

# ROCKY RIVER BOARD OF ZONING & BUILDING APPEALS

## INSTRUCTIONS 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

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: 9-29-24  
Zoning of Property \_\_\_\_\_

Hearing Date: \_\_\_\_\_  
Permanent Parcel No. 301-05-035

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

Address of property seeking variance: 19808 ROSLYN DR.

BRONDA LYNN POWLEY FISHER (LYNNE) JONATHAN  
Name of Property Owner Name of Applicant / Representative

FISHER

19808 Roslyn DR  
Address

SAME  
Address

440 552 9144

Telephone No.

Cell Phone No.

216-496-6397

Telephone No.

Cell Phone No.

E-MAIL: \_\_\_\_\_

E-MAIL: \_\_\_\_\_

Description of what is intended to be done:

INSTALL BACK up whole house generator

Sections of the Code from which variance is being requested:

w/ 18" for fence / property line

List variances requested:

11

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

Corner lot, desired location is  
closest to power source

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).

No Limitations

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).

18" from fence/property line

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).

the location w/ h: do the  
generator inside the fence  
w/ shubbery around.



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

N/A

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

N/A

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

N/A

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).

GIVEN THIS IS A CORNER LOT,  
THIS IS THE ONLY REALISTIC LOCATION  
PER P/HUNGER, THE CONTRACTOR

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).

understand & acknowledge

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.

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.

N/A

**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.**

## UNNECESSARY HARDSHIP STANDARD

**ONLY ANSWER THESE QUESTIONS IF YOU ARE REQUESTING A VARIANCE FOR ANY FUNCTIONAL, LAND OR BUILDING USE NOT SPECIFICALLY PERMITTED IN EITHER A PARTICULAR ZONING DISTRICT, OR OTHERWISE NOT PERMITTED BY THE DEVELOPMENT CODE. (See Typical Variance Sheet for guidance.)**

### **ALL QUESTIONS REQUIRE A COMPLETE RESPONSE**

In order to grant a use variance, the Board of Appeals shall determine that strict compliance with the terms of this Code will result in unnecessary hardship to the applicant. **THE APPLICANT MUST DEMONSTRATE SUCH HARDSHIP BY CLEAR AND CONVINCING EVIDENCE** that the criteria in Rocky River Codified Ordinances, sub-section 1133.17(c)(2) is satisfied.

**R.R.C.O. Chapter 1133.17(c)(2)A.** Please demonstrate hardship with the following:

- i.) Explain how the variance requested stems from a condition that is **UNIQUE TO THE PROPERTY AT ISSUE** and not ordinarily found in the same zone or district. (i.e., topographical or geological limitations; unique structure of original building, etc.)

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- ii.) Explain how the granting of the variance will not have any material adverse effect on the rights of adjacent property owners or residents.

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- iii.) Explain how the granting of the variance will not have any material adverse effect on the public health, safety or general welfare of the City of Rocky River.

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iv.) Explain how the variance will be consistent with the general spirit and intent of the Code.

v.) Explain how the variance sought is the minimum that will afford relief to the applicant.

**R.R.C.O. Chapter 1133.17(c)(2)B.** If applicable, explain what further evidence you would like the Board of Appeals to consider, as follows:

i.) Whether the property cannot be put to any economically viable use under any of the permitted uses in the zoning district in which the property is located.

ii.) Whether, and to the extent to which (if applicable), the hardship condition is not created by actions of the applicant.

