



NOTICE OF PUBLIC HEARING

BOARD OF ZONING AND BUILDING APPEALS
ON
NOVEMBER 21, 2024

TO WHOM IT MAY CONCERN:

THE BOARD OF ZONING AND BUILDING APPEALS WILL HOLD A PUBLIC HEARING ON THURSDAY, NOVEMBER 21, 2024, AT 7:00 PM FOR A VARIANCE TO CONSTRUCT AN ADDITION WITH A 4' 7" SIDE YARD SETBACK VS. 6'3" PERMITTED PER SECTION: 1153.07. FOR JANE AIELLO, 20019 RIVERWOOD AVE.

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 KATHRYN KERBER AT KKERBER@RRCITY.COM OR BY CALLING 440-331-0600 EXT. 2598.

Notices sent to:
See attached list

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: 20019 Riverwood Ave.

Jane Aiello Jill Brandt/ Brandt Architecture
Name of Property Owner Name of Applicant / Representative

20019 Riverwood Ave. 2220 Wooster Rd
Address Address

Telephone No. Cell Phone No. Telephone No. 440-865-1824
Cell Phone No.

E-MAIL: jane_aiello@hotmail.com E-MAIL: jbrandt@brandtarchitecture.com

Description of what is intended to be done:
2 story 1044 + 93 sf addition of 2 bedrooms, closet, laundry, 1.5 baths, living room, expanded kitchen, mudroom & rear entry porch.

Sections of the Code from which variance is being requested:

List variances requested:
Side yard setback of 4'-7" vs the 6'-3" required.

Property Owner's Signature Jill L Brandt
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"> 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 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); Detached Garages:</i> <i>(Complete Building Permit Application)</i> <i>Note: Total square footage of all accessory buildings, including detached garages, is not to exceed 600 square feet.)</i>		
<ul style="list-style-type: none"> Height 	<input type="checkbox"/>	(Area) Practical Difficulties
<ul style="list-style-type: none"> Setback from property line 	<input 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 or rear 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 house is 4'-7" from the property line and the addition is aligning with that existing wall.

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).

It could but not for this family. It is a 2 bedroom house & they are a family of 5.
The existing attic has a pitch that is too shallow to be used for bedrooms.

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).

It is the minimum necessary for this addition and only an 1'-8" variance.

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).

No change to the character of the neighborhood since we are matching the existing house in alignment, scale & materials.

Also, many houses on this block , have a similar addition

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

No

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

No

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

No

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, Given the program of the addition, it is necessary that the kitchen walls align.

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).

Yes, since the existing house is non-conforming, the intent of the zoning requirement would be observed. The variance request is minimal and the distance between this house and the neighbors would not change

