

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.

William T. Dubord 4-21-25
Property Owner Date

Applicant/Representative Date

BZA Application Fee: _____

Date Paid: _____

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: 5/8/2025
Zoning of Property Residential Permanent Parcel No. 304-25-004

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

Address of property seeking variance: 20360 Parkview Ave, Rocky River, OH 44116

William Todd Seabrook

Name of Property Owner

20360 Parkview Ave, Rocky River, OH 44116

Address

440-796-7585

Telephone No.

Cell Phone No.

E-MAIL: w.t.seabrook@gmail.com

William Todd Seabrook

Name of Applicant / Representative

20360 Parkview Ave, Rocky River, OH 44116

Address

440-796-7585

Telephone No.

Cell Phone No.

E-MAIL: w.t.seabrook@gmail.com

Description of what is intended to be done:

Please see attached Project Proposal

Sections of the Code from which variance is being requested:

R.R.C.O. 1133.17(c)(1)

List variances requested:

Setback variance, size variance



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"> Any functional, land or building USE not specifically permitted in either a particular zoning district, or otherwise not permitted by the Development Code 	<input type="checkbox"/>	(Use) Unnecessary Hardship
ADDITIONS & BUILDINGS: <i>(Complete Building Permit Application)</i>		
<ul style="list-style-type: none"> Rear, side & front setbacks 	<input type="checkbox"/>	(Area) Practical Difficulties
<ul style="list-style-type: none"> Coverage (>28%) 	<input type="checkbox"/>	(Area) Practical Difficulties
DRIVEWAYS: <i>(Complete Building Permit Application)</i>		
<ul style="list-style-type: none"> Width 	<input type="checkbox"/>	(Area) Practical Difficulties
<ul style="list-style-type: none"> Distance from property line 	<input type="checkbox"/>	(Area) Practical Difficulties
<ul style="list-style-type: none"> Circular if lot width is <90' 	<input type="checkbox"/>	(Area) Practical Difficulties
SIGNS: <i>(Complete Sign Permit Application)</i>		
<ul style="list-style-type: none"> Area allowed (maximum sq. ft.) 	<input type="checkbox"/>	(Area) Practical Difficulties
<ul style="list-style-type: none"> Height 	<input type="checkbox"/>	(Area) Practical Difficulties
<ul style="list-style-type: none"> Front setback 	<input type="checkbox"/>	(Area) Practical Difficulties
<ul style="list-style-type: none"> Lot width <100' 	<input type="checkbox"/>	(Area) Practical Difficulties
<ul style="list-style-type: none"> Number of items of information 	<input type="checkbox"/>	(Area) Practical Difficulties
<ul style="list-style-type: none"> On side of building 	<input type="checkbox"/>	(Area) Practical Difficulties
FENCES: <i>(Complete Fence Permit Application)</i>		
<ul style="list-style-type: none"> Height or Openness 	<input type="checkbox"/>	(Area) Practical Difficulties
<ul style="list-style-type: none"> Front Yard (in setback) 	<input type="checkbox"/>	(Area) Practical Difficulties
ACCESSORY BUILDINGS (Play Structures, Storage Sheds: <i>(Complete Accessory Structure Permit Application); Detached Garages:</i> <i>(Complete Building Permit Application)</i> <u>Note:</u> Total square footage of all accessory buildings, including detached garages, is not to exceed 600 square feet.)		
<ul style="list-style-type: none"> Height 	<input type="checkbox"/>	(Area) Practical Difficulties
<ul style="list-style-type: none"> Setback from property line 	<input checked="" type="checkbox"/>	(Area) Practical Difficulties
<ul style="list-style-type: none"> Square footage 	<input checked="" type="checkbox"/>	(Area) Practical Difficulties
Air Conditioners and Generators: <i>(Complete HVAC Permit for A/C or Electrical Permit for Generators)</i>		
<ul style="list-style-type: none"> In side or rear yard <10' from property line or in front yard 	<input type="checkbox"/>	(Area) Practical Difficulties
Parking: <i>(Complete Building Permit Application)</i>		
<ul style="list-style-type: none"> < the number of spaces required 	<input type="checkbox"/>	(Area) Practical Difficulties
<ul style="list-style-type: none"> Setback from property line 	<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:

