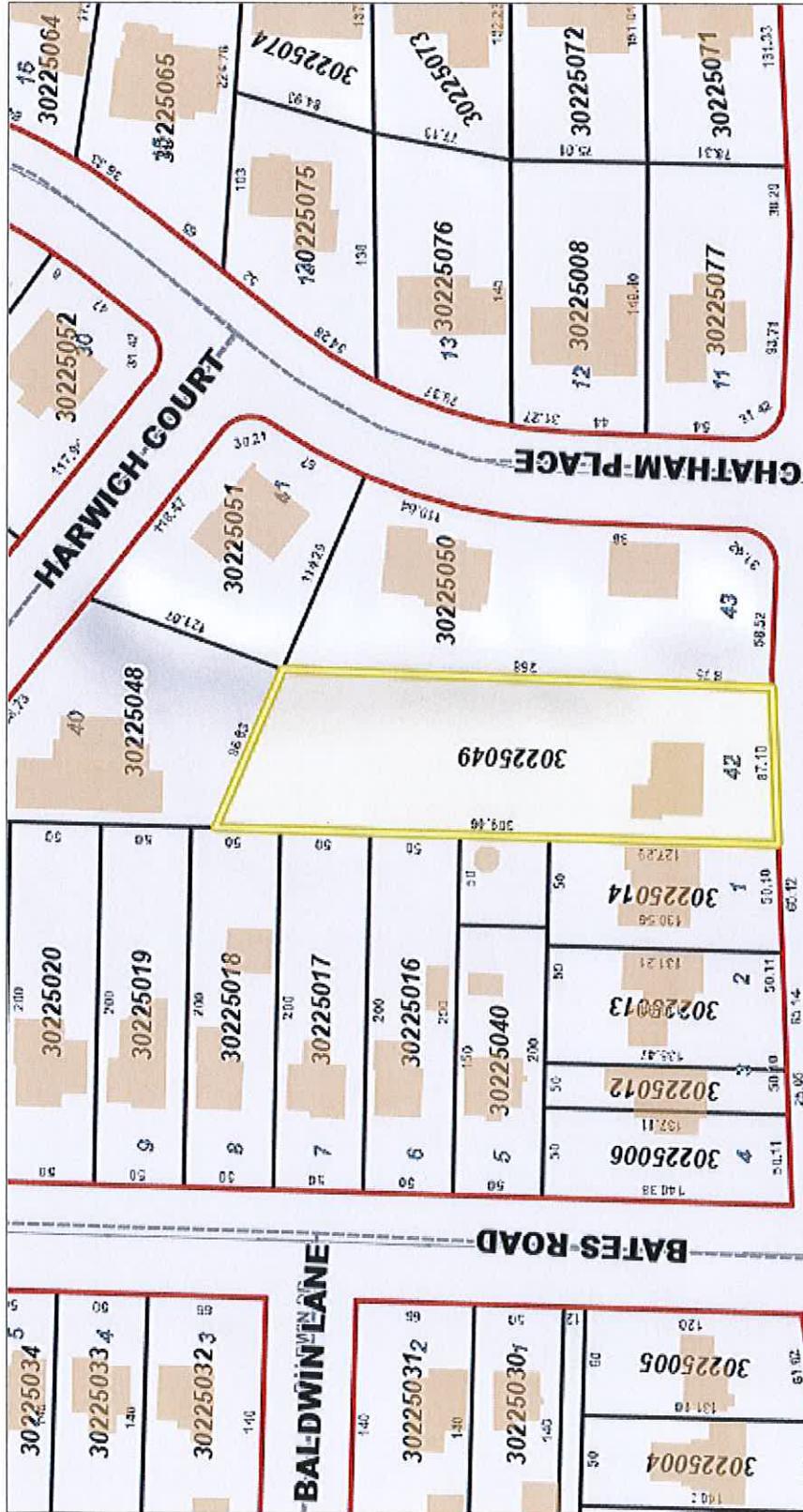
*No special privileges      N/A*

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.