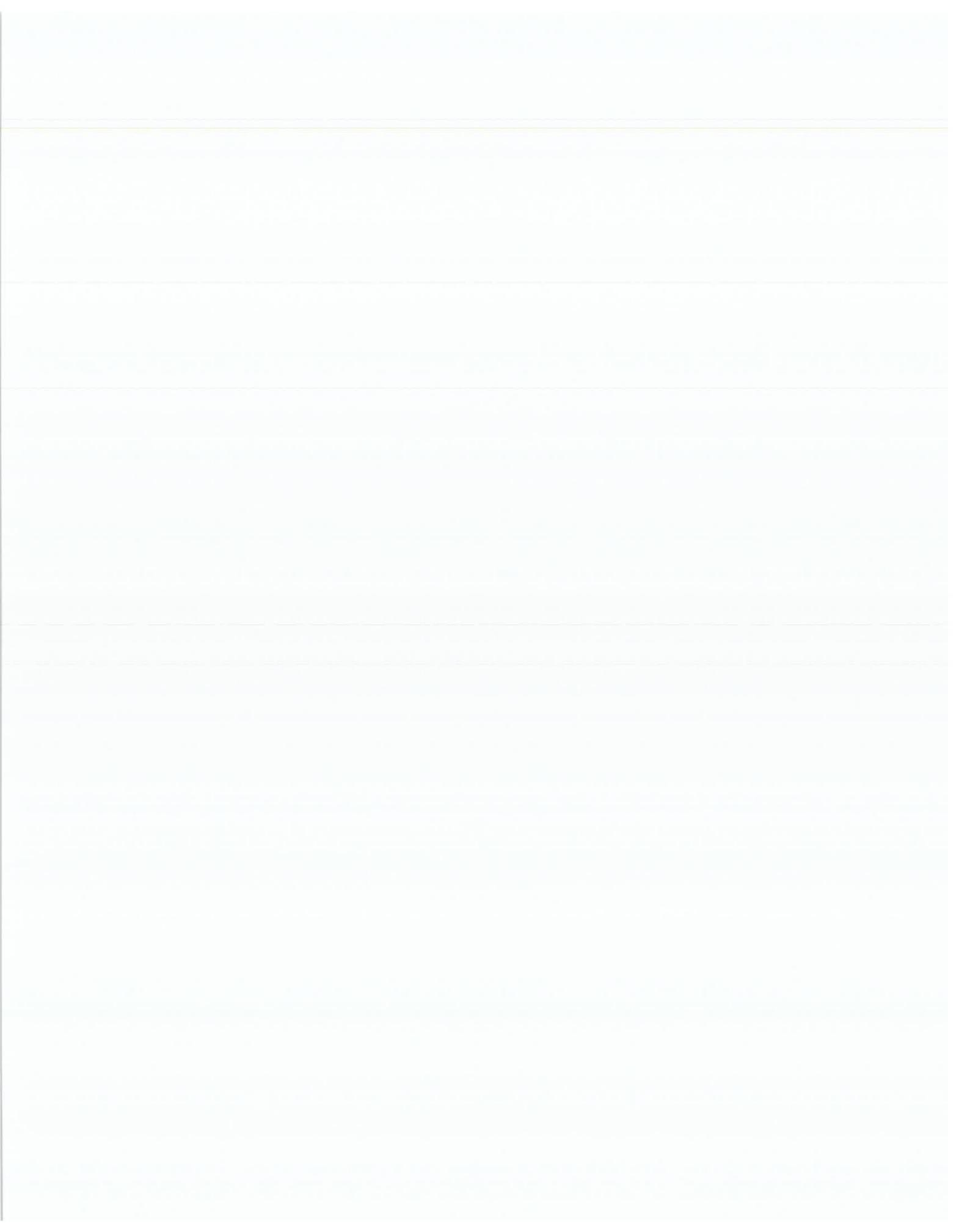
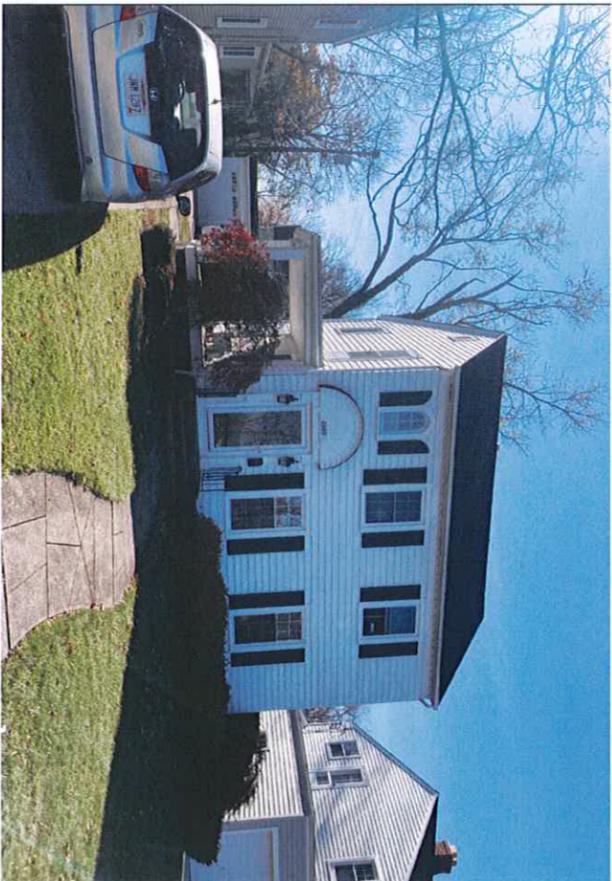
J.) Explain whether the granting of the variance requested will confer on the applicant any special privilege that is denied by this regulation to other lands, structures, or buildings in the same district.

