

September 12, 2024

The Great Garage Company
1309 Ridge Road, Suite 4
Hinckley, OH 44233

The City of Rocky River
Board of Zoning Appeals
Re: Property located at 19543 Argyle Oval

Dear Board,

My client is requesting to build a 22'x24' detached garage placed 4' off the right side property line, replacing their existing 20'x20' detached garage. They are asking for a 1' variance off the right side property line.

The reason for this variance is two fold. First, their property has an irregular shape that narrows from 70.41' wide in the front to 25.71' wide in the rear. The existing garage sits 20.9' off the rear line creating a space that becomes a little unusable. This space backs up to power lines, a telephone pole, and a variety of neighboring fences, making the yard in front of the garage more usable. They also have an additional parking space that divides the yard as it projects out 21' at its longest. Part of this project includes replacing the concrete from the garage to the back of the house. So by moving the garage back, that gives us the opportunity to move that car park back and accommodate their future landscaping and patio plans. So, what we'd be able to do with this variance is take the space backed up to fences, utilities and the back of a garage, and repurposed it to help create a backyard oasis.

Second, Due to this irregularity, the right side is only 4' off the property line but it quickly becomes within code as the property line angles away from the garage. With this shape, only part of the right rear corner of the garage is within 5'.

We do not believe the variance is substantial due to the minimal amount of garage that is within 5' of the property line. We do believe the homeowner will lose the potential beneficial use of this property without this variance. The ability of governmental services will also not be impacted. Finally, we believe the spirit and intent of the zoning requirement would be maintained under these special circumstances by granting this variance.

We ask that the board would strongly consider our recommendation.

Thank You,

Sam D'Amico
The Great Garage Company

ROCKY RIVER BOARD OF ZONING & BUILDING APPEALSINSTRUCTIONS TO APPLICANTS

MEETINGS: 2nd Thursday of each month at 7:00 P.M. in Council Chambers of Rocky River City Hall.

DUE DATE FOR SUBMITTALS: 2 weeks (14 days) prior to the scheduled BZA meeting. Late or incomplete submittals will not be forwarded to the Board for inclusion on the upcoming agenda.

WHO MUST ATTEND: A representative, including the property owner, must be present at the BZA meeting for all variance requests.

APPLICATION FEE: Residential Variance - \$100.00 first variance + \$35.00 each additional variance
Commercial Variance - \$150.00 first variance + \$35.00 each additional variance request.

SUBMISSION REQUIREMENTS: Please provide 11 stapled sets of the following:

- 1) **Appropriate Building Permit Application** for your project. (i.e., Building Permit Application, Fence Permit Application, Accessory Permit Application, etc.); **Check representing Application Fee**.
- 2) **Fully completed Variance Application.** Begin with a written narrative describing exactly what project you would like to do and why it is necessary to do so. Please refer to the Typical Variance Sheet for guidance on which standard (Practical Difficulty **OR** Unnecessary Hardship) applies to your request – only complete questions under the appropriate heading.
- 3) **Detailed site drawing** – see attached example, showing all existing structures on the subject property, as well as structures on properties directly adjacent to the location of the subject of your variance request (i.e., line of neighbor's house, driveway and garage closest to the addition you are proposing). Proposed structures must also be shown on the site drawing, with dimensions and distances from property lines clearly labeled. **PLEASE STAKE THE PROPERTY TO SHOW FOOTPRINT OF ADDITIONS, SHEDS OR LOCATIONS OF A/C CONDENSERS, etc.** Site plan should show lot coverage by building calculation (existing and proposed).
- 4) **Elevation drawings** (for pergola, garage, addition or any exterior alteration). Show what all sides of the finished project will look like. Submit a photo example of proposed fences and sheds. Show height of structure on the elevations. Additions will require existing and proposed interior floor plans for the floors that are affected.
- 5) **Photographs** of your property and adjacent properties. Label each photo for clarity.
- 6) **Support letters** from surrounding property owners, if available.
- 7) **Any other information as may be requested** by the Building Department or Board Members.

All documentation or other information shall be delivered to:

Rocky River Board of Zoning & Building Appeals, City of Rocky River Building Department, 21012 Hilliard Blvd., Rocky River, Ohio 44116. Call 440-331-0600 ext. 2037 with questions.

(Applicants may not communicate with or present information relating to their variance request to any Board member directly. Communications must be submitted to the Building Department for delivery to the Board.)

I, (the owner/applicant) understand that upon the granting of my variance request from the BZA, a separate Permit Application fee will be due prior to the issuance of the Building Permit. I will not begin construction until the Building Permit has been issued.

Property Owner

Date

Amy Dismis

9/24/24

Applicant/Representative

Date

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: Oct. 10 2024

Zoning of Property _____

Permanent Parcel No. _____

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

Address of property seeking variance: 19543 Argyle Oval

STEVE & KWITKA ANDERSON

Name of Property Owner

Sam D'Amico / Amy D'Amico

Name of Applicant / Representative

19543 Argyle Oval

Address

1309 Ridge Rd. Suite 4 Hinckley 44233

Address

720-940-5431

Telephone No.

Cell Phone No.

216-571-1114

Telephone No.

216-571-1114

Cell Phone No.

E-MAIL: ando1010@yahoo.com

E-MAIL: amy.greatgarage@gmail.com

Description of what is intended to be done:

PLEASE SEE THE ATTACHED LETTER

Sections of the Code from which variance is being requested:

List variances requested:

Property Owner's Signature

Amy D'Amico

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
• 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: (Complete Building Permit Application)		
• Rear, side & front setbacks	<input checked="" type="checkbox"/>	(Area) Practical Difficulties
• Coverage (>28%)	<input type="checkbox"/>	(Area) Practical Difficulties
DRIVEWAYS: (Complete Building Permit Application)		
• Width	<input type="checkbox"/>	(Area) Practical Difficulties
• Distance from property line	<input type="checkbox"/>	(Area) Practical Difficulties
• Circular if lot width is <90'	<input type="checkbox"/>	(Area) Practical Difficulties
SIGNS: (Complete Sign Permit Application)		
• Area allowed (maximum sq. ft.)	<input type="checkbox"/>	(Area) Practical Difficulties
• Height	<input type="checkbox"/>	(Area) Practical Difficulties
• Front setback	<input type="checkbox"/>	(Area) Practical Difficulties
• Lot width <100'	<input type="checkbox"/>	(Area) Practical Difficulties
• Number of items of information	<input type="checkbox"/>	(Area) Practical Difficulties
• On side of building	<input type="checkbox"/>	(Area) Practical Difficulties
FENCES: (Complete Fence Permit Application)		
• Height or Openness	<input type="checkbox"/>	(Area) Practical Difficulties
• Front Yard (in setback)	<input type="checkbox"/>	(Area) Practical Difficulties
ACCESSORY BUILDINGS (Play Structures, Storage Sheds: (Complete Accessory Structure Permit Application); Detached Garages: (Complete Building Permit Application))		
<u>Note:</u> Total square footage of all accessory buildings, including detached garages, is not to exceed 600 square feet.)		
• Height	<input type="checkbox"/>	(Area) Practical Difficulties
• Setback from property line	<input checked="" type="checkbox"/>	(Area) Practical Difficulties
• Square footage	<input type="checkbox"/>	(Area) Practical Difficulties
Air Conditioners and Generators: (Complete HVAC Permit for A/C or Electrical Permit for Generators)		
• In side or rear yard <10' from property line or in front yard	<input type="checkbox"/>	(Area) Practical Difficulties
Parking: (Complete Building Permit Application)		
• < the number of spaces required	<input type="checkbox"/>	(Area) Practical Difficulties
• Setback from property line	<input type="checkbox"/>	(Area) Practical Difficulties

September 20, 2024

The Great Garage Company
1309 Ridge Road / Suite 4
440-230-9900
Sam D'Amico

The City of Rocky River
Board of Zoning Appeals
Re: Property located at 19543 Argyle Oval

Dear Board,

As a neighboring resident of Steve and Kwitka Anderson, we are aware of the new garage being built in their back yard. We approve of their proposed 2 car detached garage being set back 4' off the side property line in the back right corner of the garage.

