



**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 A PARKING LOT WITH A 5' SIDE SETBACK VS. 10' AS REQUIRED PER SECTION: 1167.11 FOR 20015 DETROIT ROAD COMPANY, LLC, **20015** 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 KATHRYN KERBER AT [KKERBER@RRCITY.COM](mailto:KKERBER@RRCITY.COM) OR BY CALLING 440-331-0600 EXT. 2598.

Notices sent to:  
See attached list

**ROCKY RIVER BOARD OF ZONING & BUILDING APPEALS**

**INSTRUCTIONS TO APPLICANTS**

**MEETINGS:** 2nd Thursday of each month at 7:00 P.M. – Council Chambers, First Floor of 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 **10 sets** of the following:

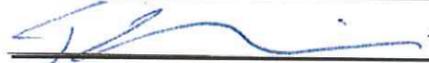
- 1) **Appropriate Building Permit Application** for your project. (i.e., Building Permit Application, Fence Permit Application, Accessory Permit Application, etc.)
- 2) **This fully completed Variance Application**, which includes a written explanation of the project. Please refer to the Typical Variance 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**, showing all existing structures on the subject property, as well as structures on affected neighboring properties. Dimensions of all existing structures (length, width and height, where appropriate). All proposed structures/improvements must also be shown on the site drawing, with dimensions and distances from property lines clearly labeled.
- 4) **Elevation drawings** (for pergola, garage, addition or exterior alteration).
- 5) **Photographs** of your property and affected adjacent properties. Also, submit a photo example of proposed fences and storage sheds.
- 6) **Support letters** from surrounding property owners, if available.
- 8) **PLEASE NOTE THAT THE GRANTING OF A VARIANCE IS NOT A BUILDING PERMIT. A SEPARATE BUILDING PERMIT MUST BE ISSUED PRIOR TO ALL CONSTRUCTION.**

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.**

	11/6/2024		11/6/2024
Property Owner	Date	Applicant/Representative	Date

**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:</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>Note:</b> <i>Total square footage of all accessory buildings, including detached garages, is not to exceed 600 square feet.)</i>		
<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 yard &lt;10' from property line or in front yard</li> </ul>	<input 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 checked="" type="checkbox"/>	(Area) Practical Difficulties

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

There will be no changes regarding delivery/services to the building.

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

The property owner purchased the building without a potential tenant, which could have varying zoning implications based on the proposed use.

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

None.

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).

The other option to provide additional parking would involve significant excavation of the existing hillside at the rear of the property at significant cost.

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).

The proposed variance improves the existing condition that currently has no setback from the property line and no landscape screening.

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.

Existing parking at surrounding properties are also non-conforming to current zoning regulations.

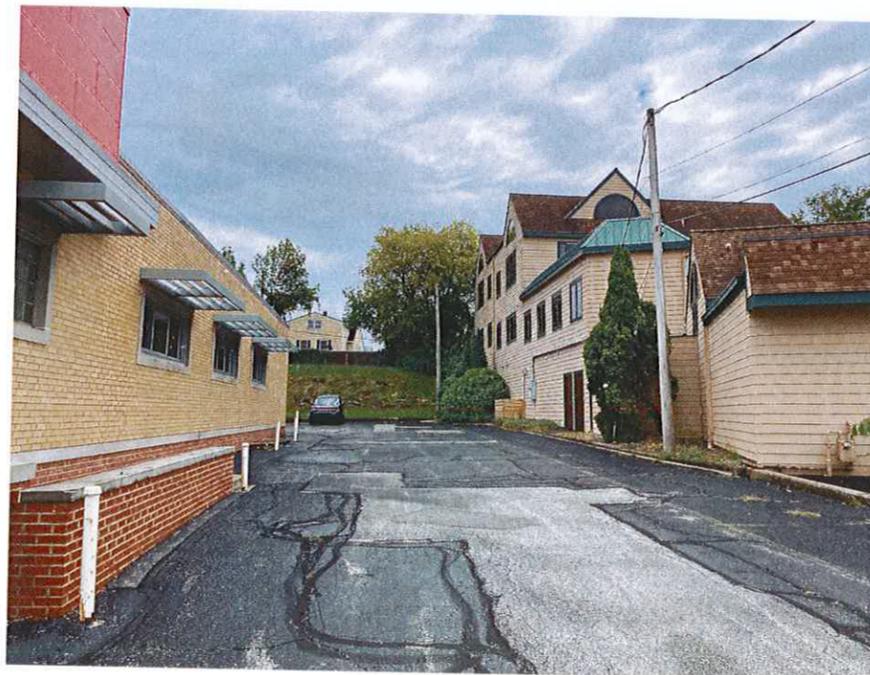
K.) Explain whether a literal interpretation of the provisions of this Code would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Code.