**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.**





19808 ROSLYN DR.



216-465-1178

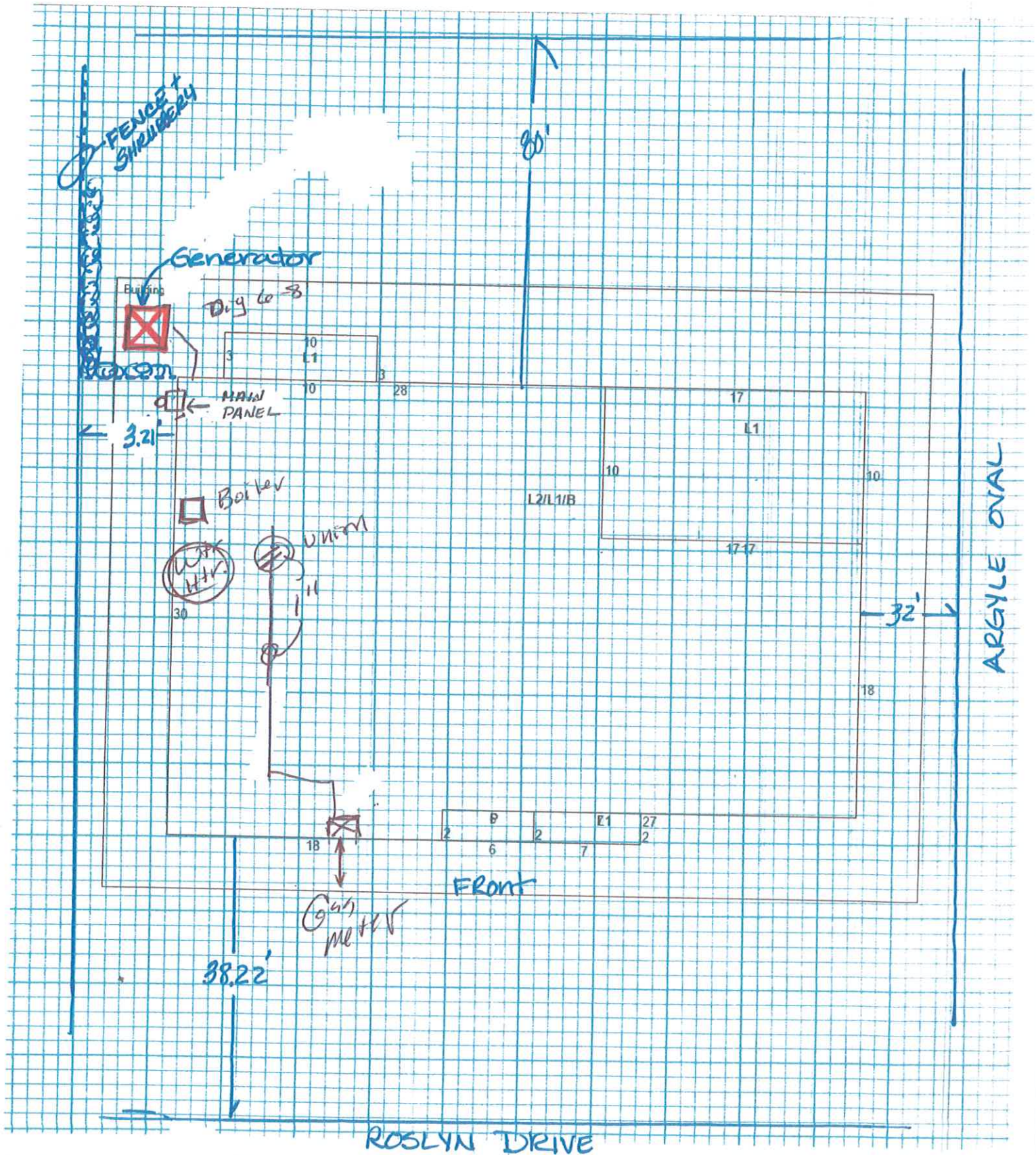
Customer

J. Fisher

Job Address 19808 Roslyn Dr

Generator size 20 kW    ATS 200 amps

Fuel Type: LP NG





216-465-1178

Customer

Jon Fisher

Job Address

19808 ROSLYN DR

Generator size

20 kW

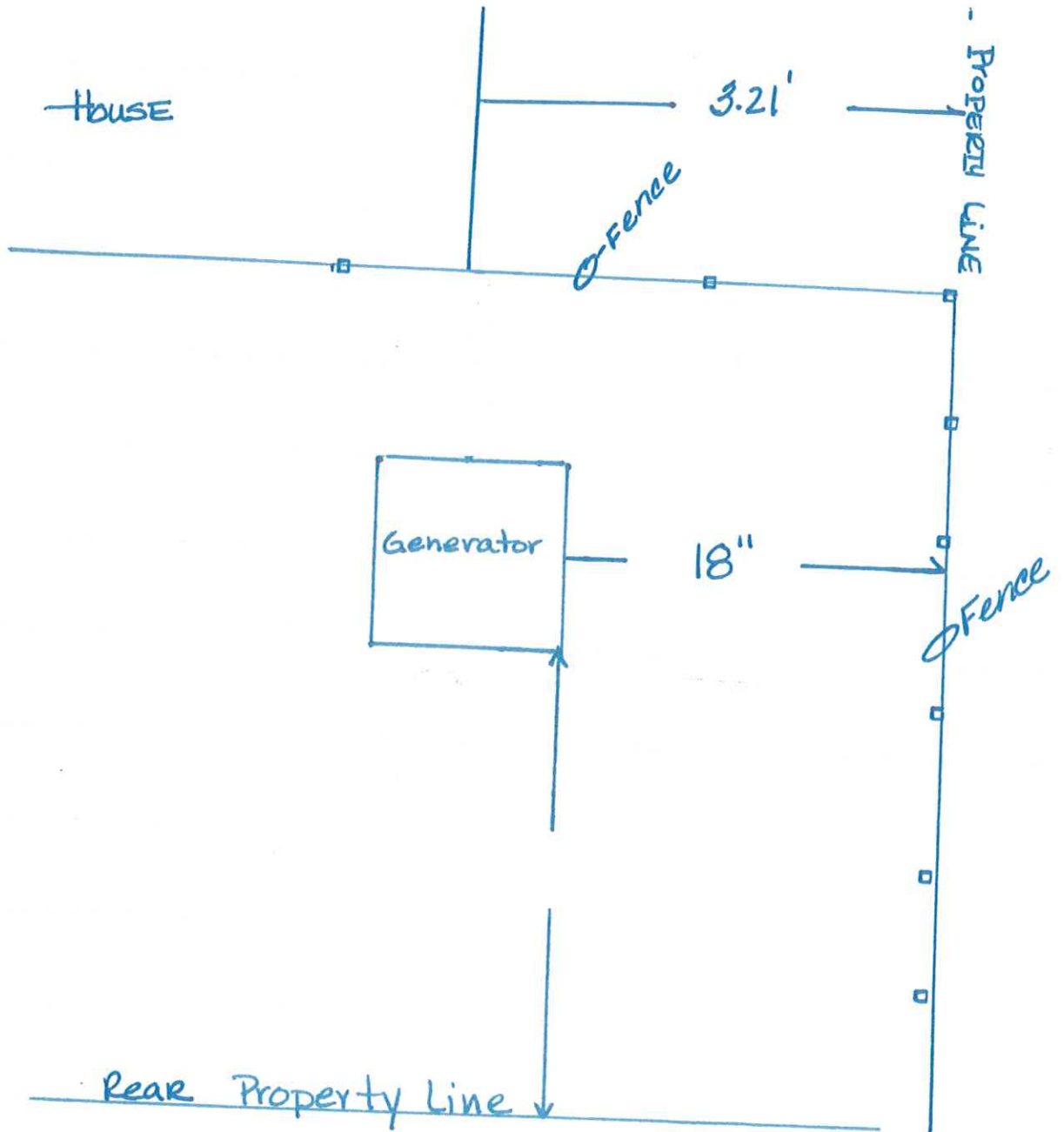
ATS

200

amps

Fuel Type: LP

NG

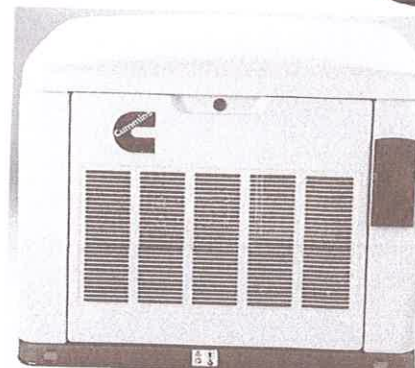




## Specification sheet



# Quiet Connect™ Series - RS13A, RS17A, RS20A, & RS20AC



### Features and benefits

**Robust Design** – The generator is designed to operate in cold weather with performance down to 0 °F (-18 °C) out of the box. The extreme cold weather models can perform down to -40 °F (-40 °C) out of the box. It is tested and certified per the latest EPA, UL, and CSA standards. The generator meets NFPA 37 which allows it to be installed 18 inches from a building. It has powerful motor starting ability and can easily start and run a 5-ton A/C<sup>1</sup> under full pre-load.

