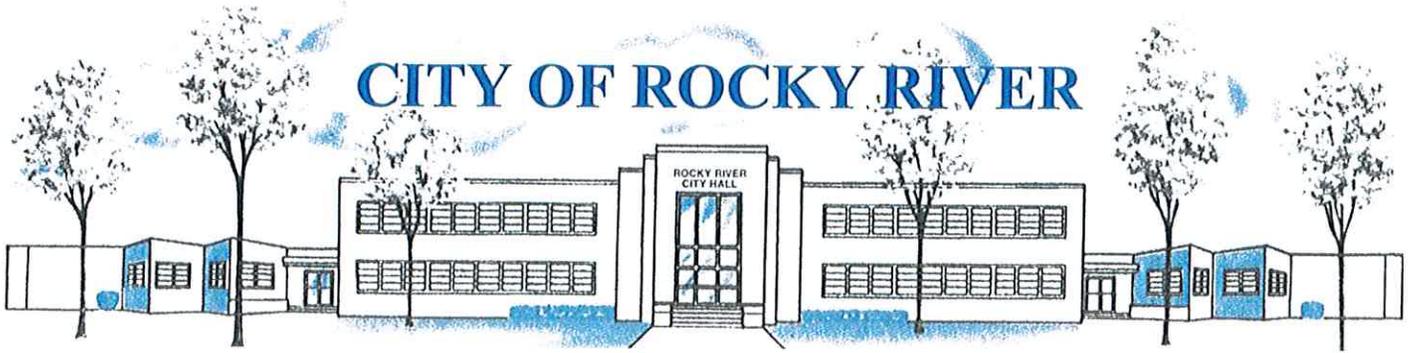


# CITY OF ROCKY RIVER



21012 HILLIARD BLVD.

ROCKY RIVER, OHIO 44116

(440) 331-0600

## NOTICE OF PUBLIC HEARING

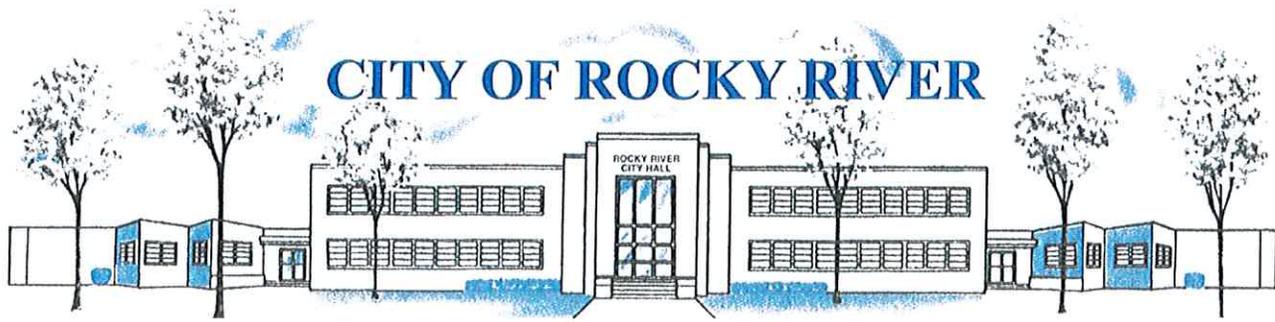
BOARD OF ZONING AND BUILDING APPEALS  
ON  
SEPTEMBER 12, 2024

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 INSTALL A GENERATOR 2.9' FROM THE SIDE PROPERTY LINE VS. 10' SIDE YARD SETBACK REQUIRED (Section 1153.15(k)(2)) FOR GENTI CINI, 22587 MEADOW HILL LN.

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.