Thank You

Name Laura Noble

Address 19555 Argyle Oval

x Laura S Noble Date 9/23/24

City Of Rocky River

21012 Hilliard Boulevard Rocky River, Ohio 44116

APPLICATION FOR **RESIDENTIAL** PLAN APPROVALSubmit one application per building or structure; **ALL** sections must be completed.

APPROVALS DATES:

Planning Comm: _____

Board of Appeals: _____

Design & Review: _____

Application Date: 8/15/2024

Intent Sign Date: _____

1 PLAN SUBMISSION:	2 TYPE OF PROJECT:	3 PHASED PLAN REVIEW:
Plan review will commence once all below plan copies are submitted.	<input checked="" type="checkbox"/> New Building Construction <input type="checkbox"/> Building Addition <input type="checkbox"/> Alteration (no additional sq. ft.) <input type="checkbox"/> Repair/Maintain/ <input type="checkbox"/> Accessory Building (> 200 sqft) <input type="checkbox"/> Other (driveway, retaining wall,)	<input type="checkbox"/> Foundation <input type="checkbox"/> Framing: <input type="checkbox"/> Other: <input type="checkbox"/> Other: <input type="checkbox"/> Other: <input type="checkbox"/> Other:
Have 2 paper and 1 digital plan been submitted for plan review? Yes <u> </u> No <u> </u>		
If No, date to be submitted by: _____		

4a. DESCRIPTION OF THE EXTENT OF WORK INCLUDED FOR APPROVAL: (RCO 107.2.1)

Build new garage on new concrete foundation.
Pour partial driveway according to plans.

4b. Total Estimated Cost: \$ 58325.004c. List total square footage of All levels of construction. (Foundation = 528 sf.) (Main Floor = sf.)
 (Second Floor = sf.) (Attic/Roof = sf.) (Other = sf.)

5 PROJECT LOCATION: (RCO 107.2.2)

Legal description _____

Street Address 19543 Argyle OvalCity/Township Rocky RiverZip Code 44116County Cuyahoga

Directions _____

▪ Is this project/building located in a flood plain? Yes No
 ▪ Has flood plain administrator been contacted for requirements? Yes No

6 Method Of Demonstrating Energy Code Compliance

Demonstrating Compliance to the 2019 RCO Section 1101.14-1104 _____ or
 Demonstrating Compliance to the 2019 RCO Section 1105 (Simulated Performance) _____ or
 Demonstrating Compliance to the 2019 RCO Section 1106 (ERI) _____ or
 Demonstrating Compliance to the 2019 RCO Section 1112 (OHBA option) _____ or
 Demonstrating Compliance to the 2018 IECC _____

7 BUILDING OWNER INFORMATION: (RCO 107.2.4)

Name of owner Kwitha Anderson

Attention: _____

Street Address 19543 Argyle OvalCity Rocky RiverState OHZip 44116Phone No. (720) 940-5431Fax -E-mail Kwithaa@gmail.com

8 APPLICANT INFORMATION: (Owner or Owner's authorized agent) (RCO 107.2.4)

Applicant The Great Garage CompanyAttention: Amy D'AmicoStreet Address 1309 Ridge Rd. Ste 4City HinckleyState OHZip 44223Phone No. 440-830-9900Fax -E-mail greatgaragecompany@gmail.com