PROJECT PROPOSAL:

My proposal is to build a new and improved garage in the location of my current garage. The infrastructure for my current garage is the original 1940 materials, and is in need of improvement. The northwest corner framing has rotted out, and is being encroached upon by a massive stump (which will be removed in this process). Currently the garage is too small, and it is impossible to hold two cars, lawn equipment, trash bins, bicycles, lawn furniture, gardening equipment, and other such items that belong in a garage. The project would be to rebuild it from the foundation up, while adding to its depth to accommodate the modern needs of a garage. The building will have trenched footers, which currently don't exist, and I will install gutters and a downspout drain that connects to the house downspout drain so rain runoff does not get spilled onto the yard. I also want to brick the garage to match the aesthetics of my house, and part of this project would also include burying the powerline that currently casts over the garage.

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 most notable reason for this variance is the location and layout of the original garage. My property is narrow and deep. The current location is by far the most logical place for the garage as the driveway cannot move. The garage location matches the locations of all other garages on the street as well, which matches the lots are relatively narrow.

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 majority of the new garage will be built in the space of the current garage, but the area increase will apply northward, extending toward the back of the lot. Currently that immediate space behind the garage is a dead mulch bed of weeds, stumps, and poison ivy with water runoff from the roof flooding the area occasionally. It is not a very usable space as it is too wet and shadowed for any horticultural or recreational elements.

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).

I wanted to increase the size of the garage as *minimally* as possible as I wanted to keep as much of my yard as possible. I drew the plans to as efficiently as possible accommodate two modern cars, necessary lawn equipment and tools, and ancillary storage such as yard furniture, grills, bicycles, etc.). The original and current location of the garage is set 2ft off the property and aligns with the driveway. The proposed renovation would sit the garage in the same location (2ft off the property line, which is 6ft inside the 8ft side setback code), and simply extend it toward the back property line. The square footage would be a 235sqft increase over the 600 sqft Code.

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).

Rev. 8/21

- This garage renovation would only increase the aesthetic appeal for both my neighbors and the community. The change would only be noticed from my immediate neighbors' yards, as the major change would apply to the building's depth (so street view of the garage would be essentially the same as it is now).
- I also plan on bricking the garage to match the aesthetics of the house, which has to make it one of the nicer looking (and built) garages on the entire street.

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

It would not.

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

No, but there is nowhere else to put a garage on the property so I had assumed it would fall in line with code.

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).

The size of a garage built in 1940 simply cannot accommodate two modern cars, necessary lawn equipment, and ancillary storage such as yard furniture, grills, bicycles, etc.). Another option such as sheds or other such structures are cheap, ugly, and devalue the property and aesthetics rather than augmenting them. I don't see how any reasonable person would rebuild a garage anywhere else on the property, especially with the current driveway layout being where it is (a layout that mirrors all other garage/driveway layouts on the street). It makes the most sense to improve the current garage in its current location, simply extending it back to make it more usable for the 21st century.

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).

There are a number of improvements from this garage rebuild:

- I will dig a downspout drain for the garage and connect it to my house downspout drains, which will finally create proper water drainage. Currently there are no downspout drains for the garage, and rain water dumps into the backyard, creating a morass that stretches into my westward neighbor's yard.
- A brick garage will be a vast improvement over the current vinyl-clad, sun-bleached, broken-doored, painted-shut-windowed, minimum-security-prison aesthetic that the previous owners left me.
- I wanted to increase the size of the garage as *minimally* as possible. I wanted to keep as much of my yard as possible, while also having a practically useful garage that allows two cars to not clutter the driveway.

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 don't think 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.

My rights are not deprived by this Code.