No, it would allow them to add to their house as others in their neighborhood have

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.

see above

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.

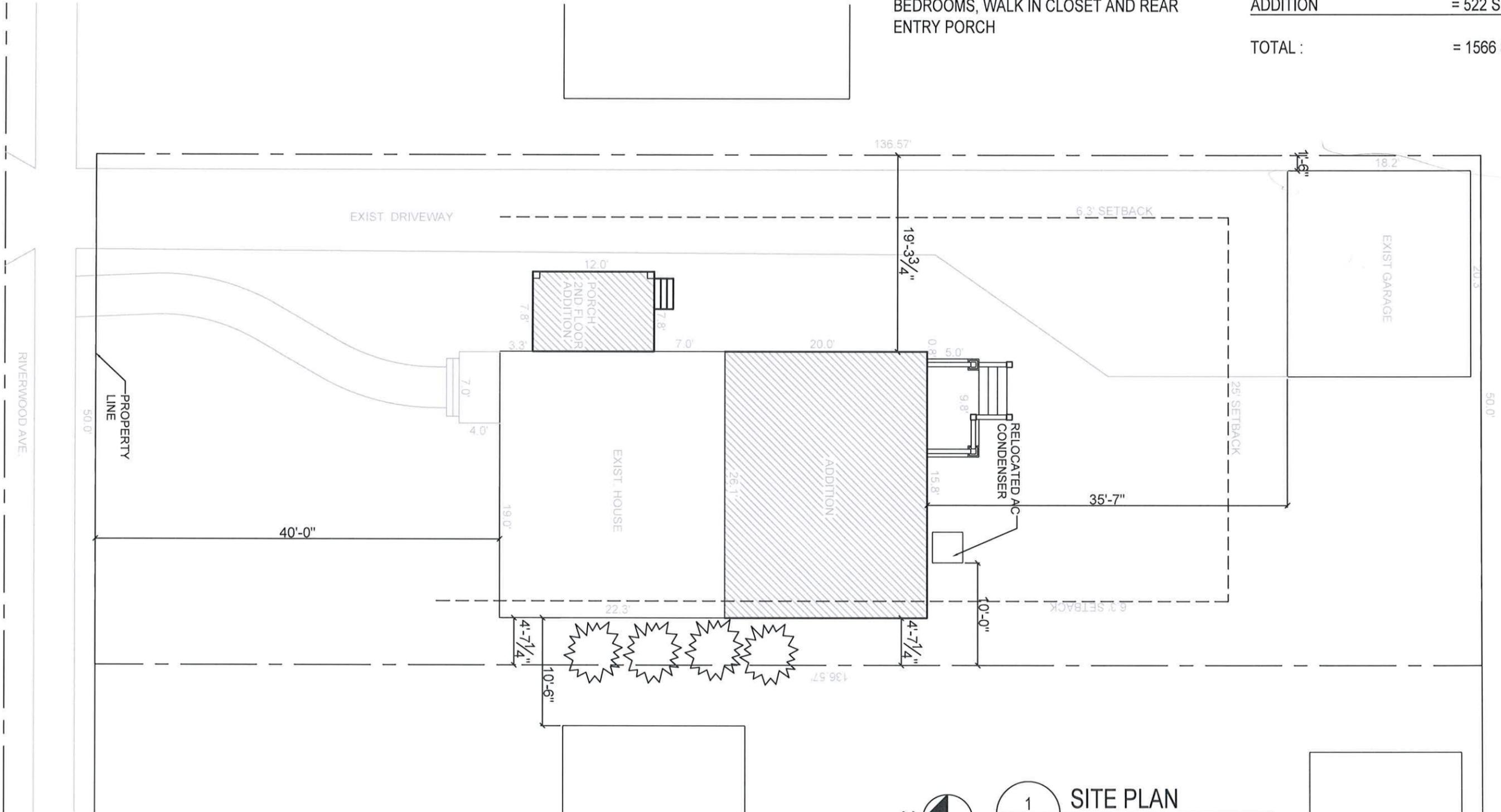




AIELLO ADDITION 20019 RIVERWOOD AVE.