9	REGISTERED DESIGN PROFESSIONAL -IF APPLICABLE: (RCO 106.1.1-3, 106.2)																																												
<input type="checkbox"/> Architect <input type="checkbox"/> Engineer <input type="checkbox"/> Certified Fire protection system installer Designer _____ Registration /Certificate No.: _____ Street Address _____ City _____ State _____ Zip _____ Phone No. _____ Fax _____ E-mail _____																																													
10	EVIDENCE OF RESPONSIBILITY: (RCO 106.2)																																												
(Required residential construction documents, when submitted for review as required under RCO section 107, shall bear the identification of the person primarily responsible for their preparation. Ohio Revised Code Section 3791.04 (A)(2)(b) permits construction documents for any residential building to be prepared by persons other than a registered architect or engineer; unless per Ohio Revised Code Section 3791.04 (A)(2)(c), the proposed work involves technical design analysis. The building official may rely on the placement of a 'seal' on the documents as evidence that the registered architect or engineer performed the technical analysis.																																													
Document Preparer Name: _____ Title/Company: _____ Address: _____ City: _____ State: _____ Zip: _____																																													
11	INDUSTRIALIZED UNITS INFORMATION: (The following information applies to the INDUSTRIALIZED UNITS and alternative materials, designs, methods of construction or equipment approved by the State of Ohio, Board of Building Standards Industrialized units (IU) program.) (RCO 106.1.4, Section 114)																																												
• Authorized Manufacturer and project Information: Approval number: _____ Approval Date: _____ Board approved documents submitted to local Building Official? _____ YES _____ NO Details of on-site interconnection of modules or assemblies submitted to BO? _____ YES _____ NO																																													
12a	CONSTRUCTION DOCUMENTS REQUIREMENTS: (Refer to RCO 106.1-3 (1-9) for specific construction document requirements)																																												
12b	LOT LINE MARKERS REQUIRED: Before any work is started in the construction of a residential building or addition all boundary lines shall be marked at their intersections with permanent markers. (Refer to RCO 108.2 & 108.2.1)																																												
Time limitation of Application: (RCO 107.2.1) The approval of construction documents under this section is a "license" and the failure to approve such construction documents as submitted within <u>thirty days after filing</u> or the disapproval of such construction documents is an "adjudication order denying the issuance of a license" requiring the opportunity for an "adjudication hearing" as provided by sections 119.07 to 119.13 of the Revised Code and as modified by sections 3781.031 and 3781.19 of the Revised Code. In accordance with section 109, an adjudication order denying the issuance of a license shall specify the reasons for such denial.																																													
13	CERTIFICATION: (RCO 107.2.5) I certify that I am the _____ Owner _____ Owner Authorized Agent. All information contained in this application is true, accurate, and complete to the best of my knowledge. All official correspondence in connection with this application should be sent to my attention at the address shown above and copied to the Owner.																																												
Signature: <u>Amy D'Amico</u> Print Name: <u>Amy D'Amico</u> Date: <u>9/24/24</u>																																													
Notes: _____																																													
14	THE AREA BELOW IS FOR OFFICIAL USE ONLY:																																												
<table border="1"> <thead> <tr> <th>Fee Description</th> <th>Amount</th> <th>Deposits</th> </tr> </thead> <tbody> <tr> <td>PLAN REVIEW</td> <td></td> <td></td> </tr> <tr> <td>Permit Fee</td> <td></td> <td></td> </tr> <tr> <td>Other Fees</td> <td></td> <td></td> </tr> <tr> <td>Sub-Total</td> <td>\$</td> <td>\$</td> </tr> <tr> <td>B.B.S. +1%</td> <td></td> <td></td> </tr> <tr> <td>Curb Crossing</td> <td></td> <td></td> </tr> <tr> <td>Street Cleaning</td> <td></td> <td></td> </tr> <tr> <td>Curb Cut</td> <td></td> <td></td> </tr> <tr> <td>Sewer Tie In Fee</td> <td></td> <td></td> </tr> <tr> <td>Total Fees</td> <td>\$</td> <td></td> </tr> <tr> <td>Date Received</td> <td>Estimated Cost</td> <td></td> </tr> <tr> <td>Check Number</td> <td>Permit Number</td> <td></td> </tr> <tr> <td colspan="3">Processed By _____</td> </tr> </tbody> </table>				Fee Description	Amount	Deposits	PLAN REVIEW			Permit Fee			Other Fees			Sub-Total	\$	\$	B.B.S. +1%			Curb Crossing			Street Cleaning			Curb Cut			Sewer Tie In Fee			Total Fees	\$		Date Received	Estimated Cost		Check Number	Permit Number		Processed By _____		
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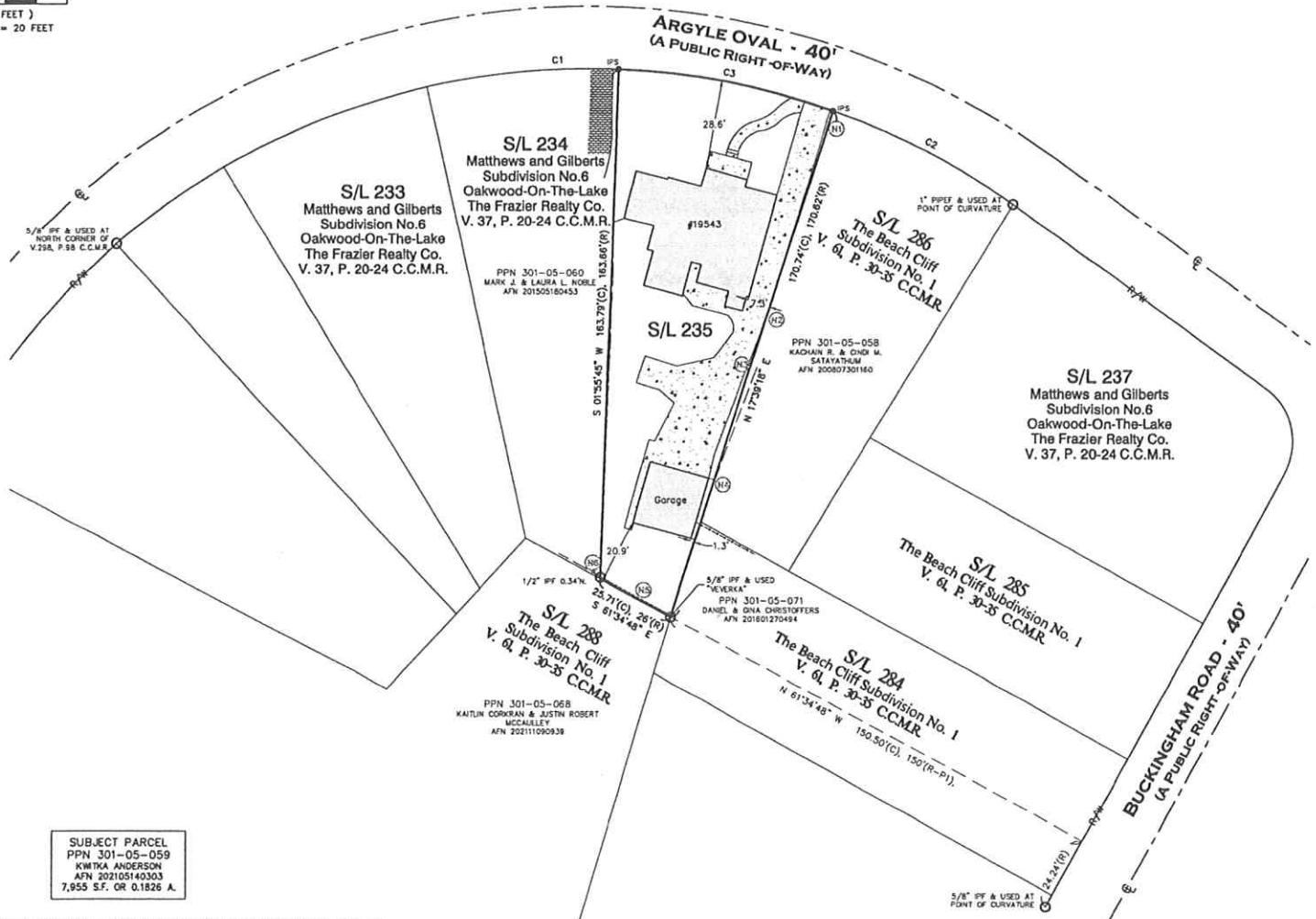
**PLAT OF BOUNDARY SURVEY
OF
19543 ARGYLE OVAL, ROCKY RIVER, OHIO**

KNOWN AS
PPN 301-05-059

SITUATED IN THE CITY OF ROCKY RIVER, COUNTY OF
CUYAHOGA AND STATE OF OHIO AND KNOWN AS BEING
SUBLOT NUMBER 235 IN MATHEWS AND GILBERTS
SUBDIVISION NO. 6 OAKWOOD-ON-THE-LAKE OF PART OF
ORIGINAL ROCKPORT TOWNSHIP SECTION NUMBER 24, AS
SHOWN BY THE RECORDED PLAT IN VOLUME 37, PAGE 20
OF CUYAHOGA COUNTY MAP RECORDS.

BEARINGS BASED ON AN
ASSUMED MERIDIAN AND
SHOULD BE USED TO DENOTE
ANGLES ONLY

GRAPHIC SCALE
20 0 10 20
(IN FEET)
1 INCH = 20 FEET



SUBJECT PARCEL
PPN 301-05-059
Kaitlin Anderson
AFN 202105140303
7,955 S.F. or 0.1826 A.