Accommodations to achieve adequate parking can commonly be found at other properties in the surrounding area.

**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.**



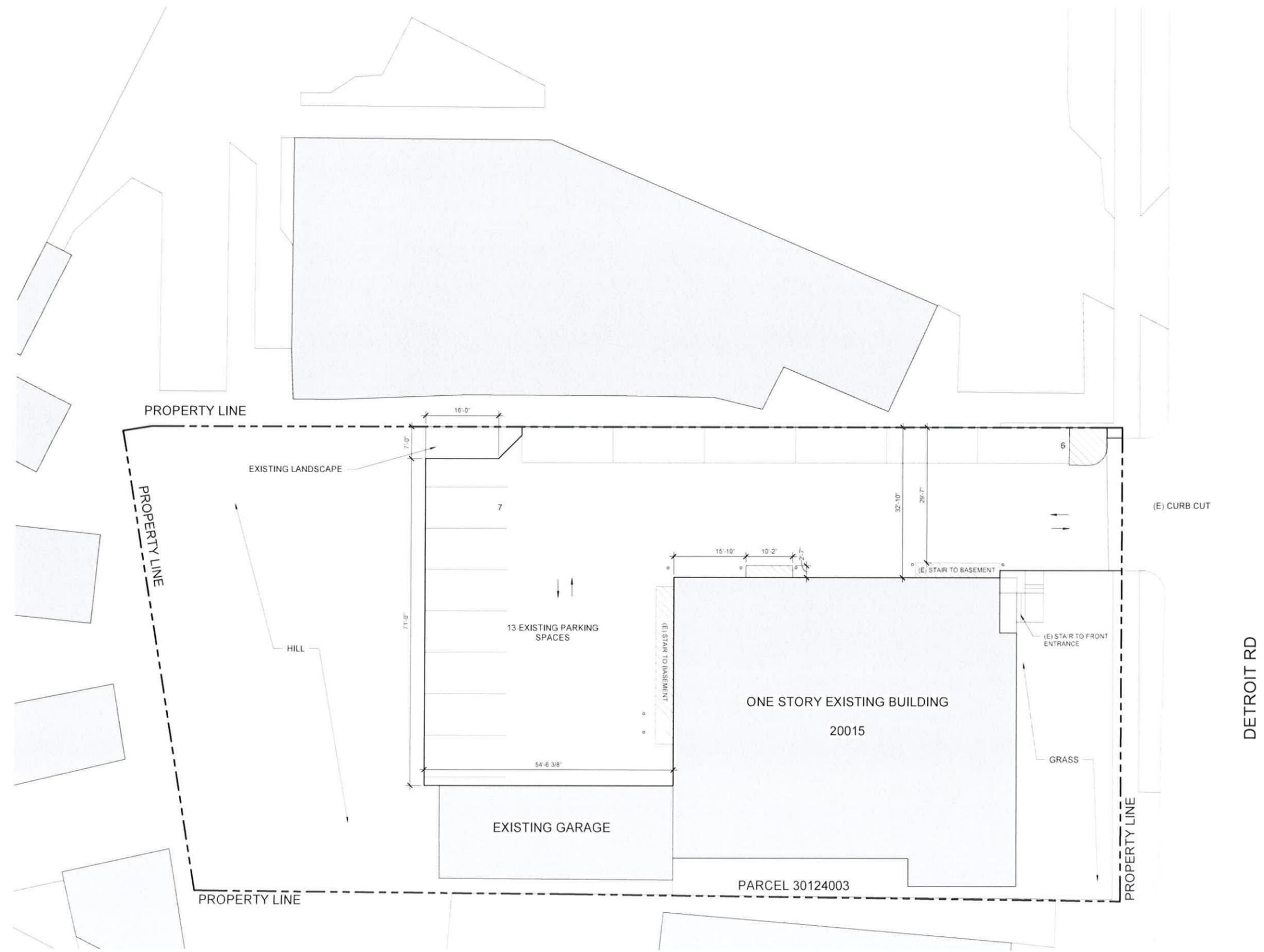
COVER SHEET  
20015 DETROIT ROAD, ROCKY RIVER, OH 44116