*Safer parking for my children.*

**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.**

# Cuyahoga County GIS Viewer

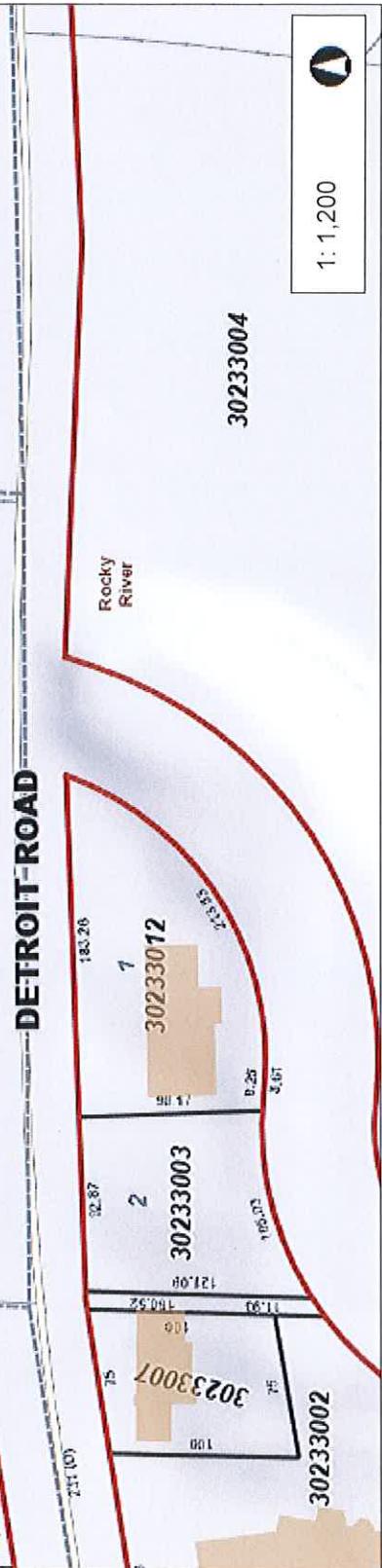


Date Created: 11/2/2022

## Legend

- Municipalities
- Right Of Way
- Platted Centerline
- Parcel
- Buildings - 2017

1: 1,200



200

100

0

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

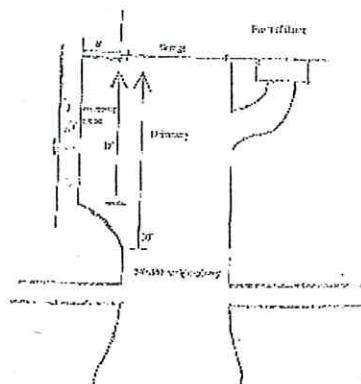
**Cuyahoga County GIS Enterprise**

PUTTING CUYAHOGA COUNTY ON THE MAP

## Section 1153.15(1)

### (I) Additional Regulations for Vehicles.

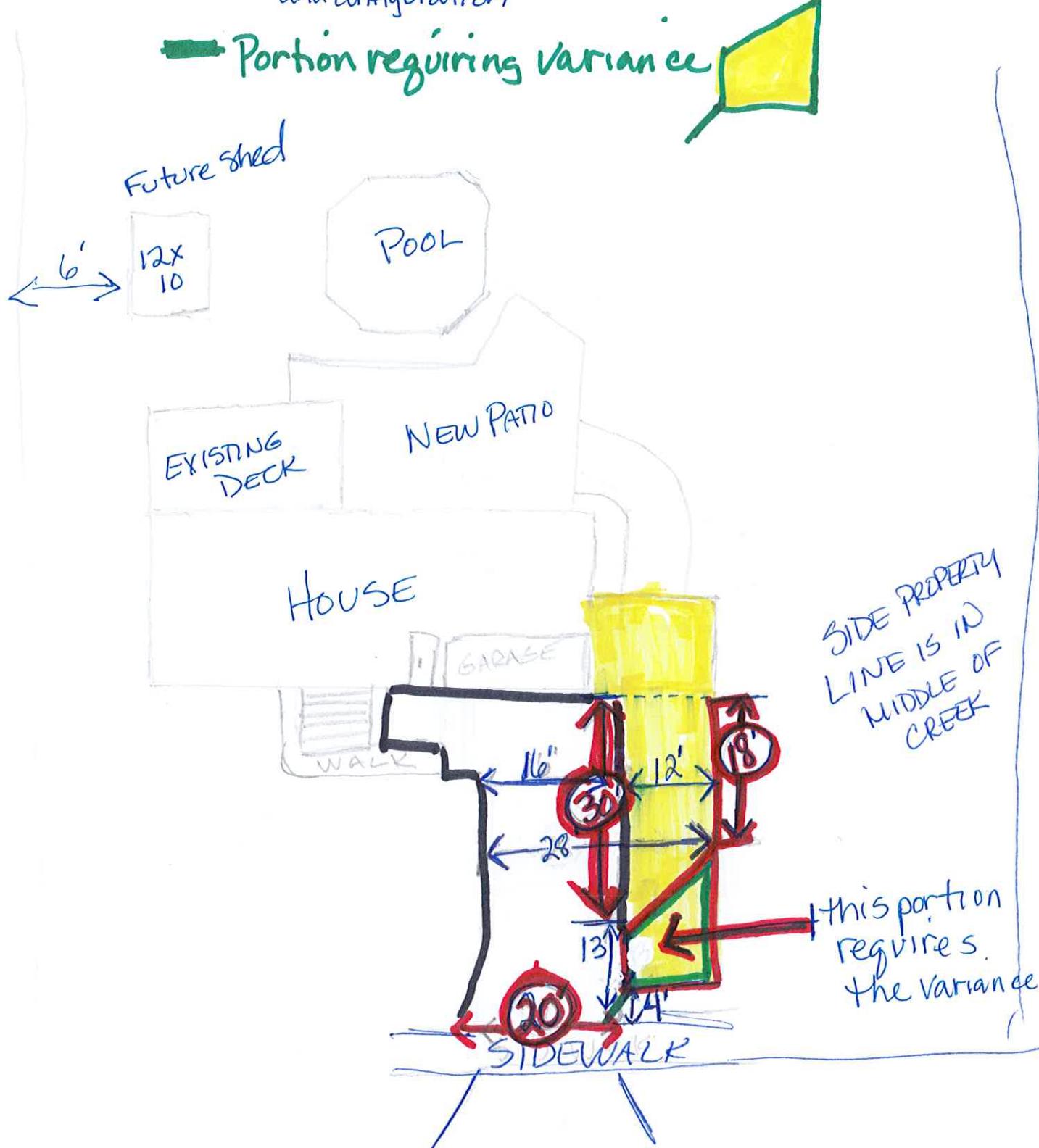
- (1) The repainting, rebuilding, overhauling, or dismantling of a vehicle or the storage of tires, motor, body or other parts in an open yard is prohibited on a residential lot.
- (2) The overnight parking or the outdoor storage of commercial motor vehicles and commercial trailers is prohibited.
- (3) The parking or storing of vehicles shall not be permitted in the established lawn areas of residential lots.
- (4) Accessory off-street parking spaces located in the front yard shall adjoin the driveway between the driveway and the nearest side lot line, provided parking spaces shall not be located directly in front of the dwelling.
  - A. Parking areas, including driveways, for single family detached and two family dwellings shall be located not less than three (3) feet from adjoining property lines as provided in Section 1111.09(c)
