

Meeting Summary – Mr. Patsouras Driveway Pre-Pour

Attendees: You, Luke, Mr. Patsouras

Purpose: Pre-pour inspection for new driveway installation

Background:

- Prior discussions had occurred regarding city regulations and using the accessory parking ordinance to design a compliant driveway.
- The intent was to ensure the design met city codes, particularly regarding parking placement.

Inspection Findings:

- Upon arrival, the formwork did not comply with city regulations—it allowed for a parking space next to and behind the front of the garage, which is not permitted.
- Mr. Patsouras was informed that a 3-foot section of the driveway would need to be removed to meet regulations.
- It was clarified that the remaining section could only be used as a **patio**, not for parking.

Agreement:

- Mr. Patsouras agreed to:
 - Cut out the required 3-foot section.
 - Refrain from parking vehicles on the patio area.
 - Proceed with the pour, as the cement truck was waiting.

Follow-Up Issues:

- One week later: The cut was not made, and a car was parked on the patio.
- Two weeks later: A trailer was parked in the same area.
- Since then: Repeated violations observed, including cars parked in the restricted patio area.

Conclusion:

- Mr. Patsouras has not complied with the agreed modifications.
- Ongoing noncompliance with city parking regulations has been observed

NOTICE TO REMOVE

PATSOURAS, ANDREW
22677 BEECHNUT LN
Rocky River, OH 44116

11-18-24

AN INSPECTION PERFORMED ON 11/18/24 HAS REVEALED THAT YOU ARE IN VIOLATION OF THE FOLLOWING ORDINANCE(S) OF THE CITY OF ROCKY RIVER.

1153.15 ACCESSORY USES AND STRUCTURES

(1) 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.

- Remove all of the cement that act as a accessory driveway from the front of the garage to the back of the house by 11/22/24

Aaron Hare
Inspector
11/18/24

NOTICE TO VIOLATOR

Pursuant to Section 1370.16 of the Codified Ordinances of the City of Rocky River, a citation and order to appear in court shall be issued if the violations noted in this WARNING are not abated by the date specified.

**Rocky River Building Department
CITATION FORM**

☐ STATE OF OHIO

☒ CITY OF ROCKY RIVER

NAME: PATSOURAS, ANDREW
STREET: 22677 BEECHNUT LN
CITY-ST-ZIP: ROCKY RIVER, OH 44116

**MISDEMEANOR
MM DEGREE
CITATION**

COMPLAINT

The undersigned being duly sworn, upon his/her oath deposes and says that the person whose name appears above did on the 12 day of **December, 2024** at **9:00 AM** unlawfully
1153.15 ACCESSORY USES AND STRUCTURES

(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.

Location: 22677 BEECHNUT LN
Rocky River, OH 44116

Contrary to and in violation of Section: 1153.15

☐ Ohio Revised Code

☒ Codified Ordinances of ROCKY RIVER

Being duly sworn the issuing law enforcement officer states that he/she has read the complaint and that it is true.

SIGNATURE OF ISSUING OFFICER

Sworn to and acknowledged before me this
12 day of January 2024

☐ JUDGE ☐ CLERK ☐ DEPUTY CLERK
Issued on _____

**THE ROCKY RIVER
MUNICIPAL COURT**

**BUILDING DEPARTMENT
COMPLAINT**

CITY OF ROCKY RIVER

VERSUS

NAME

ADDRESS

CITY, ST ZIP

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(3) The parking or storing of vehicles shall not be permitted in the established lawn areas of residential lots

- Remove trailer from driveway by 11/22/24

Aaron Hare
Inspector
11/18/24

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1370.13 EXTERIOR AREAS

(g) Parking or storage of any vehicle on a landscaped area of a property is prohibited

Location: 22677 BEECHNUT LN
Rocky River, OH 44116

Contrary to and in violation of Section: 1370.13

☐ Ohio Revised Code

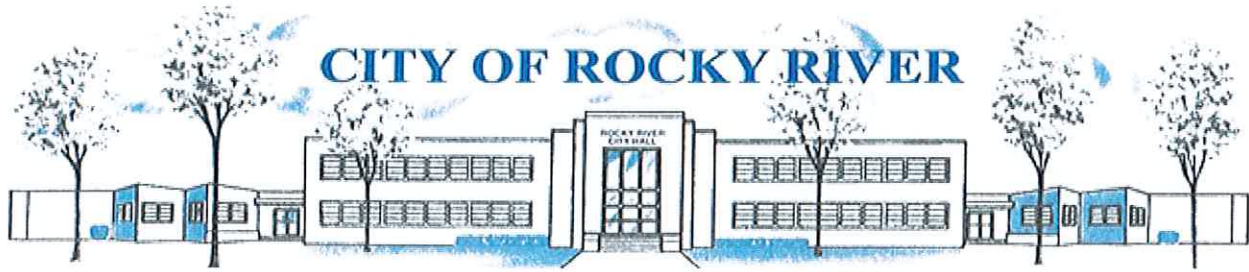
☒ Codified Ordinances of ROCKY RIVER

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