

21012 HILLIARD BLVD.

ROCKY RIVER, OHIO 44116

(440) 331-0600

NOTICE OF PUBLIC HEARING

BOARD OF ZONING AND BUILDING APPEALS
ON
SEPTEMBER 12, 2024

TO WHOM IT MAY CONCERN:

THE BOARD OF ZONING AND BUILDING APPEALS WILL HOLD A PUBLIC HEARING ON THURSDAY, SEPTEMBER 12, 2024, AT 7:00 PM FOR A VARIANCE TO CONSTRUCT A DETACHED GARAGE WITH A 3' REAR YARD SETBACK VS. 5' REAR YARD SETBACK REQUIRED (Section 1153.15(b)(1)) FOR CHRIS AND MARY KATE KOSCAN.

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
30112084	BRADY RYAN W. & ALLTSON E. FINN	20779 BEACHWOOD DR	ROCKY RIVER	OH	44116
30112068	Ann Koch	520 N KINGSBURY, UNIT 2206	CHICAGO	IL	60654
	Ann Koch	20760 BEACHWOOD DR.	ROCKY RIVER	OH	44116
30112080	JUDITH R. KOEBERER	20701 BEACHWOOD DR	ROCKY RIVER	OH	44116
30112069	Kocsan James C	20740 BEACHWOOD DR	Rocky River	OH	44116
30112081	James & Kathryn Dempsey	20723 BEACHWOOD DR	Rocky River	OH	44116
30112071	MAKII, JASON M. & MEEKINS, MELISSA D.	20702 BEACHWOOD DR	ROCKY RIVER	OH	44116
30112066	HJORT, DENNIS & HJORT, ELIZABETH	20802 BEACHWOOD DR	Rocky River	OH	44116
30112082	HOLLINGSWORTH, MATTHEW D & BRIDGET M	5050 KINGSLEY DR	CINCINNATI	OH	45263
30112085	JEFFERS, KELLIE C. & RYAN C.	20805 BEACHWOOD BLVD	ROCKY RIVER	OH	44116
30112072	MELACRINOS STEVEN C	20680 BEACHWOOD DR	ROCKY RIVER	OH	44116
30112079	BERGAN, PETER C. & LESLIE	20681 Beachwood Dr.	Rocky River	OH	44116
30112070	CONROY, WILLIAM J & CONROY, JENNIFER M	20724 BEACHWOOD DR	ROCKY RIVER	OH	44116
30112067	SNYDER, SHARON A	20780 BEACHWOOD DR	Rocky River	OH	44116
30112083	WITHERS, ALLISON E. & LI, MINGSI	20751 BEACHWOOD DR	ROCKY RIVER	OH	44116



