

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 2-STORY GARAGE ADDITION WITH A 3' SIDE YARD SETBACK VS. 5' SIDE YARD SETBACK REQUIRED (Section 1153.15(b)(1)) AND A VARIANCE TO CONSTRUCT A SECOND STORY GARAGE ADDITION WITH A HEIGHT OF 21' – 6.5" VS. 15' MAXIMUM HEIGHT PERMITTED (Section: 1153.09(b)) FOR ROBERT FRIDRICH, 20575 BEACHWOOD 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](http://www.rrcity.com)) AND CLICKING ON THE MEETING LISTED FOR THIS DATE. PLEASE CONTACT KATE STRAUB, PLANNING & ZONING COORDINATOR AT [kstraub@rrcity.com](mailto:kstraub@rrcity.com) OR BY CALLING 440-331-0600 EXT. 2037 FOR MORE INFORMATION.

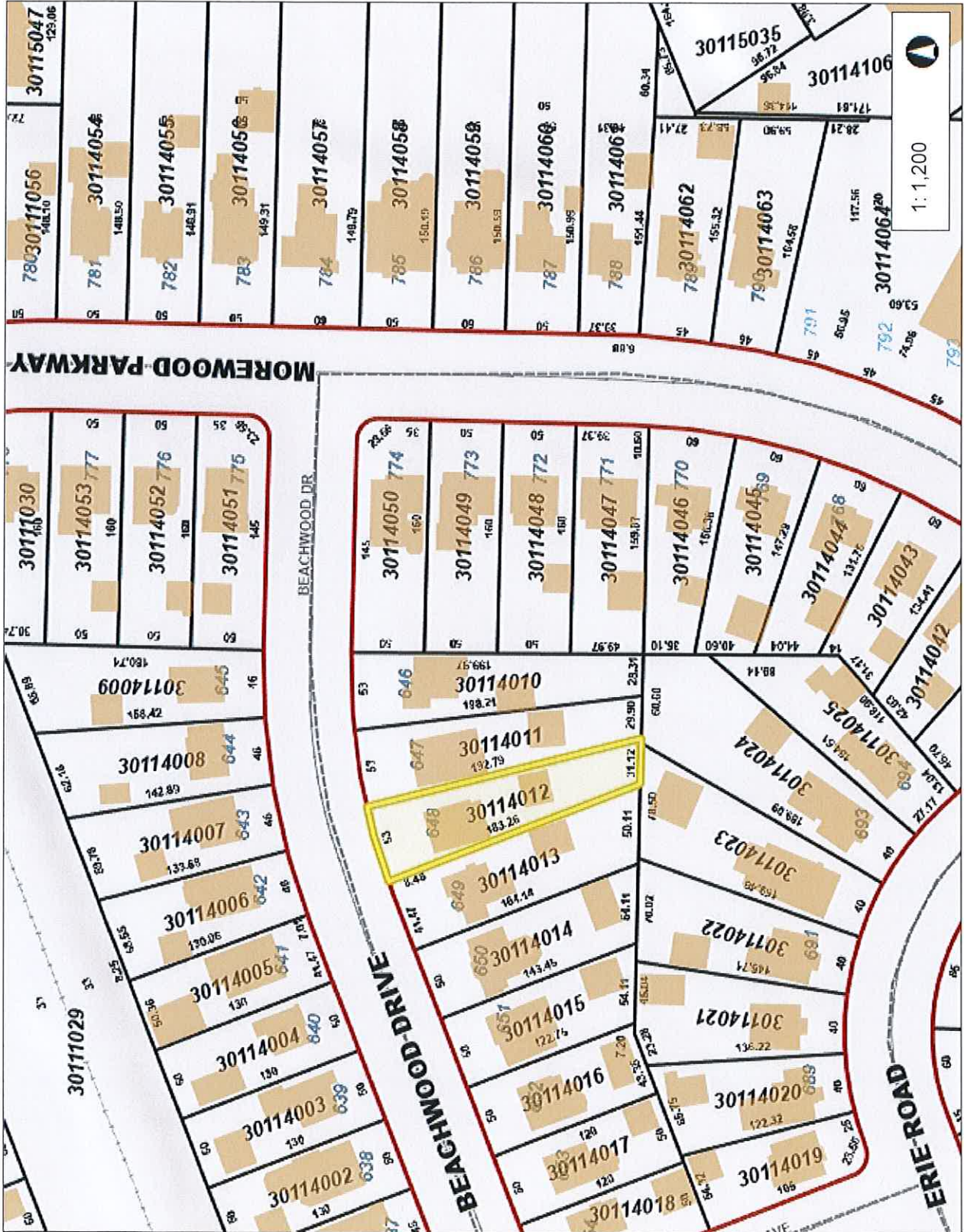
Notices sent to:

See attached list

Name	Address	City	State	Zip
AARON P BERG	20563 BEACHWOOD DR	ROCKY RIVER	OH	44116
HOKE, IAN R. AND HOKE, KATHARINE	1010 MOREWOOD PKWY	ROCKY RIVER	OH	44116-1438
STUYCK, ROBERT F. III & CRISTIANO, JODI K.	20550 BEACHWOOD DR	ROCKY RIVER	OH	44116
NIEHAUS, CHRISTOPHER J. AND NIEHAUS, BROOKE E.	20595 BEACHWOOD DR	ROCKY RIVER	OH	44116
REGAN, THOMAS P & MARY M	20566 BEACHWOOD DR	ROCKY RIVER	OH	44116
MICHAEL AND CYNTHIA SIMENS	20580 ERIE RD	ROCKY RIVER	OH	44116
John F Petty & S C (TOD)	20555 BEACHWOOD DR	ROCKY RIVER	OH	44116
POE, MICHAEL STEPHEN & STEPHANIE LOUISE	944 MOREWOOD PKWY	ROCKY RIVER	OH	44116
COOK IV, CHARLES F. & CATHERINE DU HAMEL	20605 BEACHWOOD DR	ROCKY RIVER	OH	44116
MATTHEWS, LEO J & MATTHEWS, ELLEN E	20558 BEACHWOOD DR	ROCKY RIVER	OH	44116
PHILLIPS, MACKENZIE A. AND PHILLIPS, WILLIAM R.	20536 ERIE RD	ROCKY RIVER	OH	44116
MUSBACH, MICHAEL & MUSBACH, MARY JOANN	1044 MOREWOOD PKWY	ROCKY RIVER	OH	44116
URIG, SARAH RADER & THOMAS A.	20596 BEACHWOOD DR	ROCKY RIVER	OH	44116-44116-
Scott & K Hutton	20582 BEACHWOOD DR	Rocky River ROCKY	OH	1402
KLINE, MELISSA A. & JEREMY J.	20585 BEACHWOOD DR	ROCKY RIVER	OH	44116
OLSEN, BARBARA JEAN	1032 MOREWOOD PKWY	ROCKY RIVER	OH	44116
Mary Moore & Paul Murray	20560 ERIE RD	ROCKY RIVER	OH	44116
Monroe Patrick A	966 MOREWOOD PKWY	Rocky River ROCKY	OH	44116
FRIDRICH, ROBERT C. & CRIDER, NEEKO M	20575 BEACHWOOD DR	ROCKY RIVER	OH	44116
FRITZ, ERIC A. & FRITZ, ELIZABETH L. CO-TRUSTEES	922 MOREWOOD PKWY	ROCKY RIVER	OH	44116
LEE G FEINERER	20574 BEACHWOOD DR	ROCKY RIVER	OH	44116
CONNELL, COLLEEN M.	20548 ERIE RD	ROCKY RIVER	OH	44116



# Cuyahoga County GIS Viewer



200 100 0 200 Feet

Projection:  
WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere

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



Date Created: 3/6/2024

### Legend

- Municipalities
- Right Of Way
- Platted Centerline
- Parcel
- Buildings - 2017

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

<b>Schedule 1153.15 Permitted Accessory Structures in Front, Side and Rear Yards</b>				
<b>Use</b>	<b>Yard Permitted</b>	<b>Minimum Setback From Lot Line</b>		
		<b>Front</b>	<b>Side</b>	<b>Rear</b>
(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)	
<u>Notes to Schedule 1153.15:</u>				
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.