SCOPE OF WORK:
A 2 STORY 1044 SF ADDITION AND 93 SF 2ND FLOOR ADDITION TO THE EXISTING HOME TO INCLUDE EXPANDED KITCHEN, NEW FAMILY ROOM, 1.5 BATH, LAUNDRY, MUDROOM, TWO BEDROOMS, WALK IN CLOSET AND REAR ENTRY PORCH

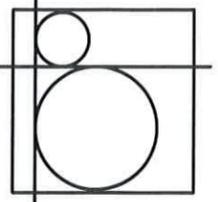
LOT COVERAGE:
LOT SIZE: = 6825 SF
EXIST. HOUSE TO REMAIN = 675 SF
EXIST. GARAGE TO REMAIN = 369 SF
ADDITION = 522 SF
TOTAL : = 1566 SF = 23%



1
T-1

SITE PLAN

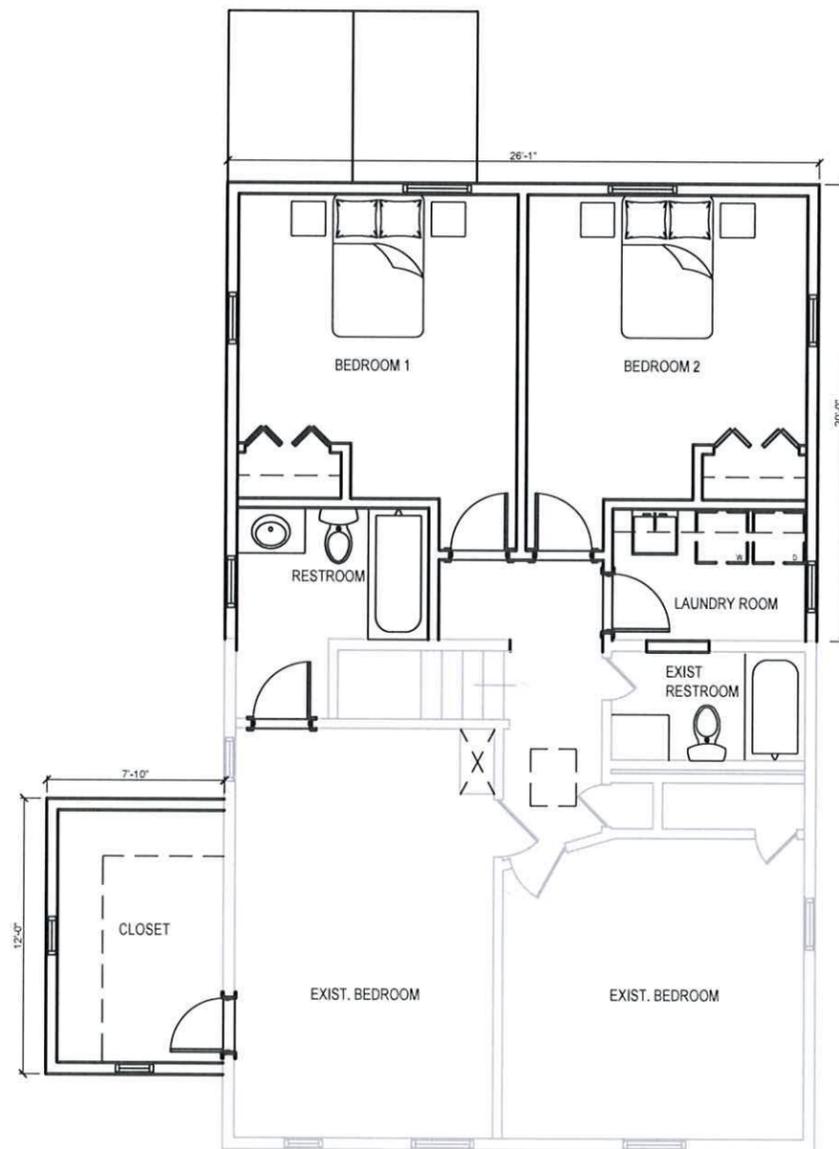
SCALE: 1" = 10'-0"