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Notices sent to:  
See attached list

PARCEL PIN	Name	Address	City	State	ZIP
30223045	HORNACEK, KYLE & STARVAGGI, RACHEL	22606 MEADOW HILL LN	ROCKY RIVER	OH	44116
30223054	CINI, GENTI & FABIOLA	22587 MEADOW HILL LN	ROCKY RIVER	OH	44116
30223057	SNYDER, ANGELA M	2270 DETROIT RD	ROCKY RIVER	OH	44116
30223058	DABORAH VASQUEZ	22810 DETROIT RD	ROCKY RIVER	OH	44116
30223056	GALLAGHER, ABBY & ZWICK, CHRISTIAN	22547 MEADOWHILL LN	ROCKY RIVER	OH	44116
30223043	BAST, KATHLEEN M	22546 MEADOWHILL LN	ROCKY RIVER	OH	44116
30223053	Nolan, Edward F	22607 MEADOW HILL LN	Rocky River	OH	44116
30223039	ROBERT P WIEDT	22566 MEADOWHILL LN	ROCKY RIVER	OH	44116
30223044	ADAMS, THOMAS L. & BARBARA S.	22586 MEADOW HILL LN	ROCKY RIVER	OH	44116
30223041	STACIE GERRITY	22660 DETOIT RD	ROCKY RIVER	OH	44116
30223052	Krystyna & Ryszard Buczkowski	22627 MEADOWHILL LN	Rocky River	OH	44116
30223002	WOLVERTON, BRICE & MALIA A.	22670 DETROIT RD	ROCKY RIVER	OH	44116
30223055	HERSTRUM-CLARK, CYNTHIA	22567 MEADOW HILL LN	ROCKY RIVER	OH	44116
30223046	Nancy Konrad	22626 MEADOWHILL LN	ROCKY RIVER	OH	44116