**1153.09 HEIGHT REQUIREMENTS.**

All buildings and structures in any residential district shall comply with the following height regulations:

- (a) The height of principal buildings and structures shall not exceed twenty-five (25) feet.
- (b) The height of accessory buildings and structures shall not exceed ten (10) feet, except the height of detached garages shall not exceed twelve (12) feet at the highest point of the structure for a flat roof, and shall not exceed fifteen (15) feet at the highest point of the structure for any other roof that is not a flat roof, notwithstanding the height definition defined in Section 1123.02(b)(19) of this Code.
- (c) Permitted height exceptions are set forth in Section 1181.01, Supplementary Height Regulations. (Ord. 87-17. Passed 12-17-18.)

**1153.11 DESIGN GUIDELINES FOR ONE AND TWO FAMILY DWELLINGS.**

The purpose of the following design guidelines is to further the goals of the City's Master Plan. These guidelines are meant to insure that development projects respect the existing built environment that was recognized and valued in the City's Master Plan.

The provisions of this Section shall apply to all residential development, except Cluster Development, within the R-1 and R-2 Districts. Any addition, remodeling, relocation, or construction requiring review by the Architectural Review Board shall adhere to the guidelines in this Section, where applicable. The Architectural Review Board may exempt applicants from these standards when the exterior building modifications are minor in nature, meaning the design modifications will have no discernable impact on neighboring properties, the public, the public right-of-way, or those intended to occupy or use the proposed development.

- (a) Character of Dwellings. Principal dwellings are to be designed and located on the site and be of a scale to complement buildings in close proximity and enhance the character of the surrounding area by having features that are appropriate and compatible with existing buildings and structures. In making this determination, the following shall be considered:
  - (1) Building height, width, and general proportions;
  - (2) Architectural features, including patterns of windows and doors, roof pitch, balconies, porches, shutters, dormers, eaves and other decorative detail;
  - (3) Building materials.
  - (4) Explanation Of Terms. Certain terms and words shall be interpreted with regard to the following explanations:
    - A. Appropriateness. A proposal is judged to be appropriate when it respects the existing architectural style of a building or buildings and fits comfortably within its setting, neighborhood and overall community. This condition applies to landscaping and accessory structures, as well.
    - B. Compatibility. A design or a material selection is compatible when it does not strongly deviate from its parent building, or the overall character of the neighborhood. To be compatible does not require look alike designs, but rather designs that reflect some aspects of its parent building or buildings in the general vicinity, such as scale of windows, overhangs, building materials, patterns of siding, roof slope. Conversely, incompatibility occurs when an architectural design, landscape design or accessory building proposal is aesthetically harsh or overwhelming relative to its neighbors.
    - C. Proportion. The relationship of parts of a building, landscape, structures, or buildings to each other and to the whole balance.

# ROCKY RIVER BOARD OF ZONING & BUILDING APPEALS

## SPECIAL INSTRUCTIONS TO APPLICANTS

Your submittal must be received by the Rocky River Building Department **no later than 2 weeks (14 days) prior to the scheduled Board meeting**. The Board's regularly scheduled meetings are held on the 2nd Thursday of each month at 7:00 P.M. Each applicant will have approximately 15 minutes to present the basis for the variance request. An objection or a protest will also be given 15 minutes to present his/her position. *Please note that a separate Permit Application must be completed and permit fees must be paid prior to the start of construction. This Variance Application is NOT a Permit Application.*

Provide 10 sets of the following:

- 1) Appropriate Building Permit Application for your project. See attached Typical Variance sheet.
- 2) Application form (fully completed), which includes a written explanation of what improvement is intended to be done to your property. **Submit with application fee, as follows:**
  - Residential Variance** - \$50.00 first variance + \$20.00 each additional variance request.
  - Commercial Variance** - \$75.00 first variance + \$25.00 each additional variance request.
- 2) Detailed explanation as to reasons the variance from Code requirements should be granted, including the information or evidence you contend will support the standard of unnecessary hardship or practical difficulties as enumerated in Section 1133.17(c)(1) (Area Variances) or Section 1133.17(c)(2) (Use Variances) of the Rocky River Codified Ordinances. The attached Typical Variance Form will assist you in identifying the standard you must meet, as well as provide you with examples of information/evidence required. Complete the questions for either the Unnecessary Hardship **or** Practical Difficulties standard, **not both**.
- 3) Detailed site drawing, showing all structures on subject property as well as structures on affected neighboring properties with dimensions, distances and location.
- 4) Elevation drawings, if applicable.
- 5) Photographs of your property and affected adjacent properties.
- 6) Support letters.
- 7) Any other information as may be requested by the Board, Law Director or Building Commissioner.
- 8) **FOLLOWING THE GRANTING OF ANY VARIANCE, A SEPARATE PERMIT MUST BE OBTAINED FROM THE BUILDING DEPARTMENT AND ALL FEES MUST BE PAID PRIOR TO START OF CONSTRUCTION.** See Typical Variance Sheet for guidance on **Appropriate Application to be submitted.**