CURVE **RADIUS** **ARC LENGTH** **CHORD LENGTH** **CHORD BEARING** **DELTA ANGLE**

C1 231.72 310.29 287.62 S 87°18'51" W 78.43°21"

C2 231.72 65.08 64.84 N 62°22'02" E 18.05°09"

C3 231.72 70.41 70.14 S 79°08'34" E 17.24°33"

SURVEY NOTES:

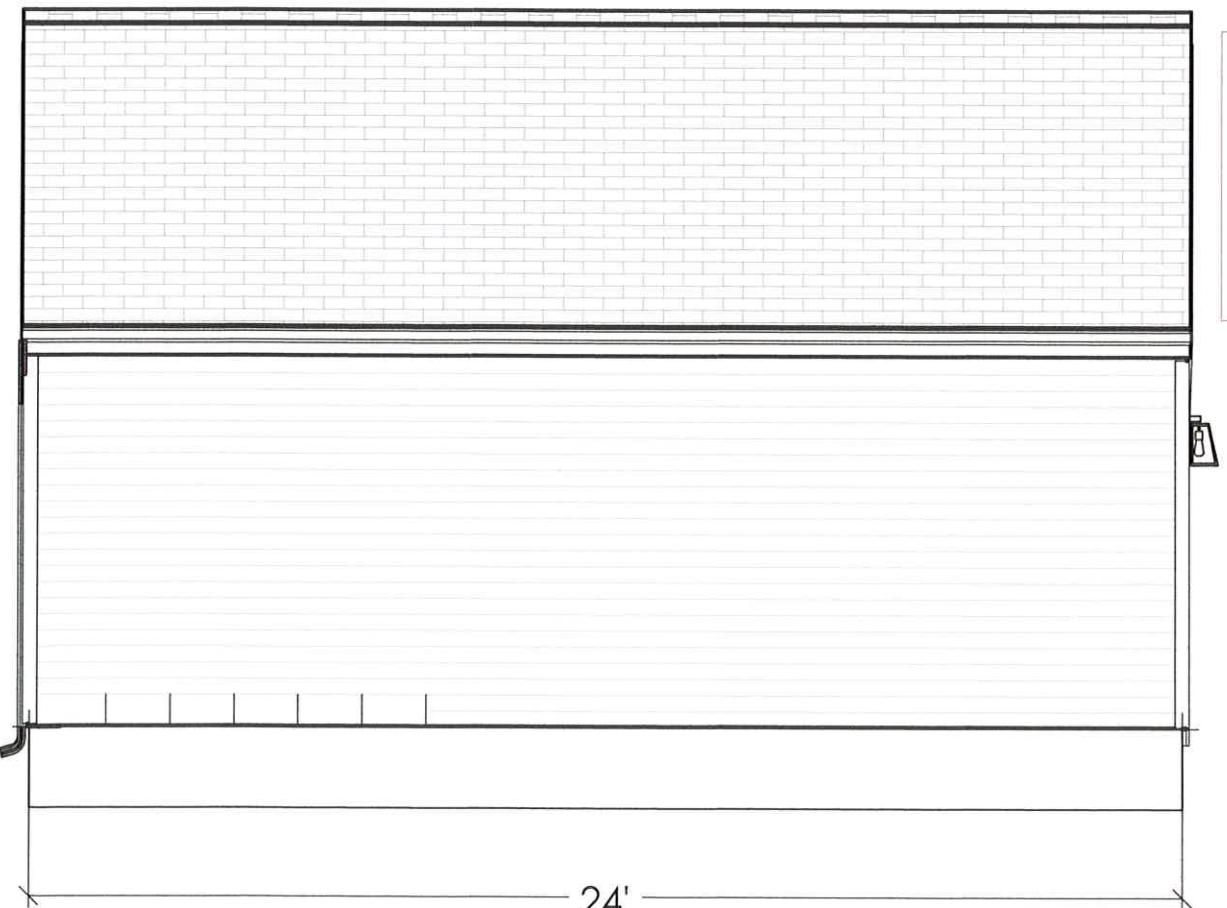
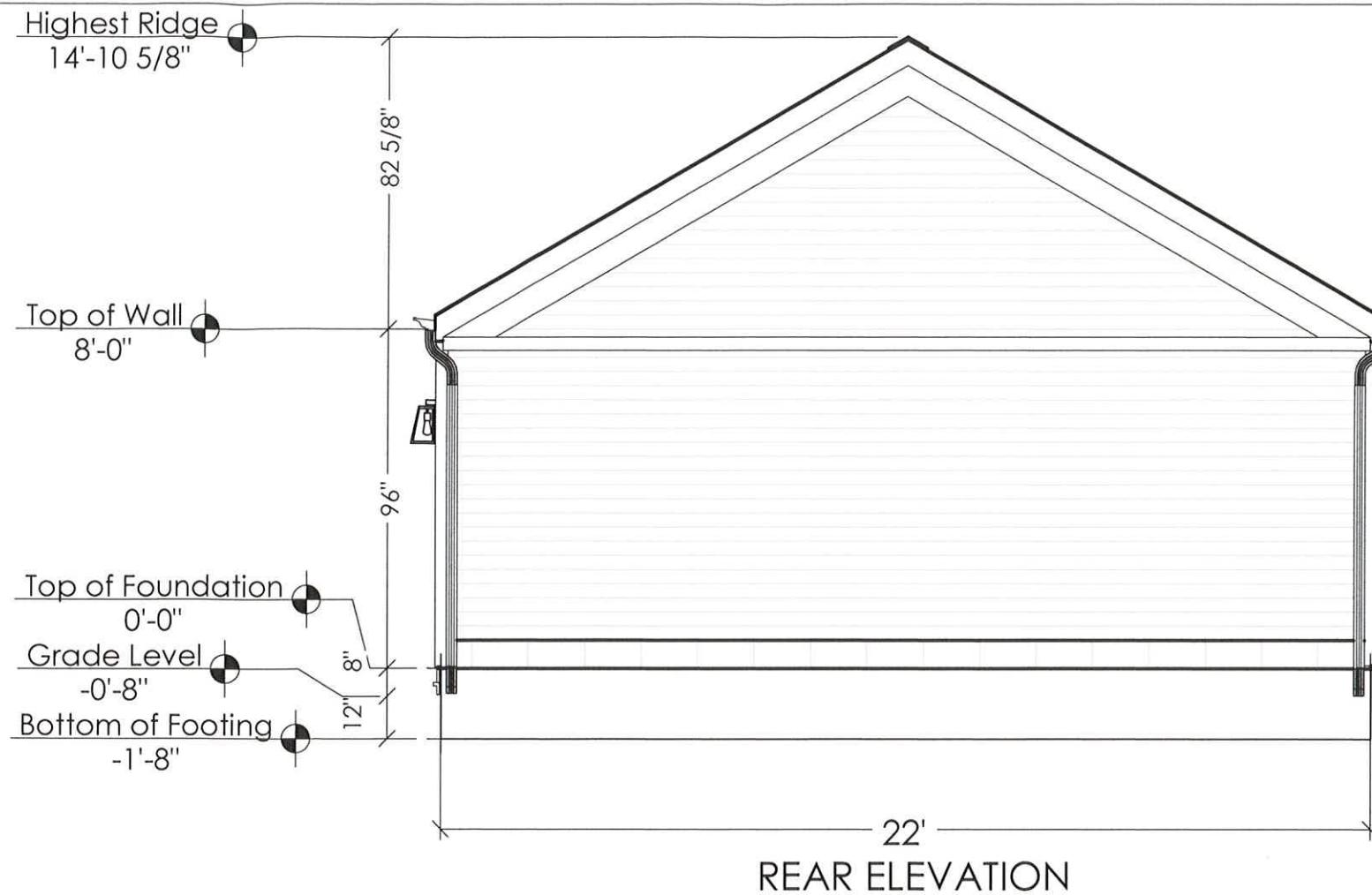
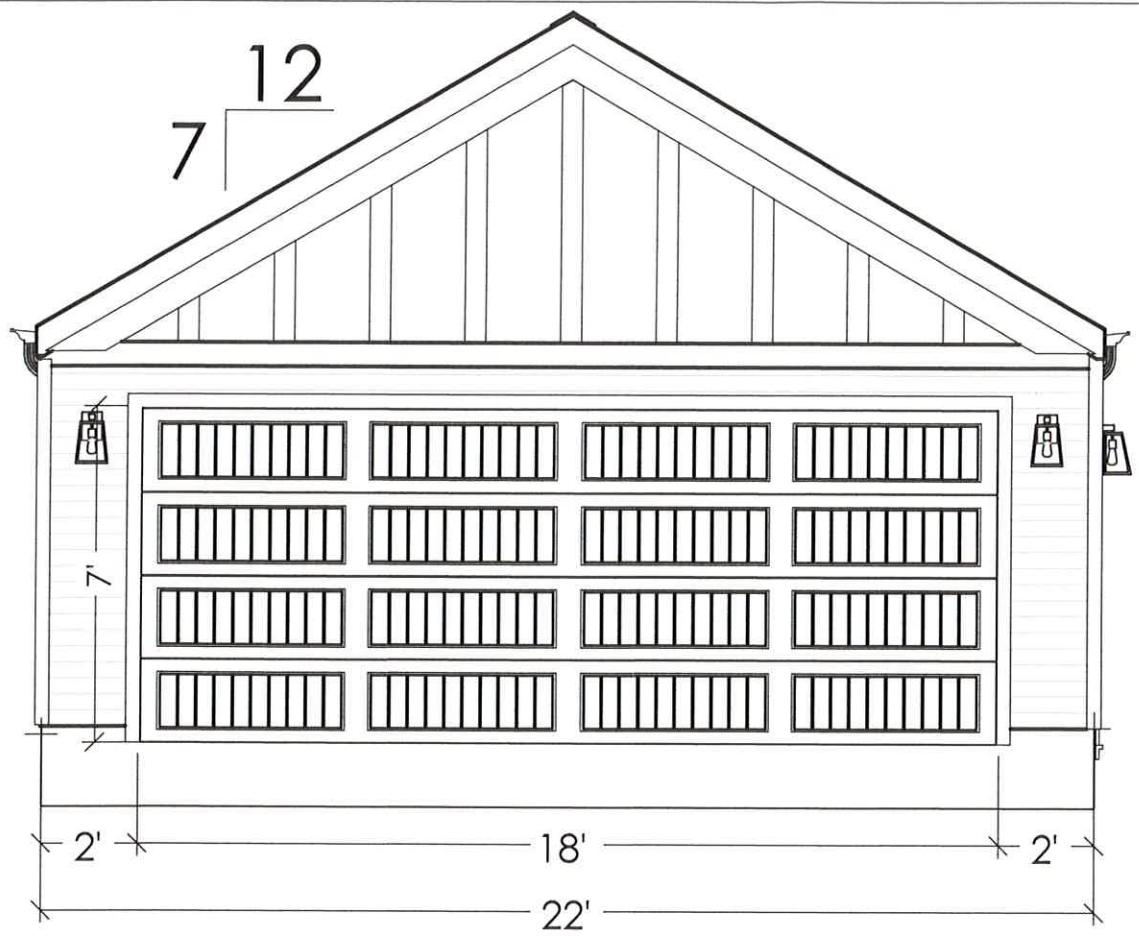
H1 = CONCRETE DRIVE CLEARS PROPERTY LINE 1.0' WEST
H2 = CONCRETE DRIVE LIES OVER PROPERTY LINE 0.1' EAST
H3 = WOOD FENCE CLEARS PROPERTY LINE 2.1' EAST, OWNERSHIP NOT KNOWN
H4 = WOOD FENCE CLEARS PROPERTY LINE 0.2' EAST, OWNERSHIP NOT KNOWN
H5 = WIRE FENCE CLEARS PROPERTY LINE 0.4' NORTH
H6 = WIRE FENCE CLEARS PROPERTY LINE 0.3' EAST, WOOD FENCE LIES ON SUBJECT PARCEL 0.2' EAST