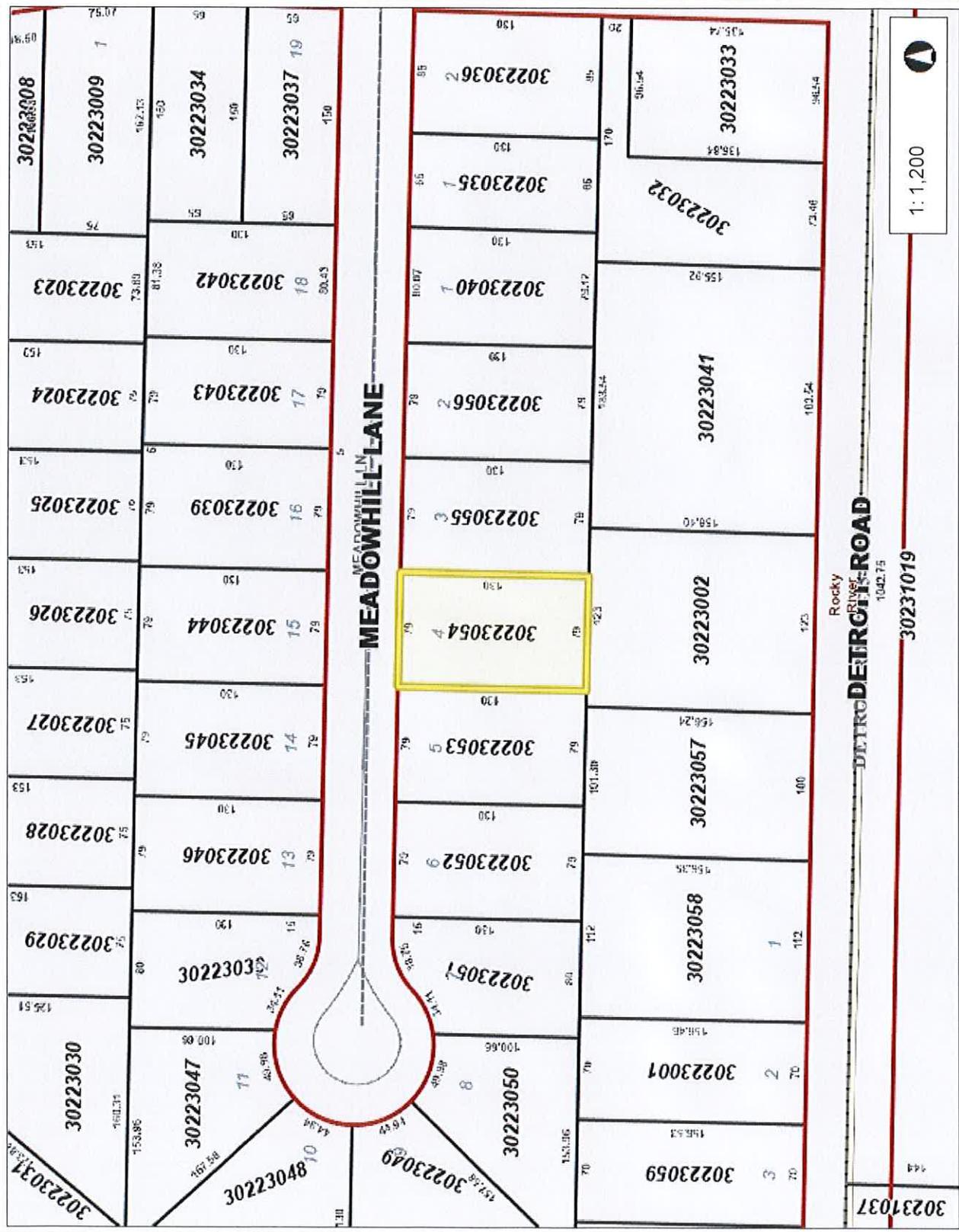
# Cuyahoga County GIS Viewer



Date Created: 8/29/2024

### Legend

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



1: 1,200



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

- 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:



□

slide 1 to 5 of 5



[Video](#)

□

Availability: In Stock \*Build To Order - Est. to ship in 2-3 weeks

Price: **\$6,212.95** ~~\$8,045.95~~

**FREE SHIPPING**

You Save: **\$1,833.00 (22% Off)**

\*Click For More Details

1

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[New Mobile Link App](#)

The Honeywell 22kW Air Cooled Home Standby Generator is capable of providing essential circuit power protection for the home. Home standby generators allow for the maximum in peace of mind by ensuring an additional means of power during an outage. The utilization of Precision Power™ Technology delivers best-in-class power quality with a less than 5 percent total harmonic distortion. This allows for a smooth and efficient means of transferring power to sensitive electronics and appliances. Honeywell Home Standby Generators implement a Generac G-Force Engine. These pressure-lubricated engines are purpose-built and are capable of handling the many rigors of generator use.

The utilization of this engine will effectively produce reliable power while decreasing intervals between maintenance checkups. The addition of a Whisper Check™ Self-Test Mode will allow owners to run their home standby generators at a lower RPM for a five or twelve minute test. This allows Honeywell generators to be significantly quieter while consuming less fuel than competing models. Honeywell Home Standby Generators feature user friendly controls. The Honeywell Generator's Sync Controller will allow users to monitor battery use and track maintenance intervals. This addition ensures owners have access to keeping their generator in top operating condition.

All Honeywell Air Cooled Home Standby Generators are enclosed in an all-aluminum cover. The inclusion of a RhinoCoat™ powder-coated finish makes corrosion-resistant aluminum perfect for all weather conditions. This standby generator also features Mobile Link Remote Monitoring. This will afford owners the luxury of monitoring the status of their generator from anywhere in the world via smartphone, tablet or PC. Honeywell Air Cooled Home Standby Generators are a reliable answer that ensures necessities, conveniences and amenities are always available in the event of a power outage.

Product Details

- Rated Maximum Continuous Power Capacity (LP): 22,000 watts
- Rated Maximum Continuous Power Capacity (NG): 19,500 watts
- Rated Voltage: 240
- Rated Maximum Continuous Load Current – 240V (LP/NG): 91.7 / 81.3
- Total Harmonic Distortion: < 5%
- Main Line Circuit Breaker: 100 amp
- Phase: 1
- Number of Rotor Poles: 2
- Rated AC Frequency: 60 Hz
- Power Factor: 1.0
- Sound Output with generator operating at normal load: 67dB
- Sound Output with generator in WhisperCheck: 57
- Exercise Duration: 5 min
- Engine Type: GENERAC G-FORCE 1000 SERIES
- Number of Cylinders: 2
- Enclosure Type: Aluminum w/ cast iron sleeve
- Valve Arrangement: Overhead valve
- Lifter Type: Hydraulic
- Ignition System: Solid state with magneto
- Governor System: Electronic
- Compression Ratio: 9.5:1
- Starter: 12 VDC
- Operating rpm: 3,600
- Ready to Run/Maintenance Messages: Yes
- Engine Run Hours Indication: Yes
- Smart Battery Charger: Yes
- Charger Fault/Missing AC Warning: Yes
- Low Battery/Battery Problem Protection and Battery Condition Indication: Yes
- Automatic Voltage Regulation with over and under Voltage Protection: Yes
- Under-Frequency/Overload/Stepper Overcurrent Protection: Yes