**Intelligent Load Management** - The generator can control up to 4 loads and continuously monitors how much power is required independently for each load. It then controls each load for maximum utilization of generator power by only restoring loads the generator has capacity to run.

**Flexible Exercise Modes** - Exercise modes can be set for time, date, and frequency that suits the owner. Our patented 'Crank only' exercise mode allows the generator to crank the engine and run diagnostics without starting the engine. This reduces wear and tear on the engine, fuel costs, and further reduces the sound of an already quiet generator.

**Remote Monitoring** - Remote monitoring is built into every generator. Using a computer, tablet, or smart phone, an operator can monitor, change exercise modes, and manually run the generator remotely.

**Generator and ATS packaged sets** – The RS20AC comes with a 20-kW generator and 200A service entrance rated ATS in one box to make ordering more convenient.

### Weight, size and sound level

**Size:** Length: 34.1 in (865 mm), Width: 36.0 in (915 mm), Height: 27.3 in (694 mm)

**Sound:** 65 dB(A) at 23 ft. (7 m) at normal load<sup>2</sup>

**Voltage / Frequency:** 120/240V / 60Hz

Series	Model	Part number	Extreme Cold Weather	Rated amp <sup>3</sup> (NG / LPV)	Weight Lbs. / Kg
RS13A	C13N6H	A061C591	No	54.2 / 54.2	479 / 217
RS17A	C17N6H	A061C596	No	70.8 / 70.8	531 / 241
RS20A	C20N6H	A061C601	No	75 / 83.3	531 / 241
RS20AC	C20N6HC	A061C602	No	75 / 83.3	596 / 271
RS13AE	C13N6H	A062E510	Yes	54.2 / 54.2	479 / 217
RS17AE	C17N6H	A062E511	Yes	70.8 / 70.8	531 / 241
RS20AE	C20N6H	A062E512	Yes	75 / 83.3	531 / 241
RS20ACE	C20N6HC	A062E513	Yes	75 / 83.3	596 / 271

<sup>1</sup> Air-conditioners vary by type, operational conditions, etc. Consult with a qualified Cummins Power Generation distributor/dealer for proper sizing.

<sup>2</sup> Quietest point at a normal load. Sound performance may be affected by installation.

<sup>3</sup> Derating guidelines: Maximum wattage or maximum current are subject to and limited by such factors as fuel Btu content, ambient temperature, altitude, engine power and condition, etc. Full rated power available up to the following, derate 3.5% for each increase of 300 m (1000 ft.) and 1% for each increase of 5.5 °C (10 °F) after that:

RS20A & R20AC – at 15 °C (60 °F) and 0 m (0 ft.).

RS17A – at 25 °C (77 °F) and 300 m (1000 ft.).

RS13A – at 25 °C (77 °F) and 2100 m (6900 ft.).