H7 = BOR. PIN SET AND CAPED CASEY P5
 H8 = BOR. PIN SET AND CAPED CASEY P5
 H9 = BOR. PIN (P5) FOUND
 H10 = BOR. PIN (P5) FOUND
 H11 = CONCRETE DRIVE CLEARS PROPERTY LINE 1.0' WEST
 H12 = CONCRETE DRIVE LIES OVER PROPERTY LINE 0.1' EAST
 H13 = WOOD FENCE CLEARS PROPERTY LINE 2.1' EAST, OWNERSHIP NOT KNOWN
 H14 = WOOD FENCE CLEARS PROPERTY LINE 0.2' EAST, OWNERSHIP NOT KNOWN
 H15 = WIRE FENCE CLEARS PROPERTY LINE 0.4' NORTH
 H16 = WIRE FENCE CLEARS PROPERTY LINE 0.3' EAST, WOOD FENCE LIES ON SUBJECT PARCEL 0.2' EAST



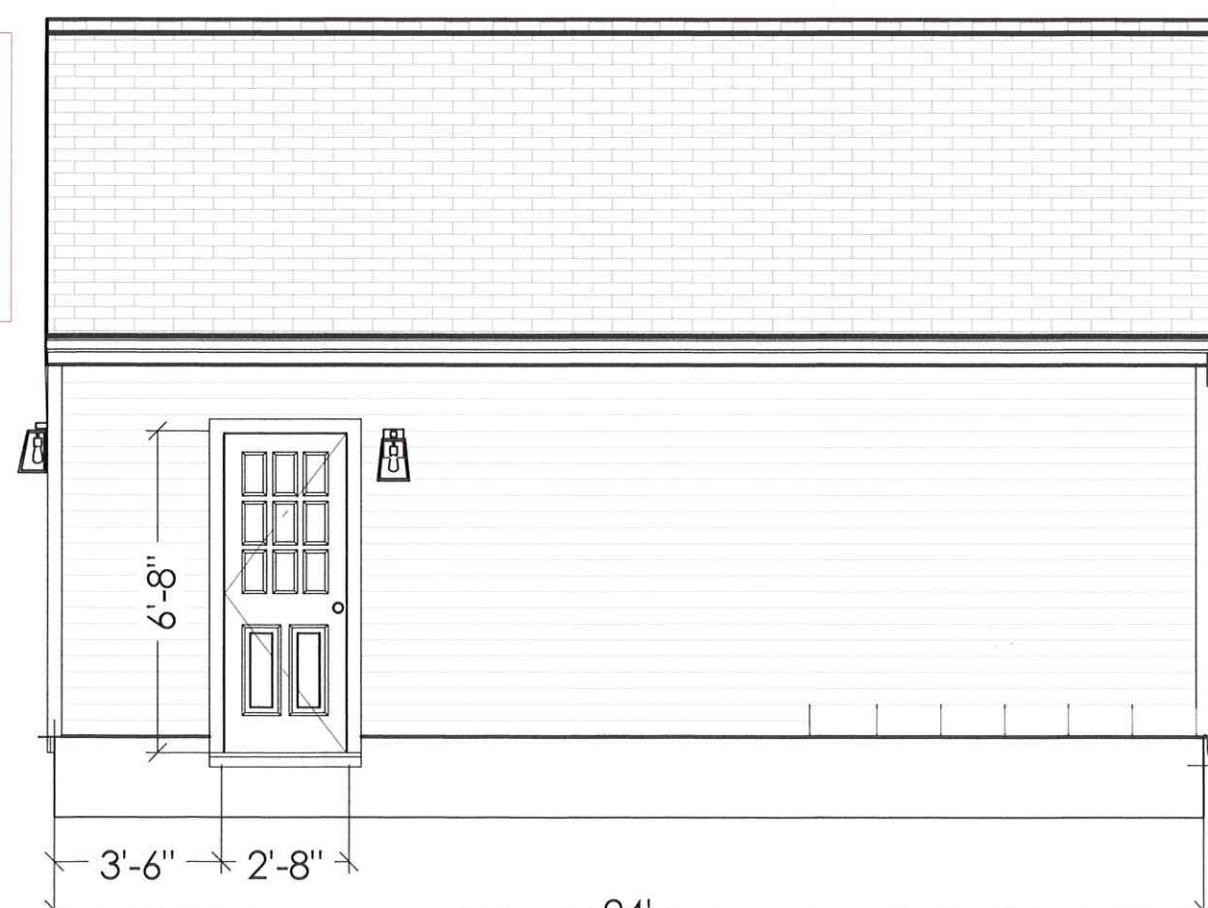
I HEREBY CERTIFY THAT THE BOUNDARIES SHOWN
HEREIN ARE THE RESULT OF A SURVEY DONE BY
ME ON JULY 07TH OF 2024. THIS BOUNDARY
RETRACED SURVEY IS IN ACCORDANCE WITH
THE OHIO ADMINISTRATIVE CODE CHAPTER
4733.37.

JOB NO. 24104
PREPARED FOR
Kaitlin Anderson
SCALE 1" = 20'
DRAWN BY SJC
FIELD WORK DATE
7/07/24



Front Gable Specs:
Stucco Board in Gable
1x8 Paulownia Band Board
1x6 Paulownia Batten
Boards
Crown Molding Trim in
Gable

Gutters and
Downspouts
splash to rear
Color: Match
Antique
Parchment
Siding



DRAWINGS PROVIDED BY:
Amy D'Amico
The Great Garage Company
1309 Ridge Rd. Suite 4
Hinckley, OH 44233
440.230.9900