- Safety Fused/Fuse Problem Protection: Yes
- Automatic Low Oil Pressure/High Oil Temperature Shutdown: Yes
- High Engine Temperature Shutdown: Yes
- Internal Fault/Incorrect Wiring Protection: Yes
- Common External Fault Capability: Yes
- Field Upgradable Firmware: Yes
- Unit Weight: 445 lbs.
- Dimensions (L x W x H) inches: 48 x 25 x 29

Product Specs

UPC: 696471074284

MPN: 7065

Category: [Standby Generators](#)

Product Manuals

[Honeywell 22kW Generator Brochure](#)

[Honeywell 22kW Generator Spec Sheet](#)

[Honeywell Home Standby Generator Warranty Info](#)

## [Product Video](#)

## [Buy In Bulk](#)

### Related Products



Quick view

[Honeywell 16-circuit 100 Amp Load](#)

[Center ATS, NEMA 3 CUL](#)

MPN: RXG16EZA3H

\$675.95 Save: \$172.00



Quick view

[Honeywell WiFi 10kW Air Cooled](#)

[Home Standby Generator](#)

MPN: 7179

\$3,744.95 Save: \$1,338.00



Quick view

[Honeywell Liquid Cooled 130kW](#)

[Commercial Generator SCAQMD](#)

[Compliant](#)

MPN: HG13090C

\$37,596.95 Save: \$13,466.00



Quick view

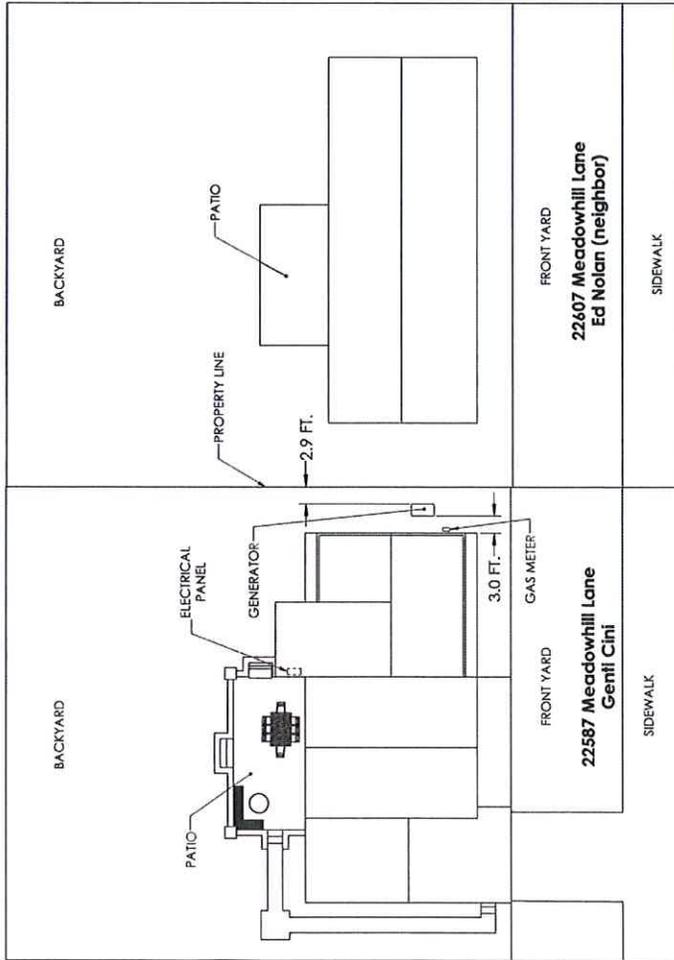
[Honeywell Liquid Cooled 60kW](#)

