

Variance letter for: 19200 Frazier Dr.

I am simply providing this letter to help serve as reasons I believe our property should be granted the variance.

1. The variance will improve the property look and function for the home and for the road heading down to Cleveland Yacht Club.
2. As the current driveway sits it is simply to small even for 2 cars to pull in and out of. It is very unsafe for my wife and I, not to mention my 2 young drivers. By widening the driveway, it gives us more room to pull out safely. This also makes it safer for the street and all traffic going to and coming from CYC.
3. There are currently 11 homes down at CYC that have either concrete, pavers or gravel used directly in front of their property as a parking spot. (Just as we are trying to accomplish). This is done because there simply is not enough parking available in the area.
4. There are 31 homes during a simple 30 minute drive from Kenwood Dr to Frazier Drive that also have exactly what we are trying to accomplish. A driveway to park cars directly in front of their front doors, back doors and more than 15 feet past their existing garage doors. We are not asking for anything that is out of the ordinary in Rocky River.
5. We do not have any neighbors on either side of our home. The side to the south is owned by the city and 3 consecutive lots to the north of our home are vacant lots. No one will be affected by this decision.
6. There is a house directly across the street form our home with an entire paver parking lot running the entire length of their home. Thus again showing this is not an “out of ordinary” variance request.
7. There are tow very large retaining walls on both sides of our home that will 100% contain the driveway. There is zero line of sight for anyone to see.
8. The city already issued a permit and we have started the project. Our driveway is torn up now with \$8000 non-refundable out of pocket.

I hope that you understand with the extremely high traffic area our home is in that this is more a safety request rather than a visual one. We will maintain the property with exceptional care and take pride in our city. That property has been neglected for years and these changes are simply necessary. Please consider voting yes for the passing of the variance.

Very truly,

Tom and Francine Cutura

Permit Number: DRV25-000024
Issue Date: 05/05/2025

PERMIT/ZONING CERTIFICATE
ISSUED BY THE CITY OF ROCKY RIVER BUILDING DEPARTMENT

APPLICANT: GEORGE NOVAK CONCRETE INC P.O.BOX 608 NORTH OLMSTED, OH 44070 OH	PERMITTED TO: GEORGE NOVAK CONCRETE INC OWNER'S NAME: CUTURA, FRANCINE-TRS ADDRESS: 19200 FRAZIER DR ROCKY RIVER, OH 44116 PARCEL#: 30109022	PERMIT TYPE: Concrete Permit SQFT: VALUATION: \$7,000.00 DESCRIPTION: driveway, apron repair same footprint
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Description	Total Cost
Permit Fee	55.00
Total Fees: \$55.00	
Total Payments: \$55.00	
Balance Remaining: \$0.00	

Notes:

This permit is issued in accordance with, and subject to, all provisions of Ordinances and Policies governing building and zoning in Rocky River.
This permit may require an inspection(s). To make an appointment or to determine if an inspection is necessary, please contact us at 440.331.0600.

Issued By: *Raymond C. Reich*
Raymond C. Reich, CBO, RBO
Building Commissioner

City of Rocky River, 21012 Hilliard Boulevard Rocky River, OH 44116 | <https://www.rrcity.com> | PH: (440) 331-0600

















