

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 LOCATE 2 AIR CONDITIONER CONDENSERS IN THE SIDE YARD WITH 7' SIDE YARD SETBACKS VS. 10' SIDE YARD SETBACK REQUIRED (Section 1153.15(k)) FOR SUZANNE SYLVESTER, 191 KENSINGTON OVAL.

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.

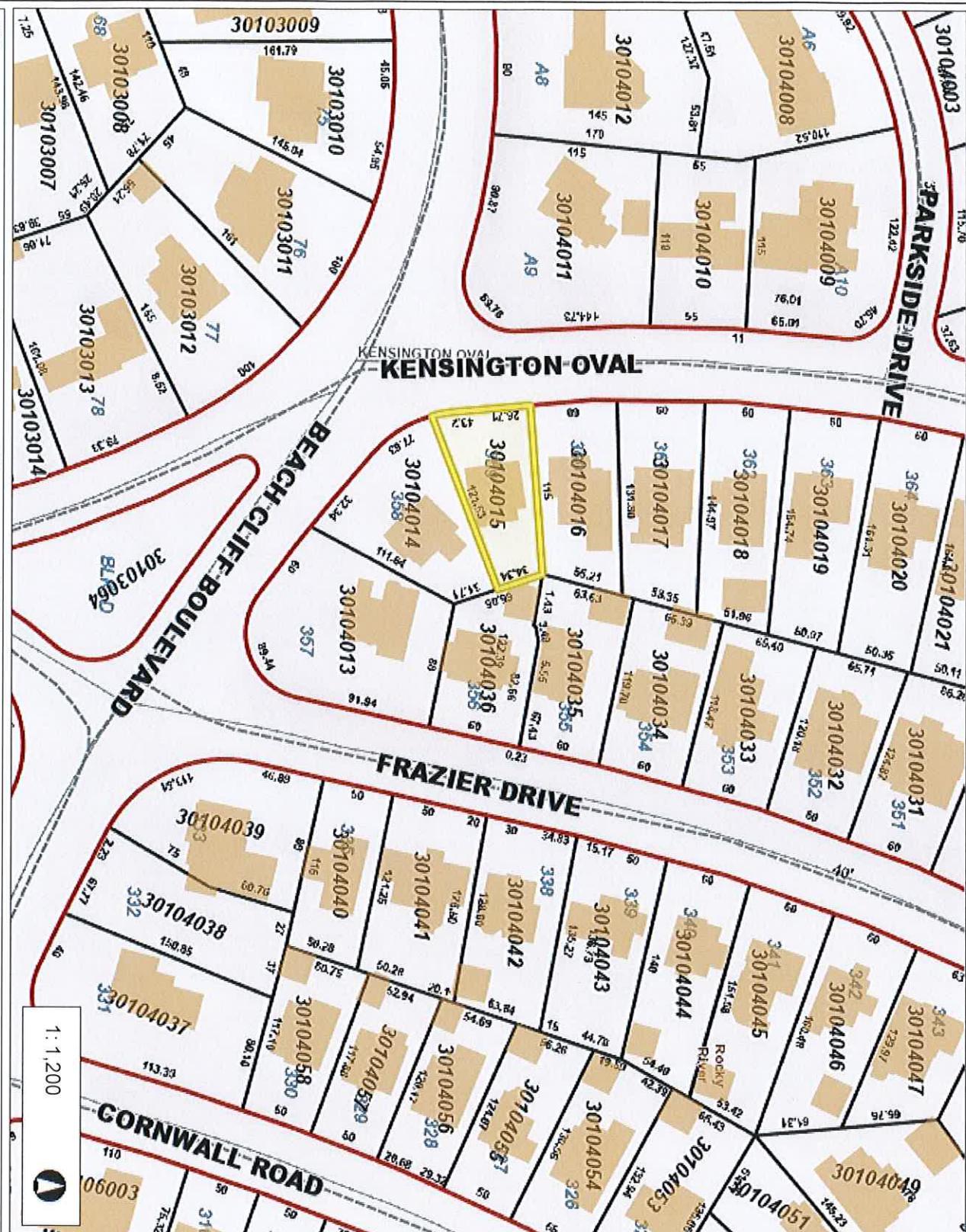
Notices sent to:

See attached list

Name	Address	City	State	Zip
SWALLOW, MICHAEL J.	169 KENSINGTON OVAL	ROCKY RIVER	OH	44116
KOSTELNIK, JOHN & LINDA	160 KENSINGTON OVAL	ROCKY RIVER	OH	44116
M2 MANAGEMENT GROUP	7835 FREEWAY CIR	MIDDLEBURG HEIGHTS	OH	44116
DRAIN, JOSEPH A. & SHEILA H. CO- TRUSTEES	20179 BEACH CLIFF BLVD	ROCKY RIVER	OH	44116
WEINREICH, DAVID E & MARGARET ANN	20146 BEACH CLIFF BLVD	ROCKY RIVER	OH	44116
SCHRINER, SALLY B. & JOHN J.	20070 FRAZIER DR	ROCKY RIVER	OH	44116
GEO & LYNNE EVERSMAN	20100 BEACH CLIFF BL	ROCKY RIVER	OH	44116- 1501
MCAULIFFE, RICHARD B. & SYLVESTER, SUZANNE R.	191 KENSINGTON OVAL	ROCKY RIVER	OH	44116
DEMAREE, HEATH A. & KELLY, PATRICIA A.-CO TRUSTEES	134 KENSINGTON OVAL	ROCKY RIVER	OH	44116
RUMA, VINCENT C JR & MARY L	20165 BEACH CLIFF BLVD	ROCKY RIVER	OH	44116
SHEEHAN, MICHELLE J. AND SHEEHAN, BRENDAN J.	20060 FRAZIER DR	ROCKY RIVER	OH	44116
JONES, GARY A & THERESA R	20080 FRAZIER RD	ROCKY RIVER	OH	44116
DOOL CARL D.	20151 BEACH CLIFF BLVD	ROCKY RIVER	OH	44116
JAMES C MCFARLAND	147 KENNSINGTON OVAL	ROCKY RIVER	OH	44116



Cuyahoga County GIS Viewer



Projection:
WGS_1984_World_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

D. Privacy Fence Adjacent to Other Districts. Privacy fences shall be permitted to a height of (6) feet along the side and rear lot lines of lots in the R-1 District which abut a zoning district other than R-1, provided that such privacy fences shall not extend closer to any public right-of-way than the front wall of the main building.

(k) Air Conditioning, Generators and Heat Pumps. Air conditioner condensers, generators and heat pumps shall comply with the following:

- (1) Outdoor condensers and heat pumps may be located in either the rear yard or the side yard, but shall not be located less than ten (10) feet from the side lot line. No more than two (2) such units may be located in the side yard. Such units shall be baffled so as not to exceed the noise level of seventy (70) decibels measured from the lot line, and screened with evergreen plant material so that within two (2) years the equipment is adequately screened from view.
- (2) Permanently installed generators may also be located in either the rear yard or the side yard, but not less than ten (10) feet from the side lot line and shall be baffled and screened according to the provisions in subsection (k)(1) above. Generators shall only be used as an emergency and temporary source of electrical power, and exclusively fueled by natural gas.

(l) Additional Regulations for Vehicles.

- (1) The repainting, rebuilding, overhauling, or dismantling of a vehicle or the storage of tires, motor, body or other parts in an open yard is prohibited on a residential lot.
- (2) The overnight parking or the outdoor storage of commercial motor vehicles and commercial trailers is prohibited.
- (3) The parking or storing of vehicles shall not be permitted in the established lawn areas of residential lots.
- (4) Accessory off-street parking spaces located in the front yard shall adjoin the driveway between the driveway and the nearest side lot line, provided parking spaces shall not be located directly in front of the dwelling.
 - A. Parking areas, including driveways, for single family detached and two family dwellings shall be located not less than three (3) feet from adjoining property lines as provided in Section 1111.09(c)
 - B. An accessory parking space meeting the standards above shall be no wider than eight (8) feet and no longer than eighteen (18) feet long with a return to the driveway within thirty (30) feet measured from the front of the garage. Accessory parking spaces are prohibited in cases of the setback being thirty five (35) feet or less or where a three (3) car garage is proposed or exists. Refer to drawing 1153.15(l)(4)D. for clarity.
 - C. Accessory parking spaces in R-1 & R-2 districts will be screened between the property line and parking spaces with evergreen plant material in a manner that so that within four (4) years the vehicle is completely obscured from view.
 - D. Driveways shall not be less than eight (8) feet or greater than twenty (20) feet in width in R-1 and R-2 Districts except where a three (3)-car garage exists or is proposed the driveway shall not exceed thirty (32) feet in width. Where the building setback is 35' or less a full width driveway is permitted in order to service two (2) and three (3) car garages. In R-1 and R-2 Districts, only one curb cut shall be permitted for any lot, except that two curb cuts shall be permitted for any lot that meets all of the following conditions:

March 1, 2024

To Whom It May Concern:

I, David Weinreich, residing at 20146 Beach Cliff Blvd in Rocky River am a neighbor of the applicant (the Sylvester/McAuliffe Family) who resides at 191 Kensington Oval, the property for which a variance relating to the installation of the air conditioning units is requested.

I have no objection to the granting of a variance for installation of two new air conditioning units on the side of their property that abuts my property.

Sincerely,



David Weinreich