[Home Generator SCAQMD](#)

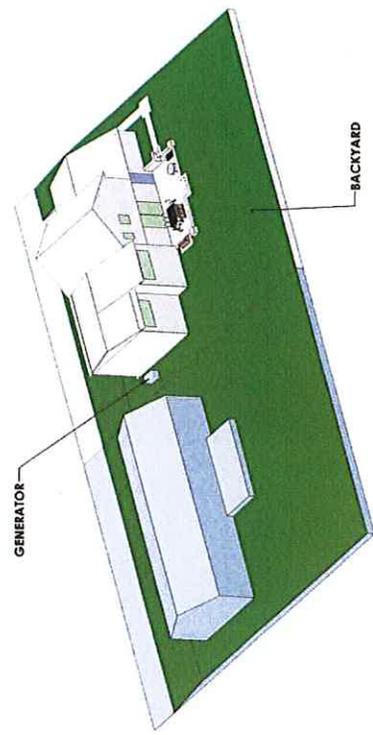
[Compliant](#)

MPN: HG06045C

\$26,211.95 Save: \$9,385.00



MEADOWHILL LANE  
(STREET)



GENTI CINI  
22587 MEADOWHILL LANE  
ROCKY RIVER OH 44116  
Genti Cini 8/29/2024

BZA Application Fee: \$100

Date Paid: 8/29  
CASH

**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: \_\_\_\_\_ 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: 22587 Meadowhill Lane, Rocky River OH 44116

Genti Cini \_\_\_\_\_ Genti Cini \_\_\_\_\_  
Name of Property Owner Name of Applicant / Representative

22587 Meadowhill Ln. Rocky River \_\_\_\_\_  
Address Address

\_\_\_\_\_ 216-258-6023 \_\_\_\_\_  
Telephone No. Cell Phone No. Telephone No. Cell Phone No.

E-MAIL: gcinid@yahoo.com \_\_\_\_\_ E-MAIL: \_\_\_\_\_

Description of what is intended to be done:  
Install standby gas generator less than 10 feet from property line  
\_\_\_\_\_  
\_\_\_\_\_

Sections of the Code from which variance is being requested:  
\_\_\_\_\_  
\_\_\_\_\_

List variances requested:  
Install standby generator on west side of the property that it is less than 10 feet away from property line, knowing that both owners of both properties are in agreement with this location.  
\_\_\_\_\_

Genti Cini \_\_\_\_\_ Genti Cini \_\_\_\_\_  
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
<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 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 (Play Structures, Storage Sheds:</b> <i>(Complete Accessory Structure Permit Application); Detached Garages:</i> <i>(Complete Building Permit Application)</i>		
<i><b>Note:</b> Total square footage of all accessory buildings, including detached garages, is not to exceed 600 square feet.)</i>		
<ul style="list-style-type: none"> <li>• Height</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
<ul style="list-style-type: none"> <li>• Square footage</li> </ul>	<input type="checkbox"/>	(Area) Practical Difficulties
<b>Air Conditioners and Generators:</b> <i>(Complete HVAC Permit for A/C or Electrical Permit for Generators)</i>		
<ul style="list-style-type: none"> <li>• In side yard &lt;10' from property line or in front yard</li> </ul>	<input checked="" 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

## 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).

The best location for installing the standby generator as agreed with the property owner of

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adjacent property is between both houses (as opposed to the back or front yard), but the distance to the property line will be only 2 feet as opposed to 10 feet required.

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- 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 location suggested to install generator is not used frequently and away from frequently used windows for both properties.

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- 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 is 8 feet less than code requires.

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- 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).

Positioning the generator between two houses, benefits both adjacent property owners, both visually ( it will be hidden from the front or backyard view) and the least noise level.

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E.) Explain whether the variance would adversely affect the delivery of governmental services, such as water, sewer, or trash pickup.

NO

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F.) Explain whether the property owner purchased the property with knowledge of the zoning restrictions.

NO

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

NO

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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).