The Offices at the Agora  
5000 Euclid Avenue, Suite 104  
Cleveland, OH 44103  
LDAArchitecture.com  
216.932.1890

REV	DATE	DESCRIPTION
1	09 26 2024	Issued For Permit
2	11 06 2024	Issued For Planning/Zoning



DO NOT SCALE DRAWINGS

THIS DRAWING IS THE PROPERTY OF LDA ARCHITECTS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF LDA ARCHITECTS.

20015 DETROIT ROAD, ROCKY RIVER, OH 44116  
20015 DETROIT ROAD  
ROCKY RIVER OHIO 44116  
LDA Project No 2444

SITE PLAN - EXISTING

**AS.00**

1 EXISTING SITE PLAN  
AS.00 SCALE 3/32" = 1'-0"



**ZONING SCORECARD**

CITY OF ROCKY RIVER OHIO CODE OF ORDINANCES  
PART XI DEVELOPMENT CODE  
TITLE VII ZONING DISTRICT/USE REGULATIONS  
TITLE XI REGULATIONS APPLICABLE TO ALL DISTRICTS

PARCEL NUMBER	33124003
LAND USE	4470 - 1-2 STORY OFFICE BUILDING
USE DISTRICT	LB LOCAL BUSINESS
WARD	3
PROPERTY OWNER	20015 DETROIT ROAD COMPANY LLC
LOT SIZE	0.469 AC

