

21012 HILLIARD BLVD.

ROCKY RIVER, OHIO 44116

(440) 331-0600

NOTICE OF PUBLIC HEARING

**BOARD OF ZONING AND BUILDING APPEALS
ON
MARCH 14, 2024**

TO WHOM IT MAY CONCERN:

THE BOARD OF ZONING AND BUILDING APPEALS WILL HOLD A PUBLIC HEARING ON THURSDAY, MARCH 14, 2024 AT 7:00 PM FOR A VARIANCE TO CONSTRUCT A SECOND ACCESSORY STORAGE BUILDING (A GREENHOUSE) ON A ZONING LOT VS. NO MORE THAN TWO ACCESSORY STORAGE BUILDINGS PERMITTED, ONLY ONE OF WHICH SHALL BE AN ACCESSORY STORAGE BUILDING AND A VARIANCE TO CONSTRUCT A 180 SQ. FT. GREENHOUSE VS. AN ACCESORY STORAGE BUILDING SHALL NOT EXCED 120 SQ. FT. IN GROSS FLOOR AREA (Section 1153.15(c)) FOR PEGGY AND CHUCK CLUM, 22115 COTTONWOOD DR.

BEFORE REACHING A DECISION, THE BOARD WILL GIVE THOSE IN ATTENDANCE AN OPPORTUNITY TO BE HEARD.

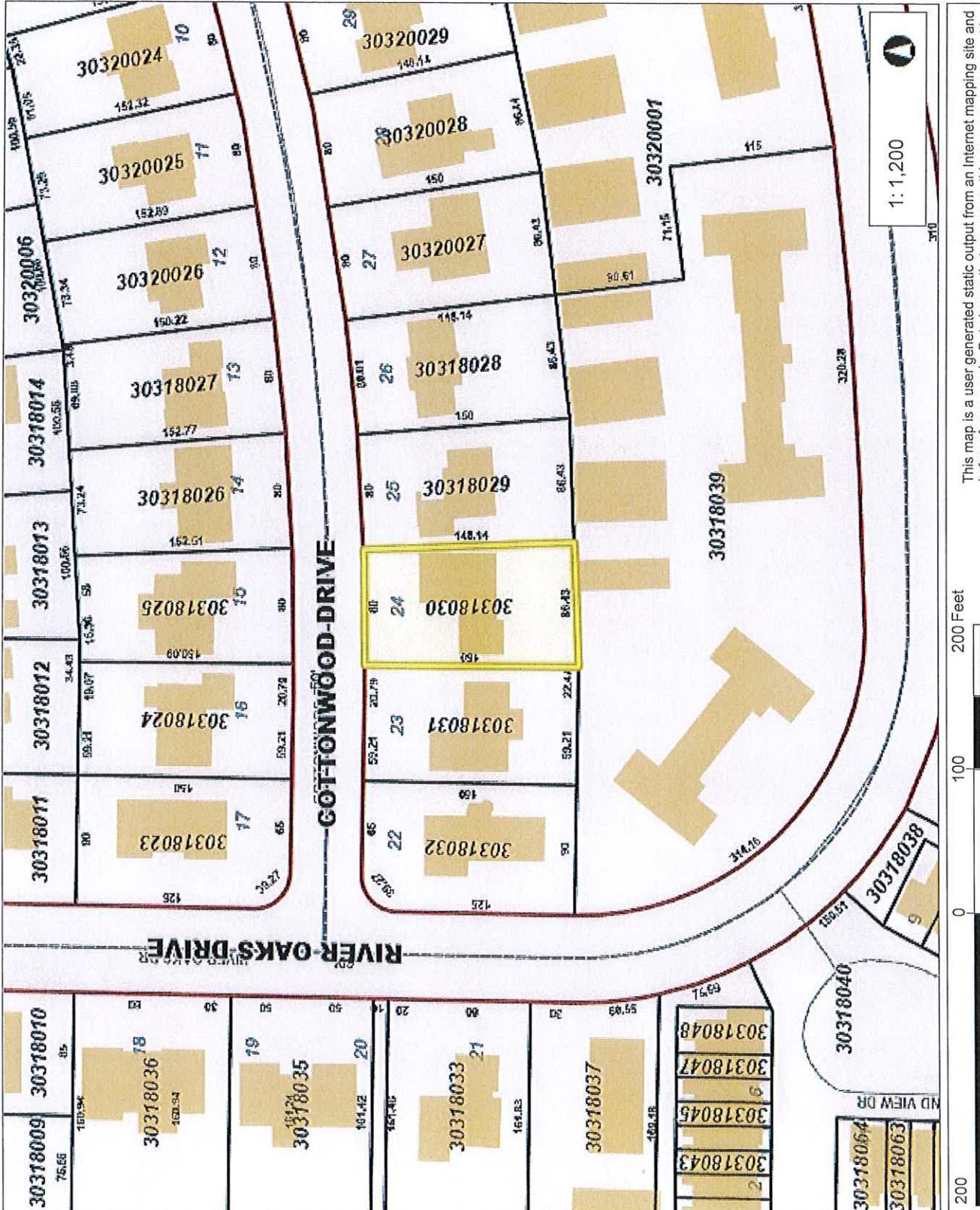
PLANS SHOWING THE PROPOSED LOCATION ARE ON FILE IN THE BUILDING DIVISION OFFICE AND ARE AVAILABLE VIA E-MAIL OR TO VIEW IN PERSON AT ROCKY RIVER CITY HALL, 21012 HILLIARD BOULEVARD. YOU MAY ALSO VIEW THE PLANS BY VISITING THE CALENDAR ON THE HOME PAGE OF THE CITY WEBSITE (www.rrcity.com) AND CLICKING ON THE MEETING LISTED FOR THIS DATE. PLEASE CONTACT KATE STRAUB, PLANNING & ZONING COORDINATOR AT kstraub@rrcity.com OR BY CALLING 440-331-0600 EXT. 2037 FOR MORE INFORMATION.