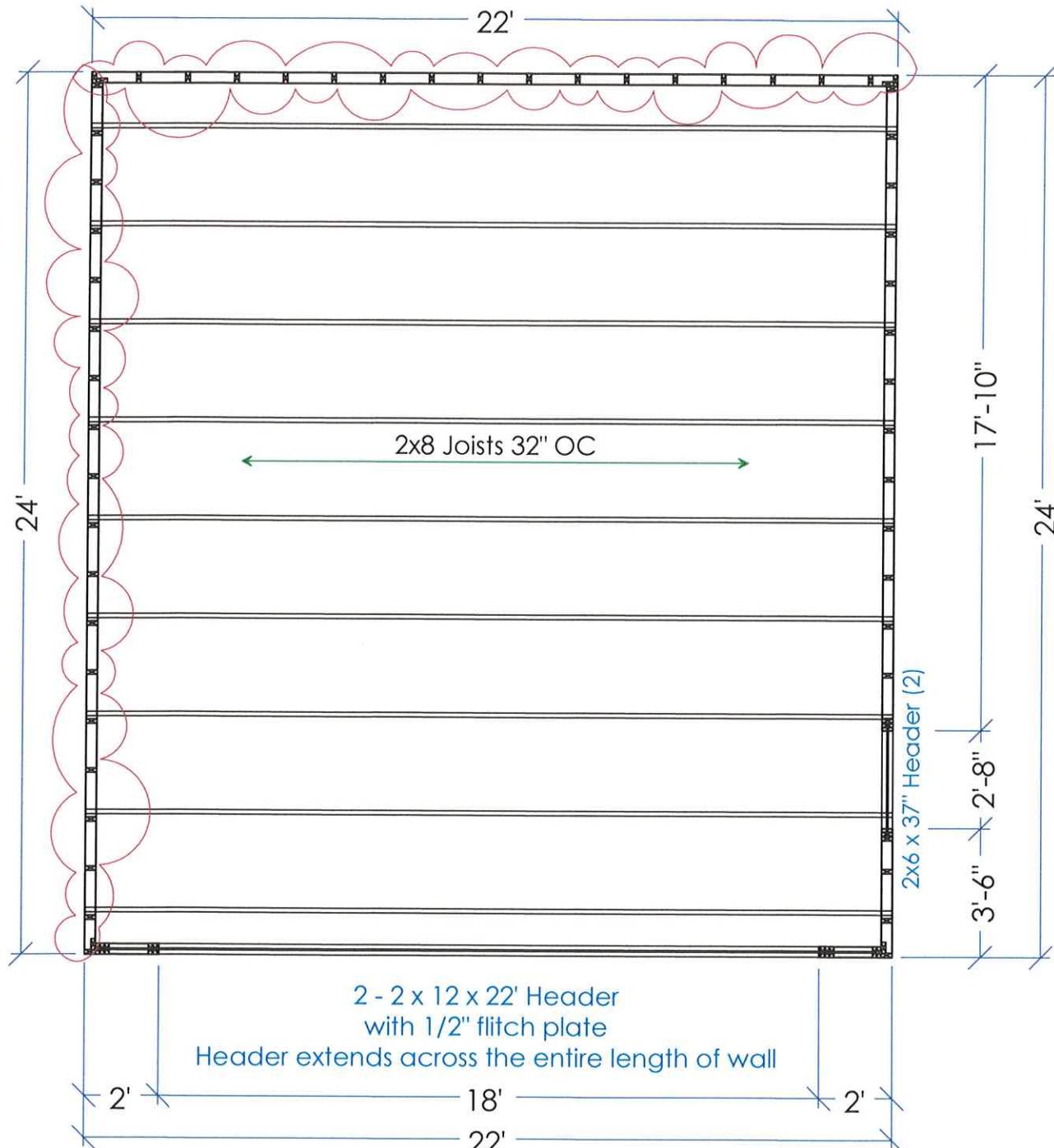
DATE:
9/25/2024

SCALE:
1/4

SHEET:
P-2

22 x 24 Gable Garage
Elevations

Steve & Kvitka Anderson
19543 Argyle Oval
Rocky River, OH 44116
720-940-5431



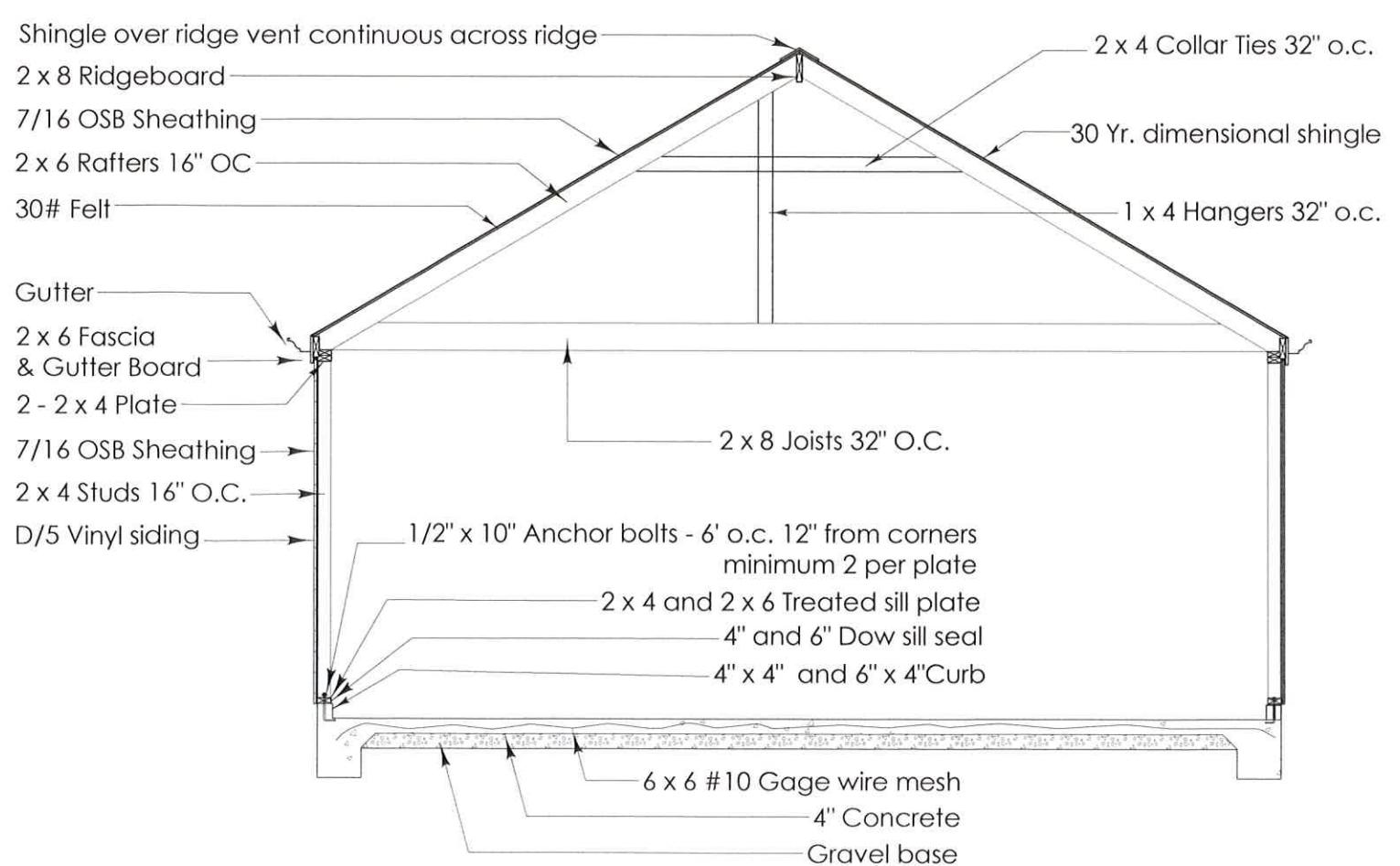
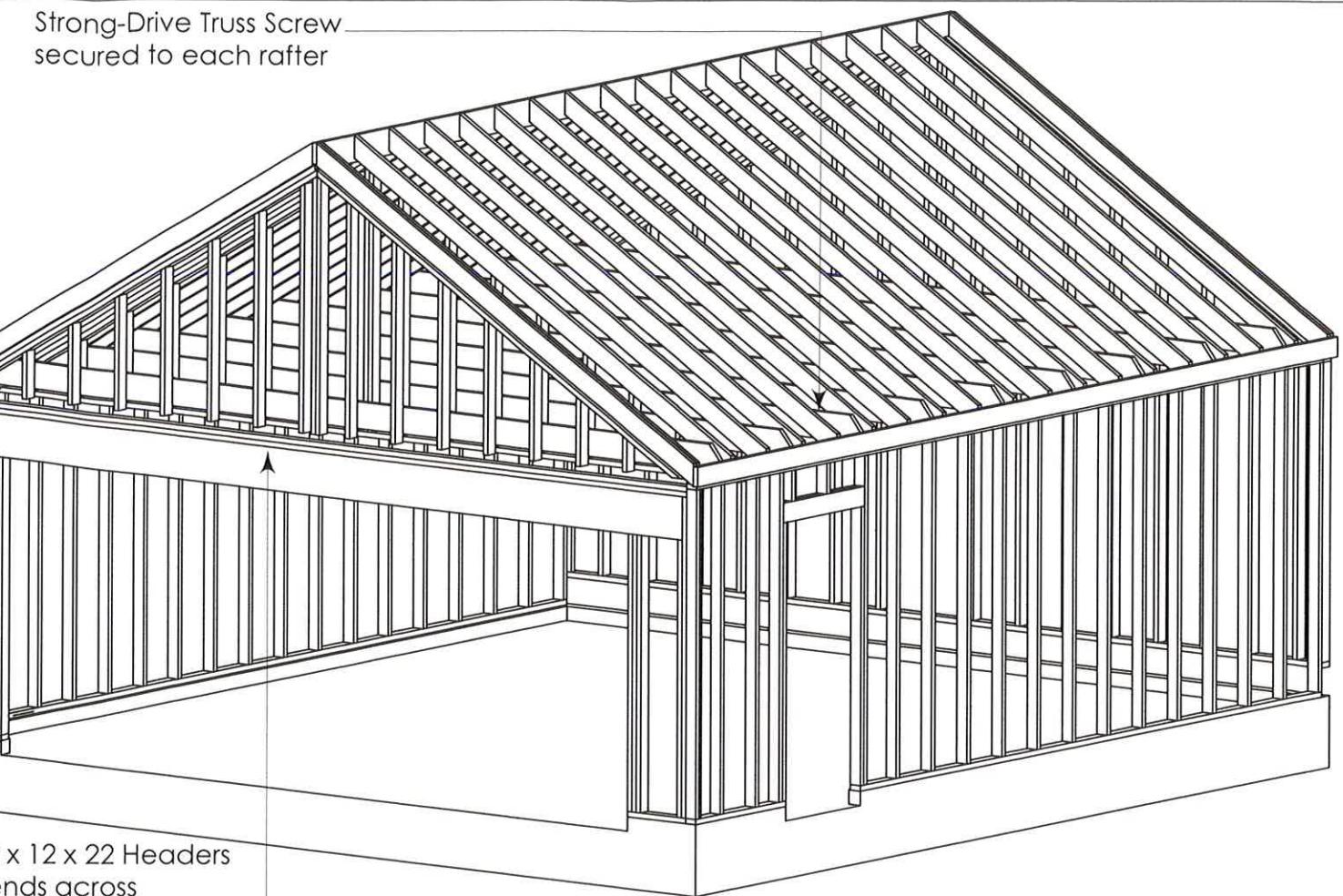
LEFT & REAR WALL

Fire Wall Assembly - 1 hour rated
Test: UL U309 & GP WP 3510

Exterior side: 5/8" exterior grade fire-rated sheathing, joints left untreated w/ 1-7/8" galvanized roofing nails @ 7" o.c.