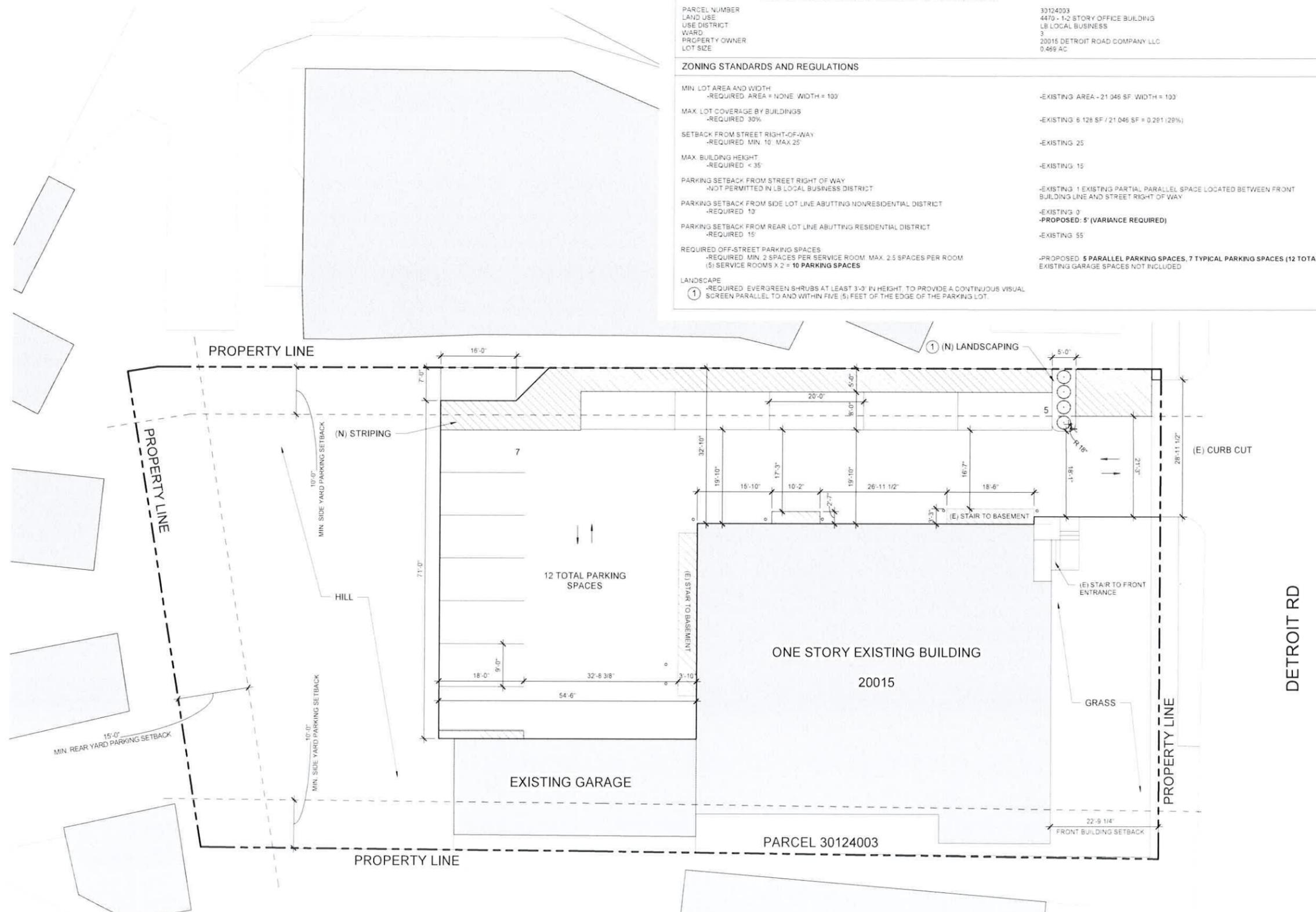
**ZONING STANDARDS AND REGULATIONS**

MIN. LOT AREA AND WIDTH -REQUIRED AREA = NONE WIDTH = 100'	-EXISTING AREA - 21 046 SF WIDTH = 100'
MAX. LOT COVERAGE BY BUILDINGS -REQUIRED 30%	-EXISTING 6 128 SF / 21 046 SF = 0.291 (29%)
SETBACK FROM STREET RIGHT-OF-WAY -REQUIRED MIN. 10' MAX 25'	-EXISTING 25'
MAX. BUILDING HEIGHT -REQUIRED < 35'	-EXISTING 15'
PARKING SETBACK FROM STREET RIGHT OF WAY -NOT PERMITTED IN LB LOCAL BUSINESS DISTRICT	-EXISTING 1 EXISTING PARTIAL PARALLEL SPACE LOCATED BETWEEN FRONT BUILDING LINE AND STREET RIGHT OF WAY
PARKING SETBACK FROM SIDE LOT LINE ABUTTING NONRESIDENTIAL DISTRICT -REQUIRED 10'	-EXISTING 0' -PROPOSED: 5' (VARIANCE REQUIRED)
PARKING SETBACK FROM REAR LOT LINE ABUTTING RESIDENTIAL DISTRICT -REQUIRED 15'	-EXISTING 55'
REQUIRED OFF-STREET PARKING SPACES -REQUIRED MIN. 2 SPACES PER SERVICE ROOM. MAX. 2.5 SPACES PER ROOM (5) SERVICE ROOMS X 2 = 10 PARKING SPACES	-PROPOSED 5 PARALLEL PARKING SPACES, 7 TYPICAL PARKING SPACES (12 TOTAL EXISTING GARAGE SPACES NOT INCLUDED)
LANDSCAPE ① -REQUIRED EVERGREEN SHRUBS AT LEAST 3'-0" IN HEIGHT TO PROVIDE A CONTINUOUS VISUAL SCREEN PARALLEL TO AND WITHIN FIVE (5) FEET OF THE EDGE OF THE PARKING LOT.	



The Offices at the Agora  
5000 Euclid Avenue, Suite 104  
Cleveland, OH 44103  
LDAarchitecture.com  
216.932.1890

REV	DATE	DESCRIPTION
2	11.06.2024	Issued For Planning/Zoning



SCOTT J. DURAKO, AIA  
LICENSED ARCHITECT  
STATE OF OHIO  
SARASOTA, FL 34232

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ROCKY RIVER OHIO 44116  
LDA Project No 2444