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## Product Features

### Engine

- Natural gas/propane
- Engine air cleaner
- Engine oil (Synthetic)
- Oil drain extension tube
- Low oil pressure shutdown

### Fuel System

- Single fuel – natural gas or propane vapor, field selectable (Set to Natural gas from factory)

### Alternator

- 60 Hz, 1 phase, < 5% THD (total harmonic distortion)
- Long life electrographic DC brushes
- Slip ring heater

### Control

- Display language – English
- Under hood built in display

### Electrical

- Single 100A circuit breaker, UL certified (On all models)
- Battery charging alternator
- Battery charger – 4 Amps

### Cooling

- Single direct drive blower

### Enclosure

- Aluminum exterior, galvanized steel interior
- Evaluated to withstand 180 MPH wind loads in accordance with ASCE7-10

### Code Compliance

- UL 2200
- CSA 22.2 and B149.1
- EPA emissions
- NFPA 37 – 18 inches

## Warranty

- Base: 5 years / 2000 hours
- Extended warranties available

## Generator Set performance

**Voltage regulation, no load to full load:**  $\pm 1.25\%$

**Steady state voltage variation:**  $\pm 1.25\%$

**Frequency regulation:** Isochronous

**Motor starting kVA (30% voltage dip):** 40 for RS20A/AC, 34 for RS17A, and 26 for RS13A

**Steady state freq. variation:**  $\pm 1.25\%$  ( $\pm 1.5\%$  @ No load)

**Operating temperature:** 122 °F (50 °C) to -40 °F (-40 °C)

See Accessories section for details on kits

## Engine

**Model:** QSJ999G

**Design:** Naturally aspirated, V twin air cooled

**Bore:** 3.54 in (89.9 mm)

**Stroke:** 3.09 in (78.5 mm)

**Displacement:** 60.96 inch<sup>3</sup> (999 CC)

**Cylinder block:** Aluminum

**Battery capacity:** Group 51R, 450 CCA at ambient temperature of 32 °F (0 °C)

**Starting voltage:** 12 volt, negative ground

**Oil Filter type:** Spin-on

**Rated speed:** 3600 rpm

## Fuel supply pressure

**Minimum - in H<sub>2</sub>O (kPa):**

NG - 3.5 (0.87) / LP - 6.0 (1.49)

**Maximum - in H<sub>2</sub>O (kPa):**

NG - 12.0 (3.0) / LP - 12.0 (3.0)

## Average fuel consumption

### RS13A Fuel consumption – natural gas

Load:	1/4	1/2	3/4	Full
Ft <sup>3</sup> / hr.	129	154	187	228
M <sup>3</sup> / hr.	3.7	4.4	5.3	6.5
BTU / hr.	123028	146534	178640	217227

### RS17A Fuel consumption – natural gas

Load:	1/4	1/2	3/4	Full
Ft <sup>3</sup> / hr.	134	165	215	258
M <sup>3</sup> / hr.	3.8	4.7	6.1	7.3
BTU / hr.	127745	157870	205464	245954

### RS20A & RS20AC Fuel consumption – natural gas

Load:	1/4	1/2	3/4	Full
Ft <sup>3</sup> / hr.	135	172	223	268
M <sup>3</sup> / hr.	3.8	4.9	6.3	7.6
BTU / hr.	128822	163890	212731	255947

### RS13A Fuel consumption – LP vapor

Load:	1/4	1/2	3/4	Full
Ft <sup>3</sup> / hr.	42	51	64	83
M <sup>3</sup> / hr.	1.2	1.4	1.8	2.3
BTU / hr.	98852	121723	152253	197681

### RS17A Fuel consumption – LP vapor

Load:	1/4	1/2	3/4	Full
Ft <sup>3</sup> / hr.	48	63	82	102
M <sup>3</sup> / hr.	1.4	1.8	2.3	2.9
BTU / hr.	114082	148026	194392	242386

### RS20A & RS20AC Fuel consumption – LP vapor

Load:	1/4	1/2	3/4	Full
Ft <sup>3</sup> / hr.	49	66	88	112
M <sup>3</sup> / hr.	1.4	1.9	2.5	3.2
BTU / hr.	117208	157482	209404	265783

Nominal fuel rating – 1000 BTU / ft<sup>3</sup> (37 MJ / M<sup>3</sup>)

Conversion factor:

8.58 ft<sup>3</sup> = 1 lb.

