

Application Filing Date: _____
Zoning of Property: _____

Hearing Date: _____
Permanent Parcel No: _____

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

Address of property seeking variance: 19835 Roslyn Dr Rocky River, OH 44116

John Petz Michael Bovenzi

Name of Property Owner

Name of Applicant / Representative

19835 Roslyn Dr Rocky River, OH 44116

Address

Address

443-803-3008

216-346-1848

Telephone No.

Cell Phone No.

Telephone No.

Cell Phone No.

E-MAIL: jhnptz@gmail.com

E-MAIL: michael@dreambuilderscle.com

Description of what is intended to be done:

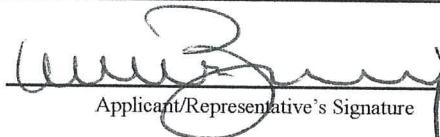
Addition of bathroom to master bedroom and extension of closet space in children's bedrooms.

Sections of the Code from which variance is being requested:

List variances requested:

John Petz

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
• Any functional, land or building USE not specifically permitted in either a particular zoning district, or otherwise not permitted by the Development Code	•	(Use) Unnecessary Hardship

ADDITIONS & BUILDINGS: (Complete Building Permit Application)

• Rear, side & front setbacks	•	(Area) Practical Difficulties
• Coverage (>28%)	•	(Area) Practical Difficulties

DRIVEWAYS: (Complete Building Permit Application)

• Width	•	(Area) Practical Difficulties
• Distance from property line	•	(Area) Practical Difficulties
• Circular if lot width is <90'	•	(Area) Practical Difficulties

SIGNS: (Complete Sign Permit Application)

• Area allowed (maximum sq. ft.)	•	(Area) Practical Difficulties
• Height	•	(Area) Practical Difficulties
• Front setback	•	(Area) Practical Difficulties
• Lot width <100'	•	(Area) Practical Difficulties
• Number of items of information	•	(Area) Practical Difficulties
• On side of building	•	(Area) Practical Difficulties

FENCES: (Complete Fence Permit Application)

• Height or Openness	•	(Area) Practical Difficulties
• Front Yard (in setback)	•	(Area) Practical Difficulties

ACCESSORY BUILDINGS (Play Structures, Storage Sheds: (Complete Accessory Structure Permit Application); Detached Garages: (Complete Building Permit Application)

Note: Total square footage of all accessory buildings, including detached garages, is not to exceed 600 square feet.)

• Height	•	(Area) Practical Difficulties
• Setback from property line	•	(Area) Practical Difficulties
• Square footage	•	(Area) Practical Difficulties

Air Conditioners and Generators: (Complete HVAC Permit for A/C or Electrical Permit for Generators)

• In side yard <10' from property line or in front yard	•	(Area) Practical Difficulties

Parking: (Complete Building Permit Application)

• < the number of spaces required	•	(Area) Practical Difficulties
• Setback from property line	•	(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).

Home is currently in a variance. Addition would be within the existing footprint and above existing foundation.

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).

The property is in use. We currently have 1 bathroom serving three bedrooms and would like to have a master bathroom on the 2nd floor given the home is for myself and 3 children.

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).

We are seeking essentially a continuance of the existing variance. We will not be moving closer to the property line or changing the homes footprint at all.

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).

Increase in use would be the additional bathroom for myself and my family on the second floor. As well as increased closet space for my soon to be teenage daughter in the 3rd floor bedroom. In the design of the addition, we have taken care to assure that the aesthetic of the home remains in the "Tudor" style and the addition blends seamlessly into that design. I have spoken to the neighbor nearest the addition and they have no issue with the plan.

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.

I was not aware of the grandfathered situation

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

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, there would not be room to redesign the interior of the home without expansion.

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).

We would be extending the existing variance. The addition would bring additional value to the home and the neighborhood by investing in the home

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.

I do not believe so

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.

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.

Rev. 7/23