SITE PLAN - PROPOSED

**AS.01**

1 PROPOSED SITE PLAN  
AS.01 SCALE 3/32" = 1'-0"



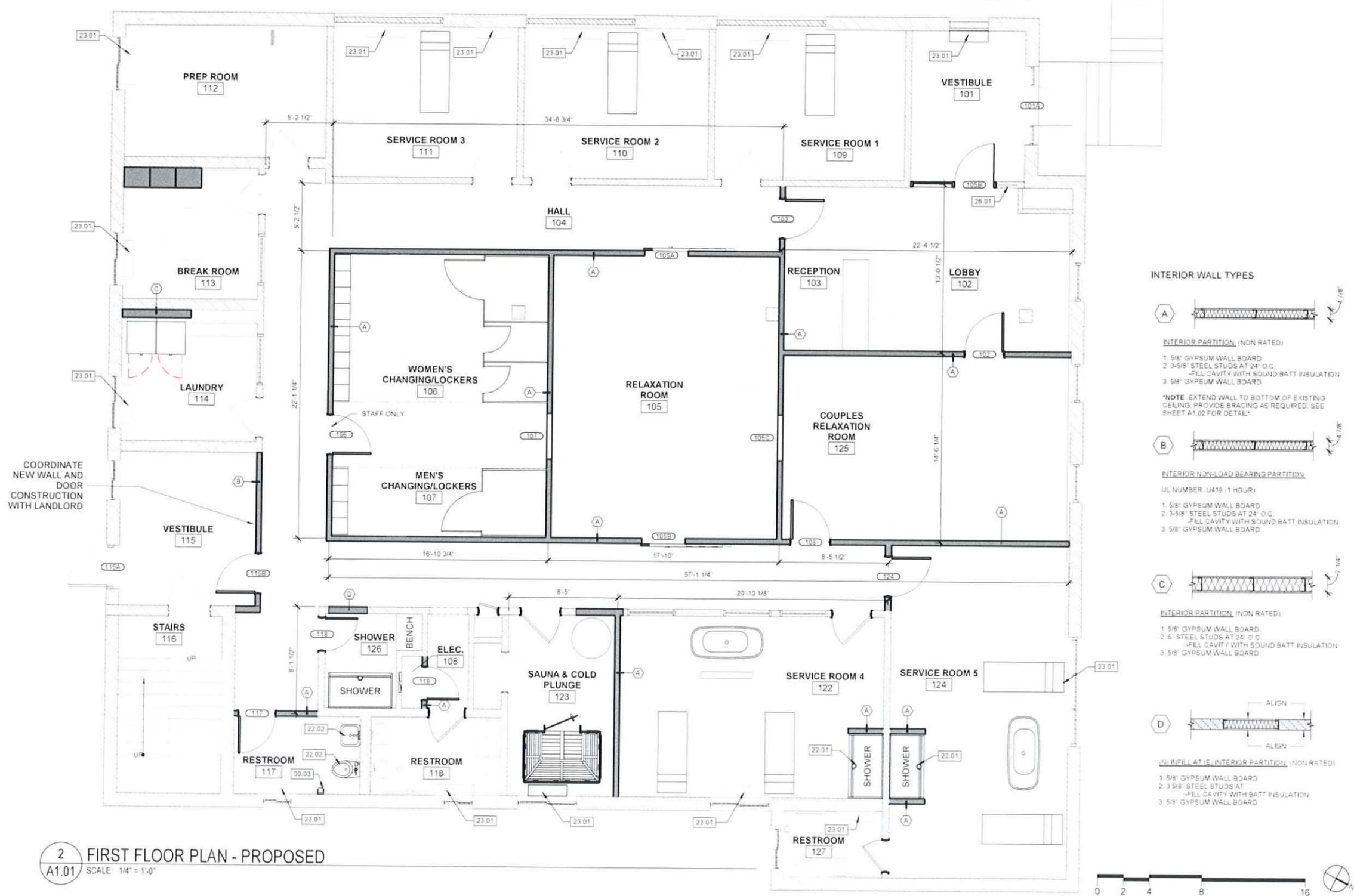
DOOR SCHEDULE													
NUMBER	LOCATION	DESCRIPTION	MATERIAL	FINISH	HEIGHT	SIZE	THICKNESS	FRAME	FINISH	FIRE RATING	HW SET	REMARKS	
FIRST FLOOR	ROOM NAME	TYPE				WIDTH		MATERIAL					
101A	VESTIBULE	SINGLE FULL LITE STF	ETR	---	7'-0"	3'-0"	1 3/4"	---	---	---	---	---	
101B	LOBBY	SINGLE FULL LITE STF	HM	---	7'-0"	3'-0"	1 3/4"	HM	---	---	---	EXISTING EGRESS DOOR	
102	COUPLES RELAXATION ROOM	SINGLE FLUSH	SCW	PAINT	7'-0"	3'-0"	1 3/4"	WD	PAINT	---	---	---	
103	HALL	SINGLE FLUSH	SCW	PAINT	7'-0"	3'-0"	1 3/4"	WD	PAINT	---	---	---	
103A	RELAXATION ROOM	BARN DOOR	SCW	PAINT	8'-3"	3'-6"	1 3/4"	WD	PAINT	---	---	---	
103B	RELAXATION ROOM	BARN DOOR	SCW	PAINT	8'-3"	3'-6"	1 3/4"	WD	PAINT	---	---	---	
103C	COUPLES RELAXATION ROOM	WALL OPENING	---	---	7'-0"	3'-6"	---	---	---	---	---	---	
105	RELAXATION ROOM	SINGLE FLUSH	SCW	PAINT	7'-0"	3'-0"	1 3/4"	WD	PAINT	---	---	---	
107	RELAXATION ROOM	WALL OPENING	---	---	7'-0"	3'-6"	---	---	---	---	---	---	
108	HALL	SINGLE FLUSH	SCW	PAINT	7'-0"	3'-0"	1 3/4"	WD	PAINT	---	---	---	
115A	VESTIBULE	ETR	ETR	---	7'-0"	3'-0"	1 3/4"	---	---	---	---	EXISTING EGRESS DOOR	
115B	VESTIBULE	SINGLE FLUSH SIDE LITE	SCW	PAINT	7'-0"	3'-0"	1 3/4"	WD	PAINT	45	---	---	
117	HALL	SINGLE FLUSH	SCW	PAINT	7'-0"	2'-10"	1 3/4"	WD	PAINT	---	---	---	
118	HALL	SINGLE FLUSH	SCW	PAINT	6'-8"	2'-6"	1 3/8"	WD	PAINT	---	---	---	
119	ELEC	SINGLE FLUSH	SCW	PAINT	6'-8"	2'-6"	1 3/8"	WD	PAINT	---	---	---	
124	SERVICE ROOM	SINGLE FLUSH	SCW	PAINT	7'-3"	3'-0"	1 3/4"	WD	PAINT	---	---	---	