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**

*(No communication or information shall be presented directly to any Board member by Applicant.)*

NOTE: Incomplete forms will not be forwarded to the Board of Zoning & Building Appeals.

I, Robert Fridrich, (the owner/applicant) have read and agree to comply with the Special Instructions to Applicant required for an application for a variance before the Board of Zoning and Building Appeals.

**TYPICAL VARIANCE SHEET**  
Including  
Appropriate Permit Applications To Be Completed

	Check as Applicable	Variance Standard
<b>Uses:</b> <i>(Consult with Building Department for Appropriate Application to be completed)</i>		
<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 checked="" 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:</b>		
<b>Play Structures, Storage Sheds</b> <i>(Complete Accessory Structure Permit Application)</i>		
<b>Detached Garages</b> <i>(Complete Building Permit Application)</i>		
<ul style="list-style-type: none"> <li>• Height</li> </ul>	<input checked="" 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 (Note: Total sq. ft. of all Accessory Bldgs. not to exceed 600 sq.ft.)</li> </ul>	<input type="checkbox"/>	(Area) Practical Difficulties
<b>Air Conditioners:</b> <i>(Complete HVAC Permit Application)</i>		
<ul style="list-style-type: none"> <li>• &lt;10' from property line</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 type="checkbox"/>	(Area) Practical Difficulties

BZA Application Fee: \_\_\_\_\_

Date Paid: \_\_\_\_\_

Receipt No. \_\_\_\_\_

**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: 2/25/24 Hearing Date: 03/14/2024  
Permanent Parcel Number: 30114012 Zoning of Property: R-1 SINGLE FAMILY

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

Address of property seeking variance: 20575 Beachwood Drive

Robert Fridrich

Name of Property Owner

20575 Beachwood Drive

Address

(440) 371-4593

Telephone No.

Cell Phone No.

E-MAIL: robertfridrich@gmail.com

DANIEL MARGULIES CO., INC.

Name of Applicant / Representative

1210 CHASE AVE., LAKEWOOD, OH. 44107

Address

216.978.9237

Telephone No.

Cell Phone No.

E-MAIL: daniel@dmc.ohiocoxmail.com

Description of what is intended to be done:

THE PROJECT PROPOSED CONSISTS OF ADDING A 10' ADDITION TO  
THE REAR OF THE EXISTING GARAGE. WE ALSO PROPOSE  
ADDING A SECOND FLOOR TO SAID GARAGE FOR STORAGE SPACE.

Sections of the Code from which variance is being requested:

1153.09(b) HEIGHT REQUIREMENTS FOR ACCESSORY STRUCTURE

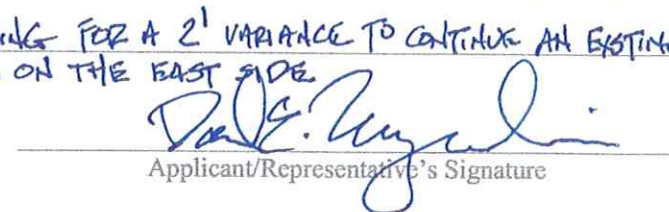
1153.15(b)(1) ACCESSORY STRUCTURE SIDE YARD

List variances requested:

1153.09(b) WE ARE ASKING FOR A 6'-2 1/2" VARIANCE FROM THE REQUIRED 15' ALLOWED

1153.15(b)(1) WE ARE ASKING FOR A 2' VARIANCE TO CONTINUE AN EXISTING  
SIDE WALL ON THE EAST SIDE

  
Property Owner's Signature

  
Applicant/Representative's Signature

NOTE: A SEPARATE PERMIT APPLICATION must be submitted and approved and all required fees paid prior to start of construction. See Typical Variance Sheet for appropriate Application to be submitted.