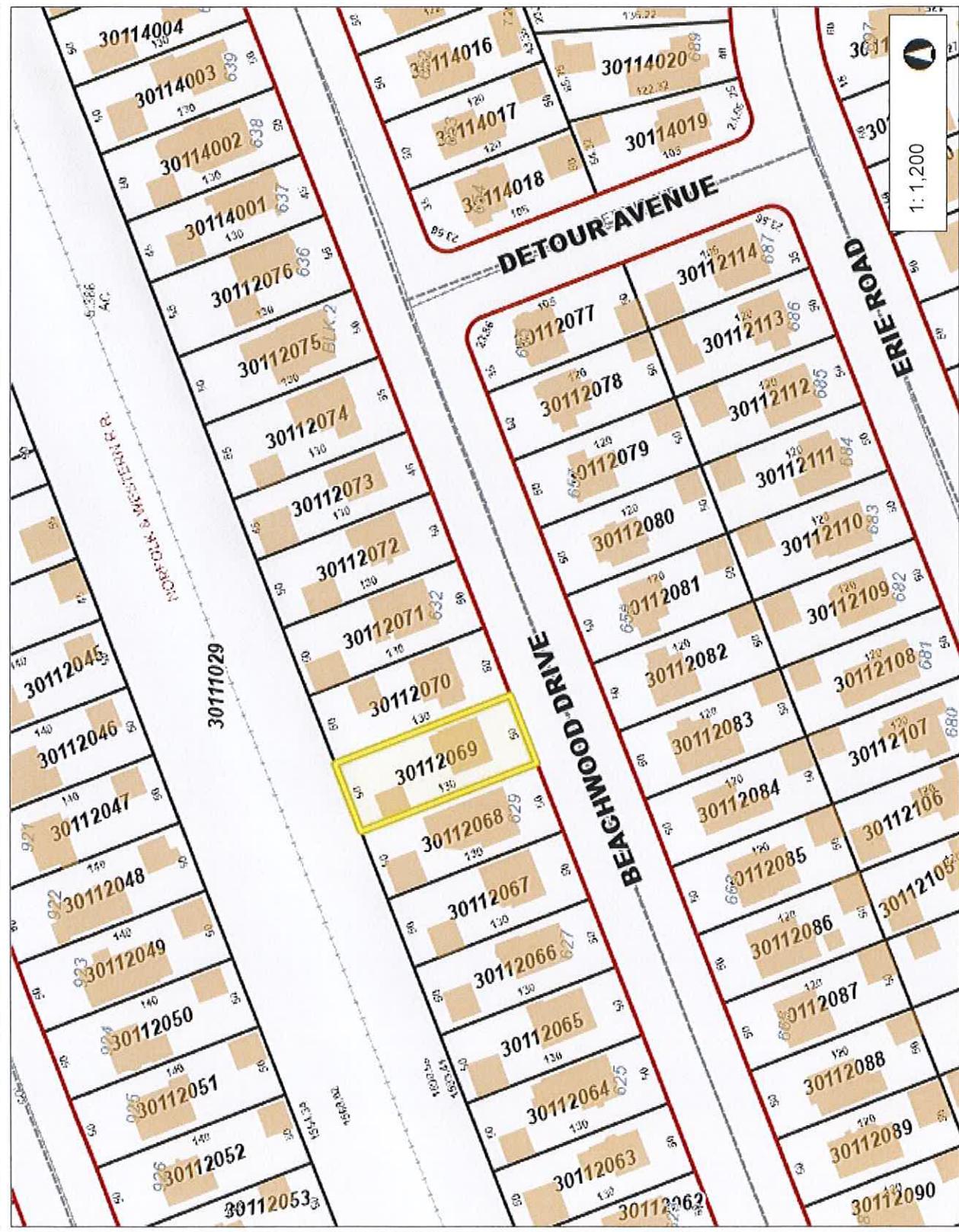
Cuyahoga County GIS Viewer



Date Created: 8/29/2024

Legend

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



1: 1,200



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

Projection:
WGS_1984_Web_Mercator_Auxiliary_Sphere

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

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)	
<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.

ROCKY RIVER BOARD OF ZONING & BUILDING APPEALS

INSTRUCTIONS TO APPLICANTS

MEETINGS: 2nd Thursday of each month at 7:00 P.M. in Council Chambers of Rocky River 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 11 stapled sets of the following:

- 1) **Appropriate Building Permit Application** for your project. (i.e., Building Permit Application, Fence Permit Application, Accessory Permit Application, etc.) **Check representing Application Fee.**
- 2) **Fully completed Variance Application.** Begin with a written narrative describing exactly what project you would like to do and why it is necessary to do so. 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** – see attached example, showing all existing structures on the subject property, as well as structures on properties directly adjacent to the location of the subject of your variance request (i.e., line of neighbor's house, driveway and garage closest to the addition you are proposing). Proposed structures must also be shown on the site drawing, with dimensions and distances from property lines clearly labeled. **PLEASE STAKE THE PROPERTY TO SHOW FOOTPRINT OF ADDITIONS, SHEDS OR LOCATIONS OF A/C CONDENSERS, etc.** Site plan should show lot coverage by building calculation (existing and proposed).
- 4) **Elevation drawings** (for pergola, garage, addition or any exterior alteration). Show what all sides of the finished project will look like. Submit a photo example of proposed fences and sheds. Show height of structure on the elevations. Additions will require existing and proposed interior floor plans for the floors that are affected.
- 5) **Photographs** of your property and adjacent properties. Label each photo for clarity.
- 6) **Support letters** from surrounding property owners, if available.
- 7) **Any other information** as may be requested by the Building Department or Board Members.

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.

Property Owner

Date

Amy D. Adams
Applicant/Representative

8/26/24
Date

August 24, 2024,

The Great Garage Company
1309 Ridge Rd. Suite 4
Hinckley, OH 44233
440-230-9900
John D'Amico

ANSWERS TO
PRACTICAL DIFF.
QUESTIONS

The City of Rocky River
Board of Zoning and Building Appeals
Re: Property located at 20740 Beachwood Dr.

Dear Board,

Our client, Mr. Chris and Mary Kate Kocsan, is requesting a 2' rear set back variance vs. the current ordinance of 5' off the rear line. The location of the garage on the side line will be in the same location of their existing garage, which is currently 18"+-.

The reason we want to place the garage 3' off the property line vs. 5' is to maximize the property in front of the garage. They currently have 13 feet of unusable space behind the garage. We would like to move the garage back by 10' in order to expand the yard space between the house and the garage. This will give them the space for entertainment and room for the grand children. Plus they would have the opportunity to build a room addition on the rear of the house like many of the neighbors have on their street, or for future homeowners it certainly would be a selling point. As a final note, there are no neighbors directly behind them because of the railroad easement.

We believe the homeowner would lose the beneficial use of the property without this variance. We don't believe the variance is substantial because we are maintaining the sideline footprint and there is a railroad easement at the rear of the property. The garage will not affect the essential character of the neighborhood. The ability of governmental services will also not be impacted. The owner would not have been aware of this zoning restriction at the time of purchase. And finally we believe the spirit and intent of the zoning requirement would be maintained under these special circumstances by granting this variance.

We ask that the board would strongly consider our recommendation.

Sincerely,

John D'Amico
The Great Garage Company