0.535m<sup>3</sup> = 1 kg

36.39 ft<sup>3</sup> = 1 gal

1.02m<sup>3</sup> = 1 gal (LPG)

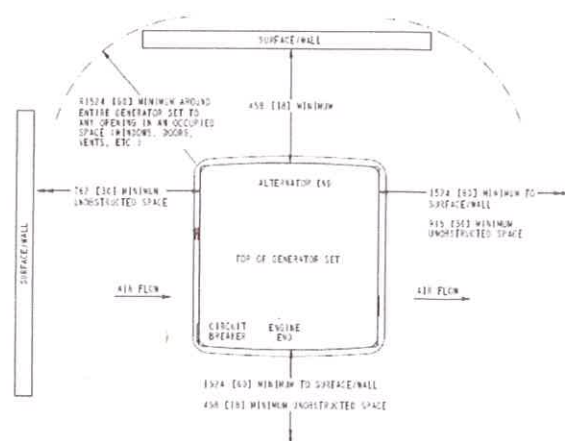
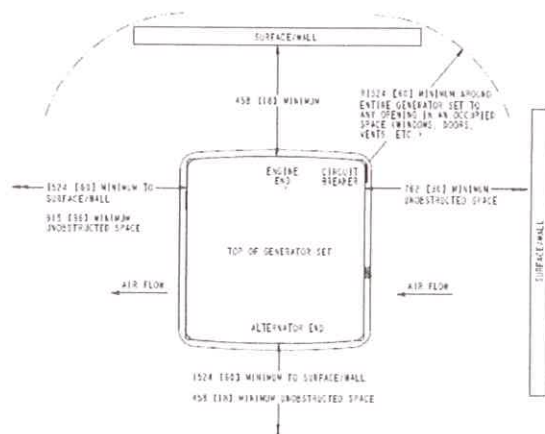
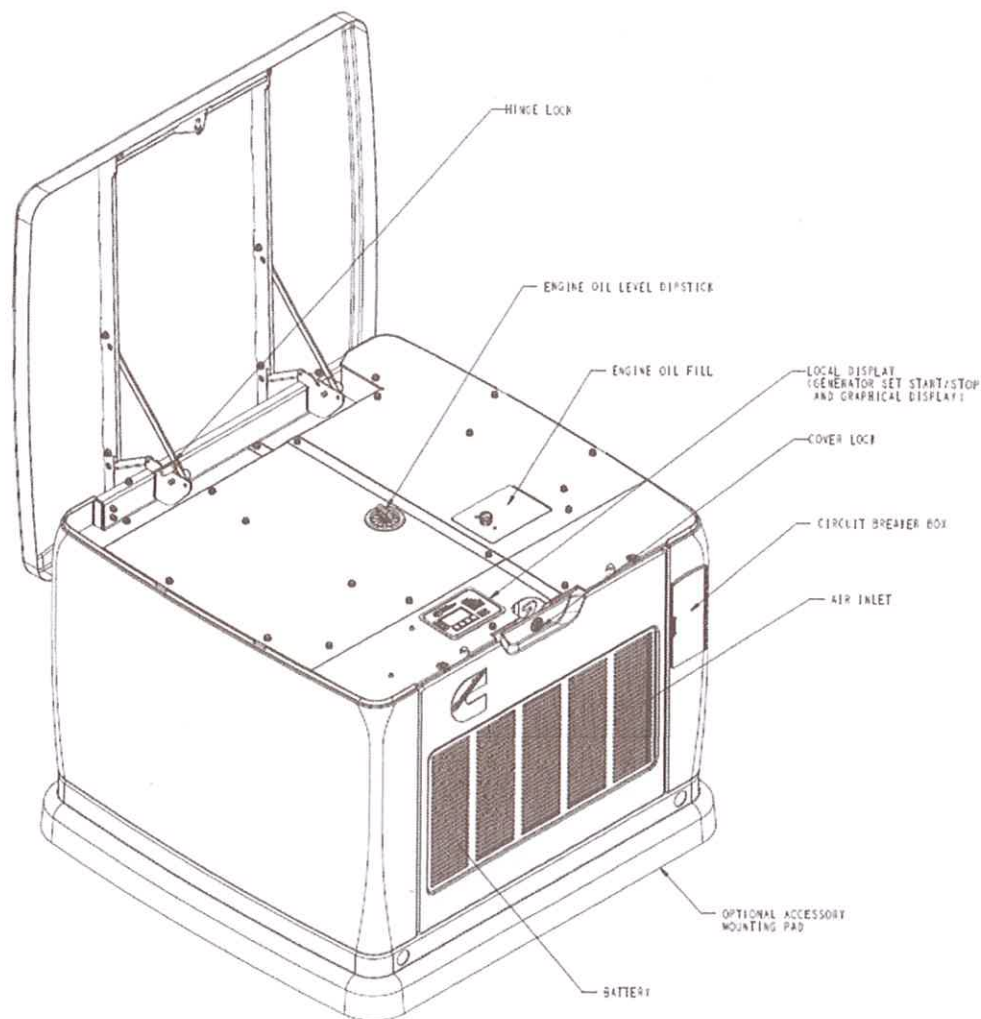
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## Easy service and installation



