

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 NEW FRONT PORCH WITH A 30' - 3/4" FRONT SETBACK VS. 35' FRONT SETBACK REQUIRED FOR THOMAS AND LORRAINE POE, 21420 STRATFORD AVE.

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
DANIEL & KATHRYN KECKAN	705 Elmwood Rd.	Rocky River	OH	44116
JESSE GUTNICK & SHANNON PERKINS	21372 STRATFORD AVE	ROCKY RIVER	OH	44116-1255
Jacobs, John Christopher	741 ELMWOOD RD	Rocky River	OH	44116
John W Wanenmacher	21325 MAPLEWOOD DR	Rocky River	OH	44116
KRAWCZAK, JOSEPH AND KRAWCZAK, COLLEEN	21397 STRATFORD AVE	ROCKY RIVER	OH	44116-1254
PYCRAFT, DAVID D & BUCKINGHAM, LINDSAY S	21401 MAPLEWOOD AVE	ROCKY RIVER	OH	44116
PHILLIPS, KIERA M. & SZYTEC, JASON W.	21421 STRAFFORD AVE	ROCKY RIVER	OH	44116
LC SMILES, LLC	19950 FRAZIER DR	ROCKY RIVER	OH	44116
REITZ, MARK P & CUPP, MELISSA D.	21375 MAPLEWOOD AVE	ROCKY RIVER	OH	44116
POE, LORRAINE A. TRUSTEE	21420 STRATFORD AVE	ROCKY RIVER	OH	44116
GRANT, BRADLEY J. & KATHRYN A.	21443 STRATFORD AVE	ROCKY RIVER	OH	44116
CERCONE, FRANK A. SR. & BARBARA A.	783 ELMWOOD RD	Rocky River	OH	44116
MCKEOWN, MEGAN J.	21348 STRATFORD AVE	ROCKY RIVER	OH	44116
Richard & Maureen Rosfelder	21398 STRATFORD AVE	Rocky River	OH	44116-1255
Gattozzi, Lynn M	21421 MAPLEWOOD AVE	Rocky River	OH	44116
SMITH, LYNN NICOLE	791 ELMWOOD RD	ROCKY RIVER	OH	44116
HORNER, DOUGLAS JR. & CARLY TURCU	21373 STRATFORD AVE	ROCKY RIVER	OH	44116