  - B. An accessory parking space meeting the standards above shall be no wider than eight (8) feet and no longer than eighteen (18) feet long with a return to the driveway within thirty (30) feet measured from the front of the garage. Accessory parking spaces are prohibited in cases of the setback being thirty five (35) feet or less or where a three (3) car garage is proposed or exists. Refer to drawing 1153.15(I)(4)D. for clarity.
  - C. Accessory parking spaces in R-1 & R-2 districts will be screened between the property line and parking spaces with evergreen plant material in a manner that so that within four (4) years the vehicle is completely obscured from view.
  - D. Driveways shall not be less than eight (8) feet or greater than twenty (20) feet in width in R-1 and R-2 Districts except where a three (3)-car garage exists or is proposed the driveway shall not exceed thirty (32) feet in width. Where the building setback is 35' or less a full width driveway is permitted in order to service two (2) and three (3) car garages. In R-1 and R-2 Districts, only one curb cut shall be permitted for any lot, except that two curb cuts shall be permitted for any lot that meets all of the following conditions:
    1. The lot width is ninety (90) feet or wider; and,
    2. The front setback for the lot is at least fifty (50) feet or greater; and,
    3. The proposed turn-around driveway and associated durable edging shall be no greater than twelve (12) feet in total width and,
    4. For corner lots, both curb cuts are to be located on the same street.