## PRACTICAL DIFFICULTIES

### ALL QUESTIONS REQUIRE A COMPLETE RESPONSE

Describe in detail how one or more of the elements to this variance standard applies to your property:

- 1) Whether unusual or exceptional circumstances or conditions apply only to the property involved or to the intended use of the property, and do not apply to other property within the same use district (i.e., small lot size, lot configuration, location or uniqueness of existing structures, etc.)

Not common to most lots in the area, the property narrows to the rear. This narrowing results in a preference to maintain the current, narrower garage width. To allow added storage area and larger, modern cars, owner is requesting increasing height for family storage on a 2nd floor attic area - similar in height of two neighboring Garage Structures to the immediate rear and two houses to the west (that are both the same or larger).

- 2) Whether granting of a variance will not be injurious to the property or improvements in the neighborhood in which the property is located or be materially detrimental to the public welfare (i.e., how or why your property or adjacent properties will be enhanced in value, use, or aesthetic appeal).

In keeping with the features of the home and garage that people are looking for today, there are definite use limitations without the variance. A more beneficial return (enjoyment) will be realized with the variance. The larger garage will allow internal parking of cars and storage to allow car parking internally (that is not available currently given the original footprint)

- 3) Whether granting of a variance will not be contrary to the purpose, intent and objectives of the Development Code and the Plan of the City (i.e., how or why the request is consistent with the City's Master Plan, or other avenues for orderly and consistent improvements in your neighborhood).

The essential character of the neighborhood will not be altered. The planned project will only increase value. There is no foreseen negative. The smaller, vinyl sided garage would up upgraded with wood siding to match the original wood siding of the home. Additionally, multiple windows are being added to increase the ascetic of an otherwise plain, existing garage. The same size garage has been approved to the neighbor to the rear and to the West. (20595 Beachwood & 20560 Erie Ave)

- 4) 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 limitations of property use without the variance);

The goal is to build a usable garage for car storage on the first floor (currently too small) and family storage on the attic storage area of the 2nd story. The same variance - for similar or larger size garages has been approved to the neighbor directly to the rear ans well as two houses to the West. (20595 Beachwood & 20560 Erie Ave)

- 5) Whether the variance is substantial (demonstrate how much the variance request deviates from Code requirements, such as coverage is 1 or 2% above Code, or setback is 1 or 2 feet less than Code requirement)

THE CURRENT SIDE YARD IS 3' AND WE PROPOSE CONTINUING THAT WALL LINE.

WE DO NOT CONSIDER OUR RIDGE HEIGHT REQUEST SUBSTANTIAL.

- 6) Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a 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 essential character of the neighborhood will not be altered. The planned project will only increase value. There is no foreseen negative. The vinyl sided garage would be upgraded with wood cedar shake siding to match the original wood cedar shake siding of the home. Additionally, multiple windows are being added to increase the aesthetic of an otherwise plain existing garage.

- 7) Whether the variance would adversely affect the delivery of governmental services (any impact to public utilities, road or services accessibility);

No adverse affect known

- 8) Whether the property owner purchased the property with knowledge of the zoning restriction (self explanatory);

The owner purchased the property a number of years ago with no previous knowledge of the zoning restriction

- 9) 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);

Owner would prefer to maintain a narrower footprint and modestly increase height, in scale with higher, 3 story homes in the area and matching neighboring garages

- 10) Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance (Discuss the positive impact of your improvement on your surrounding neighborhood);

The essential character of the neighborhood will not be altered. The older, vinyl sided garage would be replaced with cedar shake wood siding to match the original wood siding of the home. Additionally, multiple windows are being added to increase the aesthetic of an otherwise plain, existing garage.

- 11) Other

NOTE: A SEPARATE PERMIT APPLICATION must be submitted and approved and all required fees paid prior to start of construction. See Typical Variance Sheet for appropriate Application to be submitted.