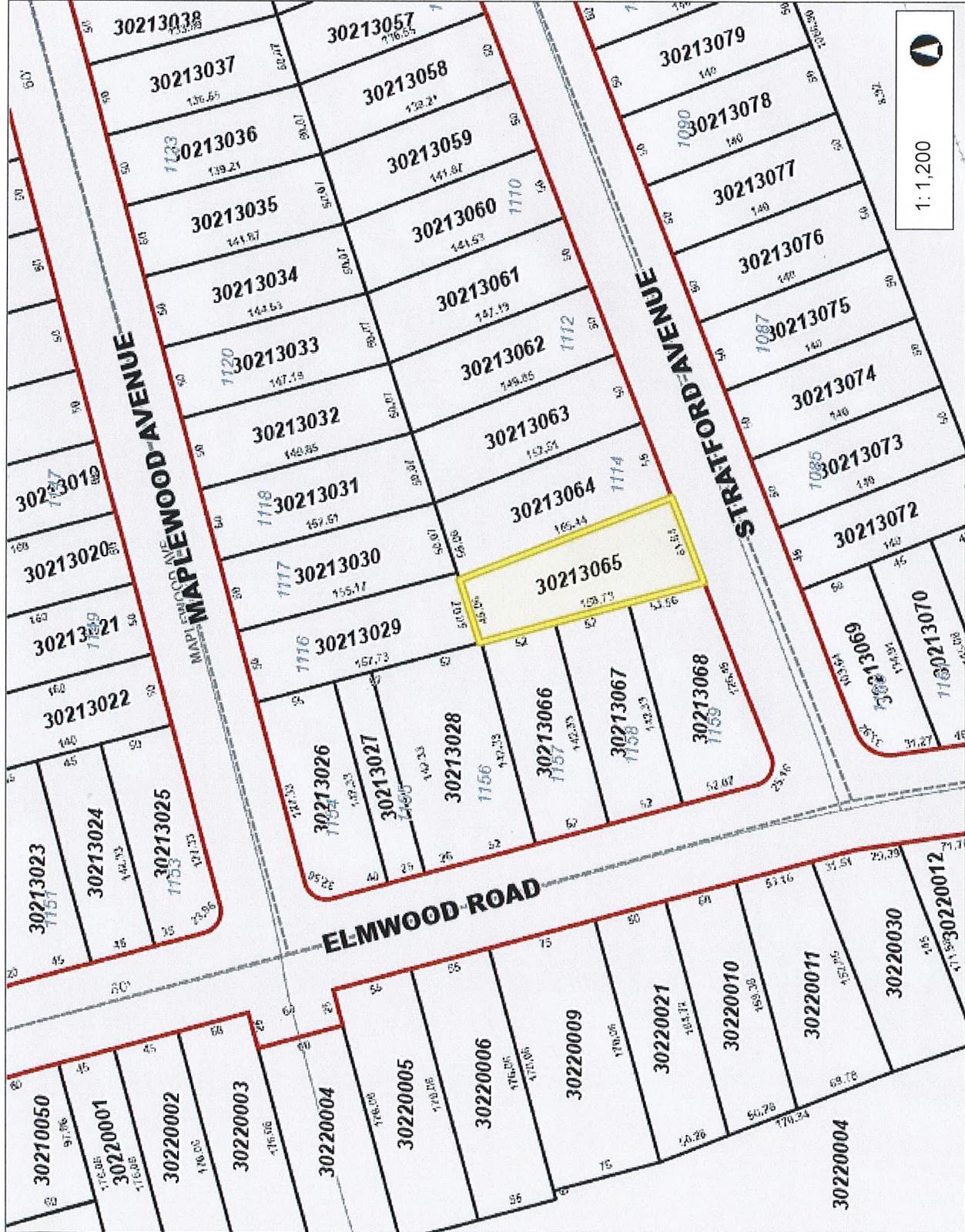
# Cuyahoga County GIS Viewer



Date Created: 9/3/2024

### Legend

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



1:1,200

200 Feet

100

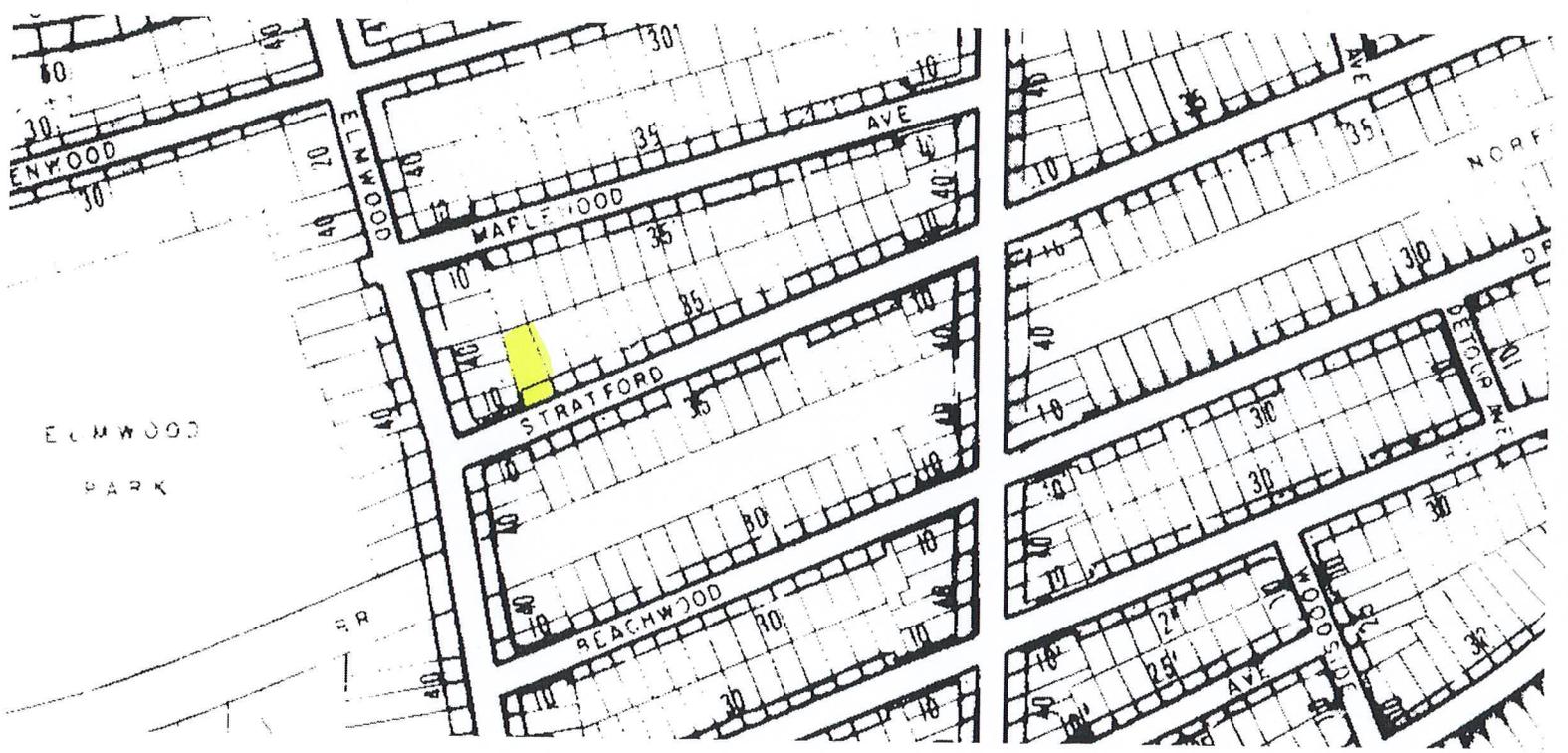
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200

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) Maximum Lot Coverage. The maximum lot coverage by building shall be as set forth in Schedule 1153.05 for the district in which the lot is located.