Section to be poured

Dimensions required by code and configuration

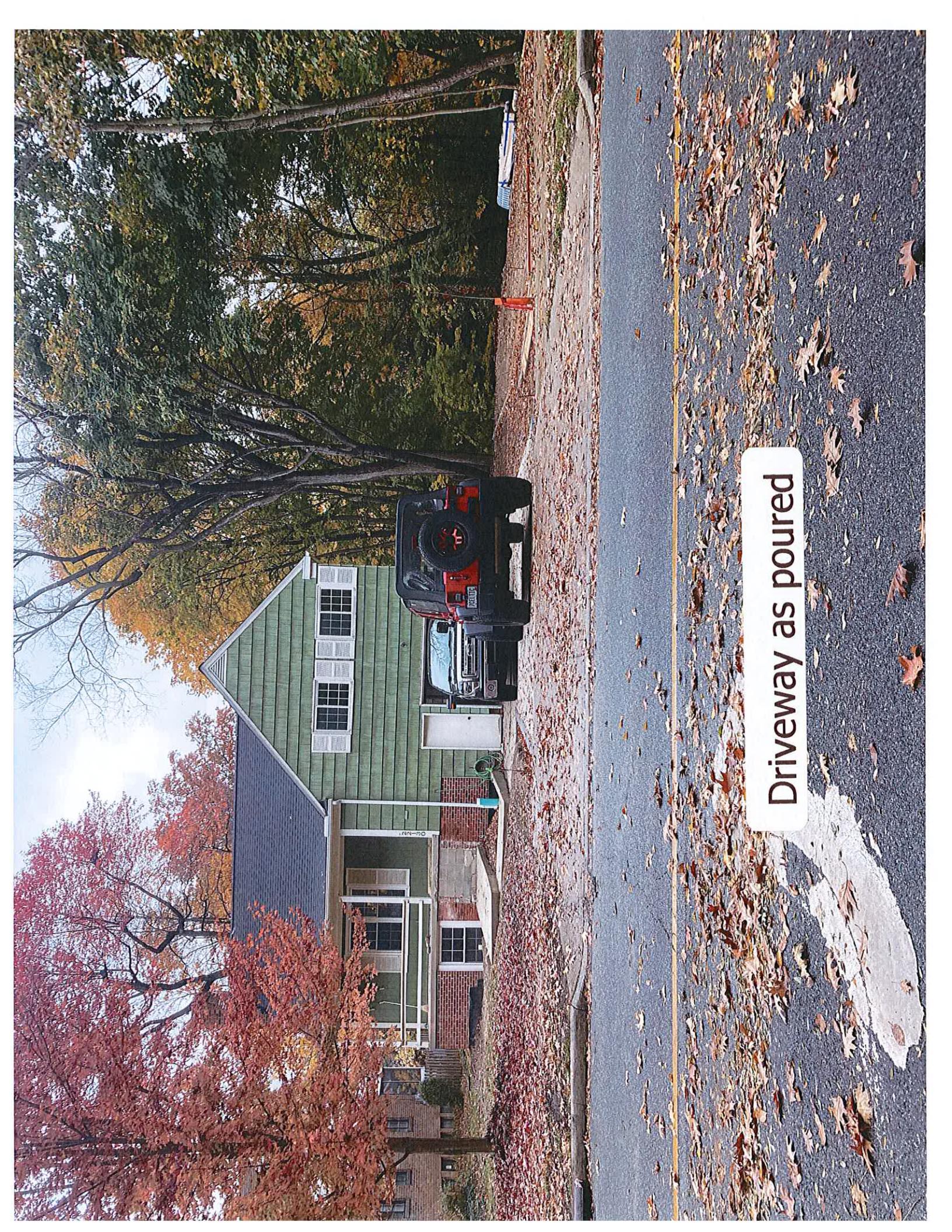
Portion requiring variance



22130 DETROIT RD.  
GORMLEY



Pre-Pour - Ray told them to pour  
edge of garage



Driveway as poured



Code requires 18' parking space to return  
to the 30' driveway point