Installing generator at the backyard so it complies with the 10 feet distance from property line will be both a visual eyesore and higher noise level. Also, longer gas pipes and electrical cables would increase risk for damages and safety.

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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).

Properties will look better and the neighborhood will be quieter.

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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.

NO

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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.

NO

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**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.**

**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.
- 4) **Elevation drawings** (for pergola, garage, addition or exterior alteration).
- 5) **Photographs** of your property and affected adjacent properties. Also, submit a photo example of proposed fences and storage sheds.
- 6) **Support letters** from surrounding property owners, if available.
- 8) **PLEASE NOTE THAT THE GRANTING OF A VARIANCE IS NOT A BUILDING PERMIT. A SEPARATE BUILDING PERMIT MUST BE ISSUED PRIOR TO ALL CONSTRUCTION.**

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.**

<u>Genti Cini</u>	<u>08/29/24</u>	<u>Genti Cini</u>	<u>08/29/24</u>
Property Owner	Date	Applicant/Representative	Date

August 29, 2024

Rocky River, Ohio

SUPPORT LETTER

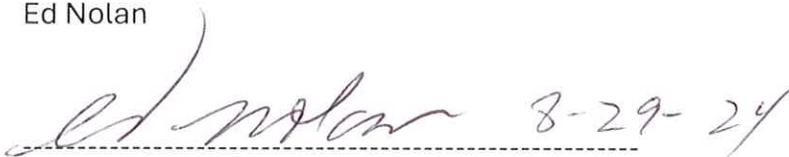
I, Ed Nolan resident at 22607 Meadowhill Lane, Rocky River OH 44116, have discussed and agree with the adjacent property owner Genti Cini at 22587 Meadowhill Lane, Rocky River OH 44116, to place a standby generator between our houses, knowing that it will be about 2.9 feet away from property line (as shown on attached drawing).

The location in question was suggested by me as the best location so it is not visible from the patio in the backyard, and it should be less noisy.

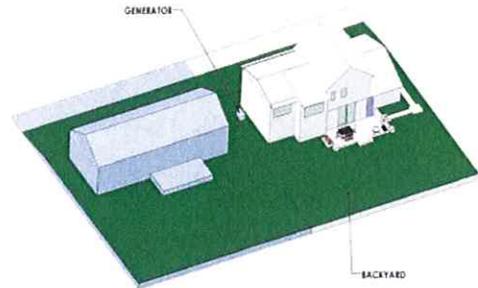
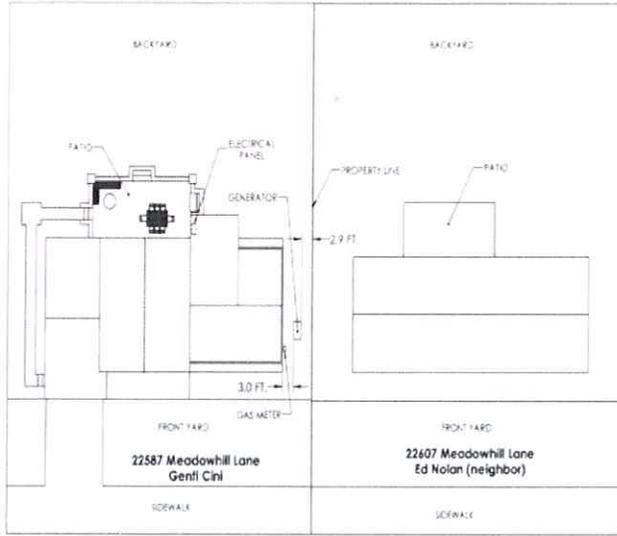
I also agree with the plan to set the self-testing cycling of the generator once every (2) two weeks, on Tuesdays 11:00 am.

We also agreed that in case of power outage, I would be able to connect to the generator for very essential needs (such as refrigeration and or basement sump pumps).

Ed Nolan

A handwritten signature in cursive script that reads "Ed Nolan" followed by the date "8-29-24". The signature and date are written above a horizontal dashed line.

(signature & date)



MEADOWHILL LANE  
(STREET)

GENTI CINI  
22587 MEADOWHILL LANE  
ROCKY RIVER OH 44116  
genti cini 8/29/2024