Notices sent to:

See attached list

PARCEL PIN	Name	Address	City	State	Zip
30318031	KOVACH, KYLE 7 LINDSAY	22135 COTTONWOOD DR	ROCKY RIVER	OH	44116
30318029	MICHAEL TURK	22095 COTTONWOOD DR	ROCKY RIVER	OH	44116
30318030	CLUM, CHARLES L. TRUSTEE	22115 COTTONWOOD DR	ROCKY RIVER	OH	44116
30318024	RIEGELSBERGER, JUSTIN M.	22134 COTTONWOOD DR	ROCKY RIVER	OH	44116
30318027	LOWRY, KEVIN J & DEBRA M	22074 COTTONWOOD DR	Rocky River	OH	44116
30318026	SEDAM, BETH-ANN	29285 HAMPSHIRE PL	WESTLAKE	OH	44145
30318025	WESCO HOUSING CORPORATION	20575 CENTER RIDGE RD	ROCKY RIVER	OH	44116
30318028	HUFF, DAVID	22075 COTTONWOOD DR	ROCKY RIVER	OH	44116
30318023	Nixon, James C. & Wesley, Gerryl A.	2665 RIVER OAKS DR	Rocky River	OH	44116
30318032	WILMOT ALYSSA LEE	22157 COTTONWOOD DR	ROCKY RIVER	OH	44116
30318039	Grey Peak Investment HC Inc	2376 WALTER PKWY	WESTLAKE	OH	44145

Cuyahoga County GIS Viewer



Projection:
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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 GIS

PUTTING CUYAHOGA COUNTY ON THE MAP

(b) Schedule 1153.15 Permitted Accessory Structures In Front, Side And Rear Yards:

Use	Yard Permitted	Minimum Setback From Lot Line		
		Front	Side	Rear
(1) Detached accessory buildings, including garages	Rear	NP	5 ft.	5 ft.
(2) Driveways	Front, corner side, side, rear	NA	3 ft.	3 ft.
(3) ATTACHED ARCHITECTURAL FEATURES	Rear	See also Section 1153.13		
(4) Fences, walls	Front, corner side, side, rear	0 ft.	0 ft.	0 ft.
(5) Outdoor storage of recreation vehicle/equipment	Rear	See also Section 1153.15(m)		
(6) Private Swimming Pools	Rear	NP	See also Section 1153.15(h)	
(7) Play Structure, Pergola, Gazebo, PATIO FIREPLACE	Rear	NP	See also Section 1153.15(g)	
(8) Boat House	Rear	NP	See also Section 1153.15(i)	

Notes to Schedule 1153.15:

NA Not Applicable.
NP Not Permitted

(c)

Accessory Buildings. An accessory storage building shall not exceed one hundred (120) square feet in gross floor area. No more than two (2) accessory buildings, only one (1) of which shall be an accessory storage building, shall be located on a single zoning lot. The maximum, gross floor area of all accessory buildings on a zoning lot, including detached garages, shall not exceed 600 square feet. Accessory building shall not contain habitable spaces.

(d)

Detached Garages. Detached garages shall be constructed with a masonry foundation or concrete beam at grade. The exterior materials of such detached garages shall be compatible in color and texture with the principal building. If at the discretion of the Zoning Administrator detached garages are reviewed by the Architectural Review Board, the Architectural Review Board may require landscape plantings along the side and rear property lines due to the proximity of structures on abutting lots. A garage attached by a porch or breezeway or other similar means of connecting one structure to another shall not, for purposes of this Development Code, be considered to constitute a party wall or common wall.

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.

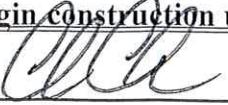
APPLICATION FEE: Residential Variance - \$100.00 first variance + \$35.00 each additional variance
Commercial Variance - \$150.00 first variance + \$35.00 each additional variance request.

SUBMISSION REQUIREMENTS: Please provide 10 sets of the following:

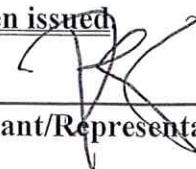
- 1) **Appropriate Building Permit Application** for your project. (i.e., Building Permit Application, Fence Permit Application, Accessory Permit Application, etc.)
- 2) **This fully completed Variance Application**, which includes a written explanation of the project. Please refer to the Typical Variance 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. **IMPORTANT: Mark the corners of additions, a/c condensers or whatever applies to your variance.**
- 4) **Elevation drawings** (for pergola, garage, addition or exterior alteration).
- 5) **Photographs** of your property with the structure you are asking for a variance for clearly staked. Also submit photos of affected adjacent properties. Submit a photo example of proposed fences and storage sheds.
- 6) **Support letters** from surrounding property owners, if available.
- 7) **PLEASE NOTE THAT THE GRANTING OF A VARIANCE IS NOT A BUILDING PERMIT. PLEASE CHECK WITH THE BUILDING DEPARTMENT TO BE SURE YOU HAVE YOUR PERMIT AND CAN START CONSTRUCTION.**
- 8) Email your entire submission to kstraub@rrcity.com. When she reviews it and gives you the OK, provide 10 stapled sets of the entire submission.

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

3/4/24
Date


Applicant/Representative

3/4/24
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: 3/4/24 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: 22115 COTTONWOOD DRIVE

CHARLES L. CLUM

Name of Property Owner

PEGGY CLUM

Name of Applicant / Representative

22115 COTTONWOOD DRIVE

Address

same

Address

216 244 7079

216 244 7079

Telephone No.

Cell Phone No.