Framing: 2 x 4 wood studs 16" o.c.

Interior side: 5/8" Type X mold resistant, fire-rated gypsum board, joints finished, not painted w/ 1-7/8" 6d coated nails @ 7" o.c.



22 x 24 Gable Garage Structural

Steve & Kvitka Anderson
19543 Argyle Oval
Rocky River, OH 44116
720-940-5431

DRAWINGS PROVIDED BY:
Amy D'Amico
The Great Garage Company
1309 Ridge Rd. Suite 4
Hinckley, OH 44233
440.230.9900

DATE:

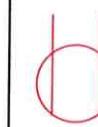
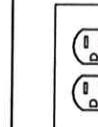
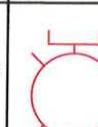
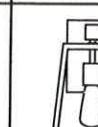
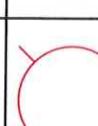
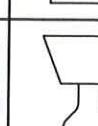
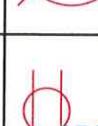
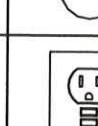
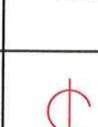
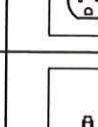
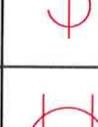
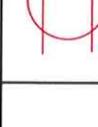
9/25/2024

SCALE:

1/4

SHEET:

P-3

ELECTRICAL SCHEDULE				
QTY	FLOOR	DESCRIPTION	2D SYMBOL	3D ELEVATION
2	1	DUPLEX		
3	1	SCONCE PROVIDED BY HOMEOWNER		
2	1	ELECTRICAL BARE BULB		
1	1	GFCI		
3	1	SINGLE POLE		
1	1	SINGLE, CEILING MOUNTED		
1	1	60 AMP PANEL		

IMPORTANT NOTE TO ELECTRICIAN:

90' underground feeder

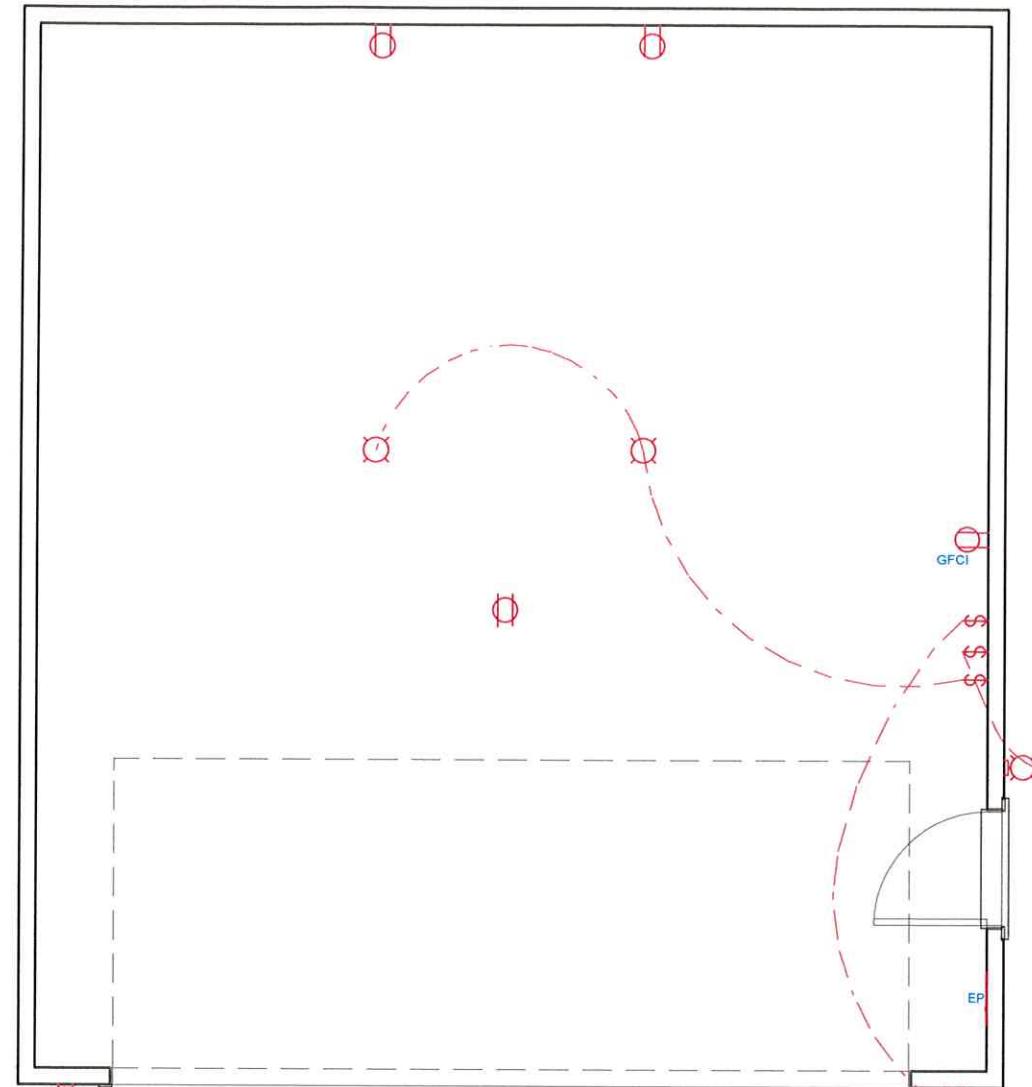
ALL MATERIALS **EXCEPT** COACH LIGHT TO BE SUPPLIED BY ELECTRICIAN

All wall receptacles in garage to be GFCI protected

Garage door opener to be single receptacle

Garage with a 60 amp sub-panel:

Underground to garage to be in a minimum of 3/4" rigid metal conduit a minimum of 6" deep (or 3/4" PVC conduit a minimum of 18" deep) with 3) #6 THHN and a #10 ground on a 60 amp double pole breaker in the house panel and a 60 amp double pole main in the garage sub-panel. Install a grounding rod at the garage sub-panel. Rear outlet/outlets for each bay are on a dedicated circuit.



IMPORTANT NOTE TO HOMEOWNER:

PLEASE make arrangements to be home when the electricians are scheduled.

They will need to get to the panel in your house.

Also, a reminder to have your 3 sconce lights onsite when the electricians arrive.

We will email you a detailed build schedule, once it is set up.
THANK YOU

DRAWINGS PROVIDED BY:
Amy D'Amico
The Great Garage Company
1309 Ridge Rd. Suite 4
Hinckley, OH 44233
440.230.9900

DATE:

9/25/2024

SCALE:

1/4

SHEET:

P-4

Steve & Kvitka Anderson
19543 Argyle Oval
Rocky River, OH 44116
720-940-5431

22 x 24 Gable Garage
Electrical