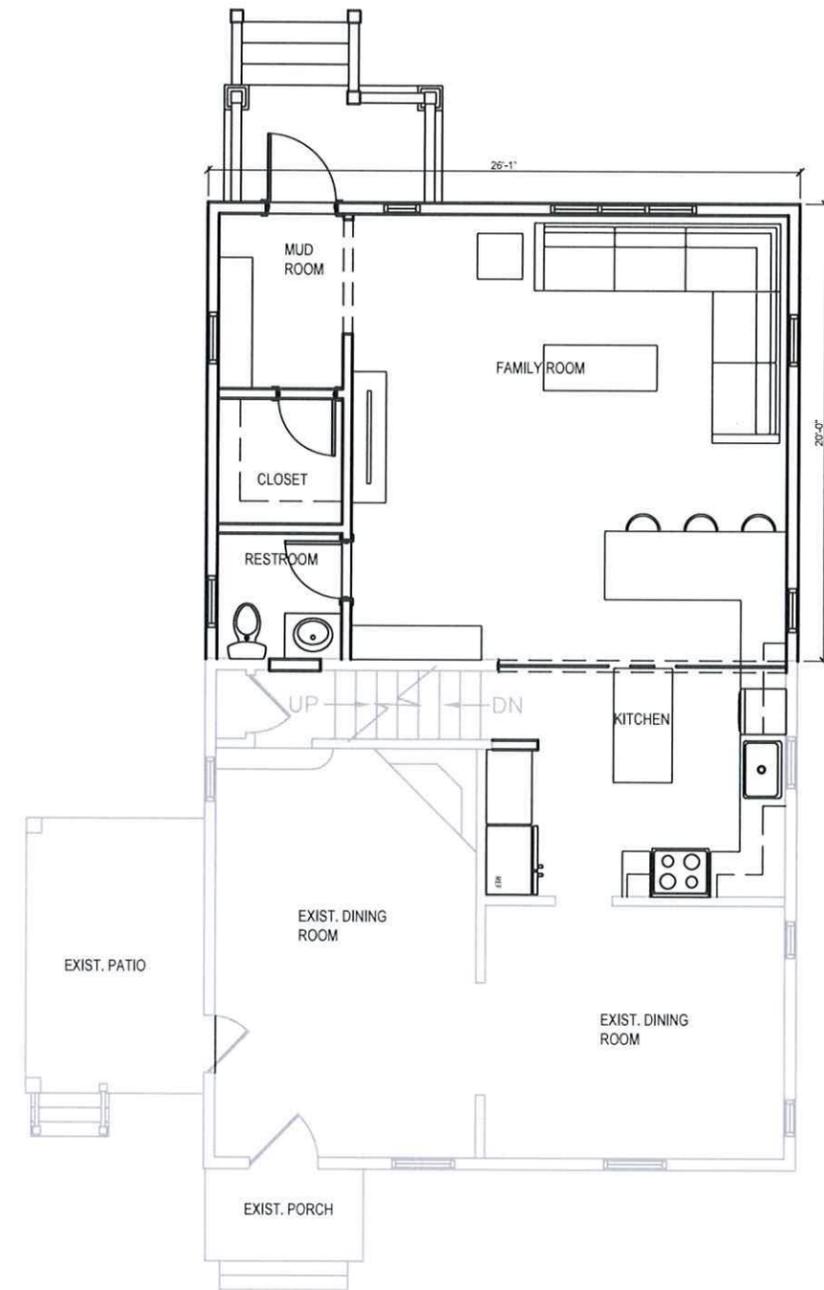
**BRANDT
ARCHITECTURE, LLC**

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Rocky River, OH 44116
440-865-1824
brandtarchitecture.com