440 897 4658

Cell Phone No.

chuckclum@ameritech.net

Telephone No.

peggyclum@ameritech.net

E-MAIL: ameritech.net

E-MAIL: ameritech.net

Description of what is intended to be done:

10x18 Detached Greenhouse

High quality greenhouse manufactured by Arcadia Glasshouse
in Madison, Oh.

Sections of the Code from which variance is being requested:

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 checked="" type="checkbox"/>	(Use) Unnecessary Hardship <i>10x12 too small for greenhouse, would like to keep existing shed to store tools.</i>
ADDITIONS & BUILDINGS: <i>(Complete Building Permit Application)</i>		
<ul style="list-style-type: none"> Rear, side & front setbacks Coverage (>28%) 	<input type="checkbox"/>	(Area) Practical Difficulties
	<input type="checkbox"/>	(Area) Practical Difficulties
DRIVEWAYS: <i>(Complete Building Permit Application)</i>		
<ul style="list-style-type: none"> Width Distance from property line Circular if lot width is <90' 	<input type="checkbox"/>	(Area) Practical Difficulties
	<input type="checkbox"/>	(Area) Practical Difficulties
	<input type="checkbox"/>	(Area) Practical Difficulties
SIGNS: <i>(Complete Sign Permit Application)</i>		
<ul style="list-style-type: none"> Area allowed (maximum sq. ft.) Height Front setback Lot width <100' Number of items of information On side of building 	<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
FENCES: <i>(Complete Fence Permit Application)</i>		
<ul style="list-style-type: none"> Height or Openness Front Yard (in setback) 	<input type="checkbox"/>	(Area) Practical Difficulties
	<input type="checkbox"/>	(Area) Practical Difficulties
ACCESSORY BUILDINGS (Play Structures, Storage Sheds: <i>(Complete Accessory Structure Permit Application)</i>); Detached Garages: <i>(Complete Building Permit Application)</i>		
<u><i>Note:</i></u> Total square footage of all accessory buildings, including detached garages, is not to exceed 600 square feet.)		
<ul style="list-style-type: none"> Height Setback from property line Square footage 	<input type="checkbox"/>	(Area) Practical Difficulties
	<input type="checkbox"/>	(Area) Practical Difficulties
	<input checked="" 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 yard <10' from property line or in front yard 	<input type="checkbox"/>	(Area) Practical Difficulties
	<input type="checkbox"/>	
Parking: <i>(Complete Building Permit Application)</i>		
<ul style="list-style-type: none"> < the number of spaces required Setback from property line 	<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).

need slightly larger structure than allowed (180 SF vs. 120 SF)

Since this is a greenhouse and not a shed, more room is needed.

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).

We plan to grow flowers and vegetables for personal use and sharing with the community. Peggy is an avid gardener and member of the Rock River community garden.

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).

Setback and coverage meet code

looking for additional square footage for plant tables and pottting bench. A typical tool shed is too small.

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).

greenhouse is positioned for optimal southern exposure, behind garage. Our house backs up to large brick wall owned by apartment building. Only our neighbor to the west can see it.

The greenhouse will be powder coated in dark bronze to complement our dark gray cedar siding.

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.

the greenhouse was not anticipated when we purchased the property.

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

none that we are aware of

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 10x12 (120sf) minimum is understood for storage shed. A greenhouse is not practical at that small size for the money we are spending.

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).

There should be little to no impact to the neighborhood. It is positioned to only be seen by our west neighbor.

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.

Greenhouses seem to be a gray area of the code.

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.

The code seems mainly applicable to detached garages and tool storage sheds. The code implies a greenhouse to be a shed.

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.