(c) Schedule 1153.05 Minimum Lot Requirements.

<b>Schedule 1153.05 Minimum Lot Requirements</b>		
	<b>R-1 Single-Family Residential District</b>	<b>R-2 Two-Family Residential District</b>
(1) Minimum lot area	10,000 square feet	6000 square feet <sup>(b)</sup>
(2) Minimum width at building setback line <sup>(a)</sup>	75 feet	60 feet
(3) Maximum lot coverage by building	28%	28%
<sup>(a)</sup> On curved streets, the lot width shall be the arc length of the building setback line. <sup>(b)</sup> Per Dwelling Unit		

### **1153.07 SETBACK REQUIREMENTS.**

Dwelling units shall be located on a lot in a manner that maintains the minimum front, side, and rear setbacks set forth in this Section for the district in which the lot is located, except as otherwise regulated in Chapter 1183, Conditional Use Regulations. The area within each required setback shall remain unobstructed by structures, except as otherwise permitted in this Code.

- (a) Front Setback. Each lot shall have and maintain a front setback in compliance with the Setback Map, City of Rocky River, May 12, 1975.
- (b) Front Setback on Through Lots. On a through lot, a front setback shall be provided on each frontage equal to the minimum required front setback as set forth on the Setback Map, City of Rocky River, May 12, 1975. There shall be no required rear setback on a through lot.
- (c) Side Setbacks. Each interior and through lot shall have and maintain two side setbacks. Schedule 1153.07 sets forth the minimum width of each side setback.
- (d) Rear Setbacks. Each lot shall have and maintain a rear setback as specified in Schedule 1153.07.
- (e) Corner Lot Setbacks. Corner lots shall have and maintain the setback requirements in this sub-section, if the Setback Map, City of Rocky River, May 12, 1975, is unclear. See Figure 1 below.
  - (1) Corner Side Setback. Where new construction or an addition to an existing building is proposed for a corner lot, such building or building addition shall maintain a corner side setback that complies with the following:
    - A. The depth of the front yard on a corner lot shall be not less than the required setback as established on the Setback Map or by regulations in this Zoning Code.



BZA Application Fee: 100

Date Paid: 8/28/24

**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: 21420 Stratford

Thomas & Lorraine Poe  
Name of Property Owner

Hurst Design Build Remodel  
Name of Applicant / Representative

21420 Stratford, RR 44116  
Address

26185 Center Ridge Rd, Westlake 44145  
Address

\_\_\_\_\_  
Telephone No.      Cell Phone No.

440-588-8114      216-374-6404  
Telephone No.      Cell Phone No.

**E-MAIL:** \_\_\_\_\_

**E-MAIL:** tgrafa@hurstremodel.com

Description of what is intended to be done:

Remove front covered step. Build new porch 11'-0" w x 7'-0" deep to allow for seating & opening storm door while standing on porch. Add eyebrow roof on either side & update shutters & landscaping.

Sections of the Code from which variance is being requested: FRONT

List variances requested:

- extend covered porch & step into front set back

[Signature]  
Property Owner's Signature

[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.

	<b>Check as Applicable</b>	<b>VARIANCE STANDARD</b>
<ul style="list-style-type: none"> <li>Any functional, land or building <b>USE</b> 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 (Play Structures, Storage Sheds:</b> <i>(Complete Accessory Structure Permit Application); Detached Garages:</i> <i>(Complete Building Permit Application)</i>		
<b>Note:</b> <i>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 or rear yard &lt;10' from property line or in front yard</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

## 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 current porch/stoop that meets front setback requirements is not deep enough to open the storm door & still be on the porch.

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).

Yes, the increased depth will allow for better use, including adding seating to the front porch.

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 requesting 4'-11" variance 3'-7" for covered porch & 1'-4" for stoop. We believe this is what is needed for a functioning front porch.

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).

We believe the new porch will enhance the exterior of the home & lead to better interaction w/ neighbors.

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

*No, adverse affects. This would allow for deliveries and be able to get out the front door.*

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

*No, home owners have been here over 30 years.*

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

*None*

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. Only way to make current porch/stoop functional would be to remove the storm door.*

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).

*Yes the spirit & intent will be observed. The front porch will create a welcoming front entry*

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. There are other homes in the surrounding neighborhood that have porches in the front setback.*

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.*

**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.**

## Kate Straub

---

**From:** Tammi Graf <tgraf@hurstremodel.com>  
**Sent:** Thursday, August 29, 2024 9:05 AM  
**To:** Kate Straub  
**Subject:** RE: Poe Variance

Caution! This message was sent from outside your organization. Do not open attachments or click links from unknown senders!

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Hi Kate,

Sorry I missed that. The current lot coverage is 27% and the proposed would be 28%. Please let me know if you have any additional questions.

*Thank you,*

*Tammi Graf*

Senior Designer  
Hurst Design Build Remodel  
[tgraf@hurstremodel.com](mailto:tgraf@hurstremodel.com)  
440.588.8114 office direct line

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