2/1/23 BZA



1 SECOND FLOOR PLAN
A-1 SCALE: 1/8" = 1'-0"



2 FIRST FLOOR PLAN
A-1 SCALE: 1/8" = 1'-0"

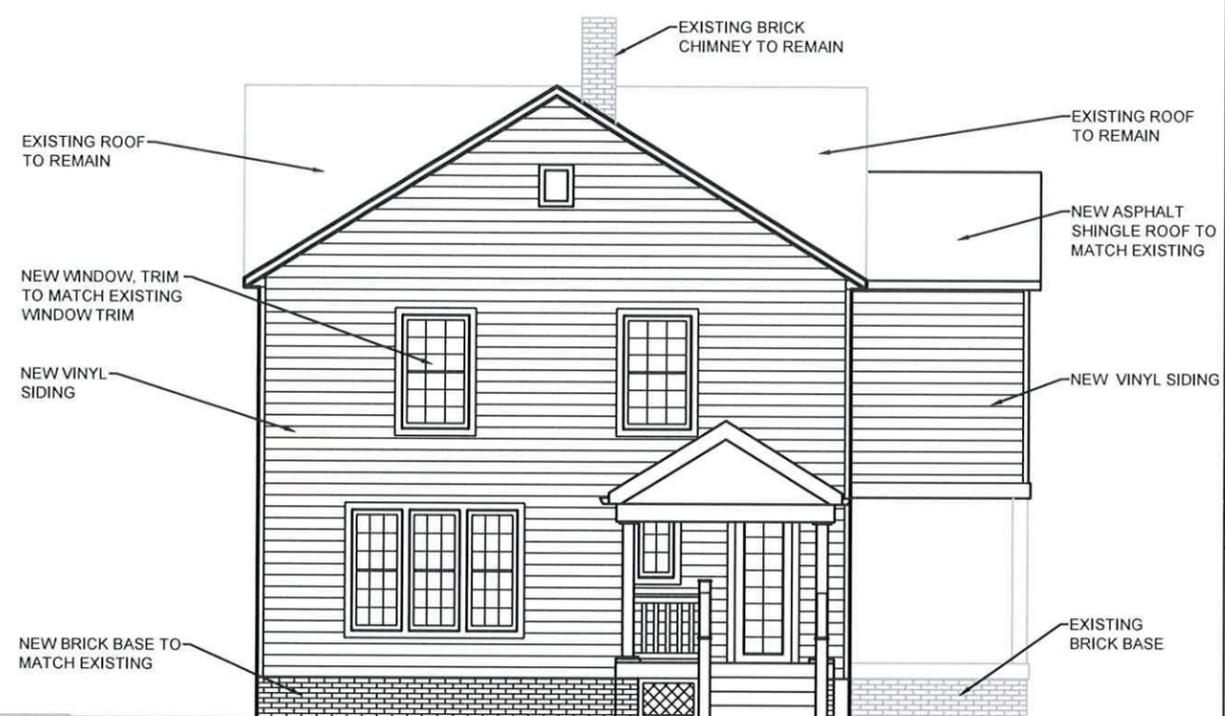
THE AIELLO RESIDENCE
20019 RIVERWOOD AVENUE
ROCKY RIVER, OHIO 44116

FLOOR PLANS

A-1



4 WEST ELEVATION
A-2 SCALE: 1/8" = 1'-0"



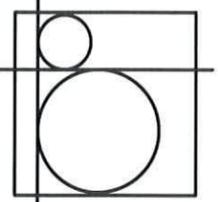
3 SOUTH ELEVATION
2 SCALE: 1/8" = 1'-0"



2 EAST ELEVATION
2 SCALE: 1/8" = 1'-0"



1 NORTH ELEVATION
A-2 SCALE: 1/8" = 1'-0"



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ELEVATIONS

A-2