**CITY OF ROCKY RIVER
21012 HILLIARD BOULEVARD
ROCKY RIVER, OH 44116
PHONE: (440) 331-0600 FAX: (440) 895-2628**

**Accessory Structure Permit
Application**

Permit Fee: \$ _____
Plan Review: \$ _____
Total: \$ _____

DATE: 3/4/24

ADDRESS OF STRUCTURE:	22115 COTTONWOOD DR.	216 244 7079
OWNERSHIP:	PEGGY & CHUCK CLUM	22115 COTTONWOOD DR. 440 897 4658
	Name	Address
CONTRACTOR:	ARCADIA GLASSHOUSE	354 N. LAKE ST. MADISON, OH 44057 440-357-0022
	Name	Address
		Phone

TYPE OF STRUCTURE:	<input type="checkbox"/> SHED <input type="checkbox"/> DECK <input type="checkbox"/> PLAY STRUCTURE <input type="checkbox"/> POOL <input checked="" type="checkbox"/> OTHER GREENHOUSE	
SIZE OF STRUCTURE:	10 X 18	CORNER LOT?: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Dumpster	POD	Start Date: 3/1/24 End Date: 11/1/24
Dumpsters & Pods - \$45.00 Flat Rate and shall be allowed on-site for a maximum of 15 days unless associated with a building permit.		

VARIANCE NEEDED:	Yes <input type="checkbox"/>	No <input type="checkbox"/>	ESTIMATED COST: \$ 30,000.00
BOARD OF APPEALS MEETING DATE: _____			
TYPE OF VARIANCE: _____			
OWNER/APPLICANT SIGNATURE:  CHARLES L. CLUM			

- Attach site drawing showing location of proposed structure and its proximity to the house, garage and/or other existing structures and property lines. Provide dimensions of structures.
- Submit application and drawings to the Building Department. The applicant will be required to display an "Intent to Build" sign for 10 days. After 10 days a permit can be obtained.
- It is the responsibility of the property owner/contractor who is issued the permit to verify the location structure.

For office use only:

NOTICES SENT TO ABUTTING NEIGHBORS

Permanent Parcel # _____

10 Day Posting Card Issued: _____

Permit #: _____

Permit Issued: _____

Fee Paid Date: _____

DATE NOTICES SENT: _____

22115 Cottonwood Drive, Rocky River

Proposed 10 x 18 Arcadia Greenhouse



Notes:

Proposed Greenhouse 10' x 18' = 180 sf (6' 10" side glass sidewalls, roof polycarbonate 9'-6" peak height)

Existing shed 12' x 8' = 96 sf

10 ft offset from west property line (9'6" from existing fence)





ARCADIA
GLASSHOUSE

354 N. Lake St. • Madison, OH 44057 • 440-357-0022 • Fax 440-454-8048
www.ArcadiaGlassHouse.com

Quotation

Peggy & Chuck Clum
22115 Cottonwood Dr
Rocky Rive, OH 44116
chuckclum@ameritech.net
(216) 244-7079

March 1, 2024

Arcadia Freestanding Greenhouse

10' Wide **18' Long**
6'- 10" Side Wall **9' – 6" Peak**

Freestanding, straight eave, glass/poly to ground, standard 6/12 roof pitch
Professional Engineering rated for 30 lb/sq ft snow loads & 105 mph wind loads
Extruded aluminum mill finish framing color and stainless-steel hardware
8mm Tinted double-wall polycarbonate roof (50% Shade)
8mm Clear double-wall polycarbonate sidewall located on back wall (W)
3/16" Single pane glass sidewalls with EPDM rubber seal on located on both
Sidewalls (S, N & E)
3' Aluminum door with lock and screen located on front wall (E)

Greenhouse Base Price:

Optional Add-On Options: (not included in base cost)

- Bronze powder coat paint finish
- 8" Circulation fan for uniform air movement
- 3140 CFM Powered ventilation system with thermostat
 - 20" Motorized shutter
 - 20" Exhaust fan
- 20" Shutter screen and winter cover
- 20" Exhaust winter cover
- 10' Motorized ridge vent with thermostat and screen
 - Please add \$500 to installation cost
- Crating, prep, & freight* (required)
- Arcadia GlassHouse Professional Installation
- **OH Sales Tax