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## Accessories

- RS In-home display (A053K028) - Additional interface and display to monitor generator performance from a second location.
- Extreme Cold Weather Kit (A054B984) - For locations where the generator will be in climates that can go below 0 °F (-18 °C). Not needed on extreme cold weather models.
- Enclosure Paint Touchup Kit (A043J735)
- Preventative Maintenance Kit (A054H068) - Parts for scheduled maintenance intervals
- Load Add/Load Shed Device (A051C329) - Allows generator to control up to 2 - 50A loads
- Integrated ATS & Load Panel (A051C991) - Combines an 100A Non-Service Entrance (NSE) ATS with a load panel in an NEMA 1 box
- Concrete Composite Mounting Pad - 3" thick, 1" overhang composite pad for mounting the generator on (A052A795 for a single pad, A057M349 for 5 pads, and A057M351 for 10 pads)
- E-stop Kit (A044Z051) - Externally mounted emergency stop button allows for additional safety
- Battery (A052Y816) - Group 51R, 450 CCA



### ⚠ WARNING:

Standby rating based on: Applicable for supplying emergency power for the duration of normal power interruption. No sustained overload capability is available for this rating. (Equivalent to fuel stop power in accordance with ISO3046, AS2789, DIN6271 and BS5514 nominally rated.) See T030.

### ⚠ WARNING:

Back feed to a utility system can cause electrocution and/or property damage. Do not connect to any building electrical except through an approved device or after building main breaker is open.

## Transfer switch (also sold separately)

- Automatic Transfer Switches available in various amperages.
- Service Entrance and Non-Service Entrances models are available.
- Available for both Indoor and Outdoor applications.
- All models UL listed to UL 1008 standard.
- Compatibility with the Cummins generator set helps reduce the installation time for the complete application.

## Warranty policy

The Cummins Power Generation RS13A, RS17A, RS20A, and RS20AC generators come standard with a 5 year / 2,000 hour limited warranty. RA Automatic Transfer Switches come standard with a 2 year warranty. Extended warranty options available. See warranty statement for additional details.

## After sale support

### Largest distributor/dealer support network

Cummins Power Generation generator sets are supported by the largest and best trained worldwide certified distributor/dealer network in the industry. This network of knowledgeable distributor/dealers will help you select and install the right generator set and accessories to meet the requirements of your specific application. This same network offers a complete selection of commonly used generator set maintenance parts, accessories and products plus manuals and specification sheets. Plus, they can answer your questions regarding proper operation, maintenance schedules and more.

**Manuals:** Operation and installation manuals ship with the generator set. To obtain additional copies or other manuals for this model, see your distributor/dealer. To easily locate the nearest certified distributor/dealer for Cummins Power Generation generators in your area, or for more information, contact us at 1-800-888-6626 or visit [power.cummins.com](http://power.cummins.com).

**Contact your distributor/dealer for more information.**

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