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- KEYED NOTES SPECIFIC TO THIS SHEET**  
REFERENCED BY THE SYMBOL:
- TYPICAL UNLESS NOTED OTHERWISE
- 09 03 NEW TOILET ACCESSORIES AND MIRROR PER OWNER
  - 22 01 NEW STEAM SHOWER UNIT EXTEND EXISTING PLUMBING IN BASEMENT AS REQUIRED
  - 22 02 NEW PLUMBING FIXTURES EXTEND EXISTING PLUMBING IN BASEMENT AS REQUIRED
  - 23 01 EXISTING HEATER
  - 26 01 EXISTING ELECTRICAL PANEL



- INTERIOR WALL TYPES**
- A** **INTERIOR PARTITION (NON RATED)**  
 1 5/8" GYPSUM WALL BOARD  
 2 3-5/8" STEEL STUDS AT 24" O.C.  
 3 5/8" GYPSUM WALL BOARD  
 \*NOTE: EXTEND WALL TO BOTTOM OF EXISTING CEILING. PROVIDE BRACING AS REQUIRED. SEE SHEET A1.02 FOR DETAIL.\*
- B** **INTERIOR NON-LOAD BEARING PARTITION**  
 UL NUMBER: U419 (1 HOUR)  
 1 5/8" GYPSUM WALL BOARD  
 2 3-5/8" STEEL STUDS AT 24" O.C.  
 3 5/8" GYPSUM WALL BOARD
- C** **INTERIOR PARTITION (NON RATED)**  
 1 5/8" GYPSUM WALL BOARD  
 2 6" STEEL STUDS AT 24" O.C.  
 3 5/8" GYPSUM WALL BOARD
- D** **IN-FILL AT INTERIOR PARTITION (NON RATED)**  
 1 5/8" GYPSUM WALL BOARD  
 2 3 5/8" STEEL STUDS AT 24" O.C.  
 3 5/8" GYPSUM WALL BOARD

2 FIRST FLOOR PLAN - PROPOSED  
A1.01 SCALE: 1/4" = 1'-0"



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FIRST FLOOR PLAN - PROPOSED  
**A1.01**