

July 7, 2025

**Rocky River Board of Zoning & Building Appeals**

Rocky River Building Department

21012 Hilliard Boulevard

Rocky River, OH 44116

RE: Akins-Fortney 21228 Avalon Drive – Variance Request

Dear Board Members,

We had originally written a letter of support (see attached) and hand delivered it to the Akins-Fortney home after having initial discussions with Will and Ruthie about their expansion plans. As follow up to that we are writing this letter to express our concern regarding the plans for this expansion and variance request that were published for the meeting to be held on July 10, 2025 at 7pm.

As designed this expansion would partially block and interfere with our western view of Lake Erie and Avon Point. Based on my estimate this expansion extends 7' beyond the privacy landscaping that has existed on the property line during our 23 years of residency. The sunsets over Lake Erie and Avon Point are the most spectacular in our country. This expansion negatively impacts the view corridor and our ability to continue to enjoy them. We have invested in improvements including a patio area and fire pit in order to fully appreciate these views. If these are the final drawings that are being presented for approval, **we would ask the Board to reject this variance request due to the harm that this causes our property and our enjoyment of it.**

As mentioned in our June 27, 2025 letter we believe the expansion with a “northern limit” of 9' to the south of the northern edge of the capstone on the retaining wall would be acceptable. This aligns with the privacy landscaping currently in place and does not damage our view corridor to the west.

Thank you,



Cindy and David LaRue

21186 Avalon Drive

Rocky River, Ohio 44116



Section  
from page 4  
of Plans submitted

will  
abstract  
our view  
by 7'

2'

5' - 0"

NEW DECK W/RAILING



June 27, 2025

**Rocky River Board of Zoning & Building Appeals**

Rocky River Building Department  
21012 Hilliard Boulevard  
Rocky River, OH 44116

RE: Akins-Fortney 21228 Avalon Drive – Variance Request

Dear Board Members,

We are writing this letter on behalf of Will and Ruthie Akins-Fortney in support of the variance for a rear yard addition at 21228 Avalon Drive per the attached drawing/photo with following assumption:

- Per the marked up drawing the NE support column for the deck will not be placed beyond the northern most arborvitae tree used as screening (approximately 9' from the northern edge of the capstone on the retaining wall).

With this “northern limit” we feel the addition is well designed in scope and scale and appears as if it was designed as part of the original design of the house. We fully support this project and the variance that is required to complete this project.

Please feel free to call at 216-496-8020 if you have any questions.

Thank you,



Cindy LaRue  
21186 Avalon Drive  
Rocky River, Ohio 44116



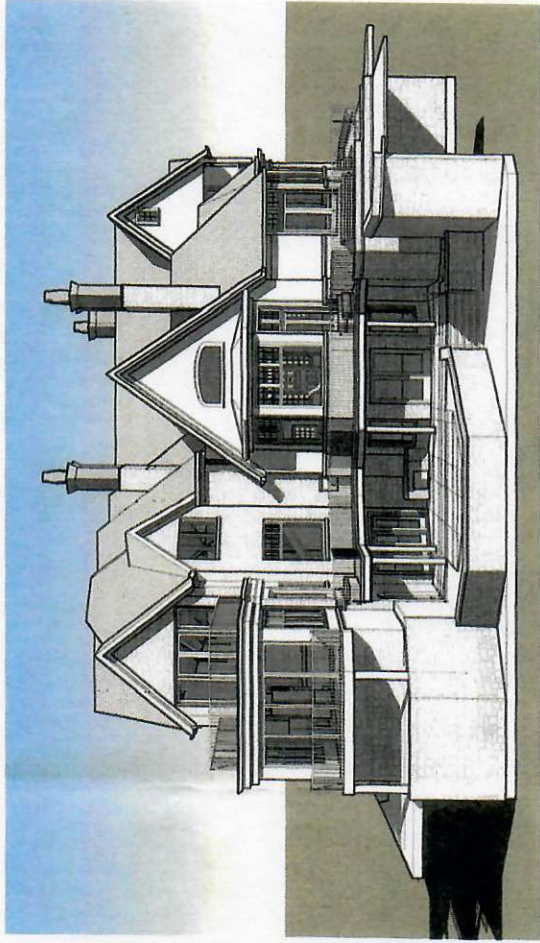
PERSPECTIVE VIEWS

PRELIMINARY

PROGRESS SET  
 NOT FOR  
 CONSTRUCTION  
 DATE ISSUED:  
 6/24/2025 7:46:47 AM

PERSPECTIVE VIEWS

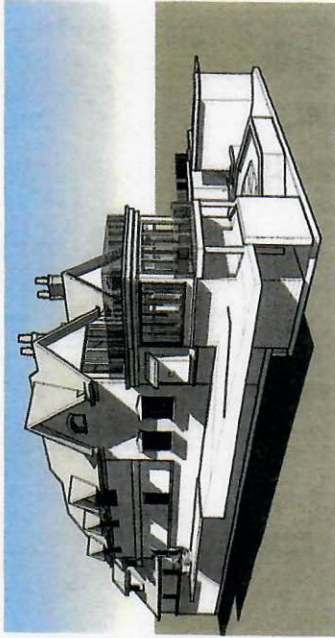
A-9  
 SCHEMATIC DESIGN  
 PHASE



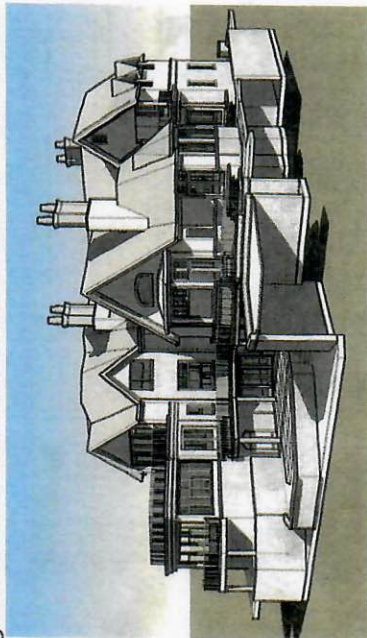
3D View 3



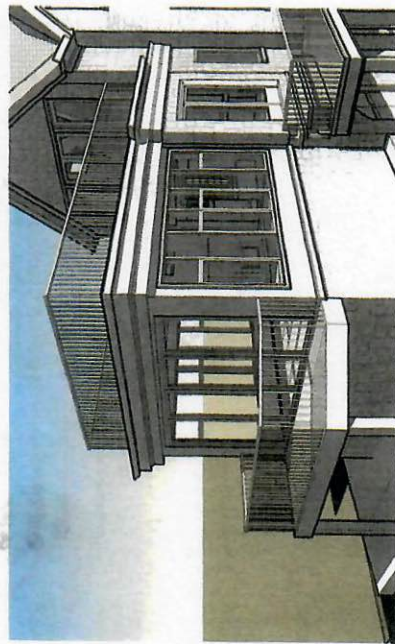
3D View 5



3D View 2



3D View 4



3D View 7



