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.

Colleen Greenrod 6-27-25

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: _____
Zoning of Property _____ Permanent Parcel No. _____

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

Address of property seeking variance: 20655 Morewood Parkway

Colleen Greenrod
Name of Property Owner

Name of Applicant / Representative

20655 Morewood Pkwy
Address

Address

Telephone No. 773-991-1159
Cell Phone No.

Telephone No. Cell Phone No.

E-MAIL: Colleengreenrod@gmail.com

E-MAIL:

Description of what is intended to be done:

Add additional HVAC units for attic and 2nd floor

Sections of the Code from which variance is being requested:

~~1153.15(k)1~~ 1153.15(k)(1)

List variances requested:

Colleen Greenrod
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
• Any functional, land or building **USE** not specifically permitted in either a particular zoning district, or otherwise not permitted by the Development Code	☐	(Use) Unnecessary Hardship
ADDITIONS & BUILDINGS: *(Complete Building Permit Application)*		
• Rear, side & front setbacks	☐	(Area) Practical Difficulties
• Coverage (>28%)	☐	(Area) Practical Difficulties
DRIVEWAYS: *(Complete Building Permit Application)*		
• Width	☐	(Area) Practical Difficulties
• Distance from property line	☐	(Area) Practical Difficulties
• Circular if lot width is <90'	☐	(Area) Practical Difficulties
SIGNS: *(Complete Sign Permit Application)*		
• Area allowed (maximum sq. ft.)	☐	(Area) Practical Difficulties
• Height	☐	(Area) Practical Difficulties
• Front setback	☐	(Area) Practical Difficulties
• Lot width <100'	☐	(Area) Practical Difficulties
• Number of items of information	☐	(Area) Practical Difficulties
• On side of building	☐	(Area) Practical Difficulties
FENCES: *(Complete Fence Permit Application)*		
• Height or Openness	☐	(Area) Practical Difficulties
• Front Yard (in setback)	☐	(Area) Practical Difficulties
ACCESSORY BUILDINGS (Play Structures, Storage Sheds: *(Complete Accessory Structure Permit Application);* **Detached Garages**: *(Complete Building Permit Application)* ***Note:*** *Total square footage of all accessory buildings, including detached garages, is not to exceed 600 square feet.)*		
• Height	☐	(Area) Practical Difficulties
• Setback from property line	☐	(Area) Practical Difficulties
• Square footage	☐	(Area) Practical Difficulties
Air Conditioners and Generators: *(Complete HVAC Permit for A/C or Electrical Permit for Generators)*		
• In side or rear yard <10' from property line or in front yard	☒	(Area) Practical Difficulties A - K
Parking: *(Complete Building Permit Application)*		
• < the number of spaces required	☐	(Area) Practical Difficulties
• Setback from property line	☐	(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).

Unit needs to go on side of house which is less than 10' from property Line. Fence will block view of unit from neighbors

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).

N/A

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).

N/A

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).

N/A

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

N/A

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

Owner purchased without knowledge

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

N/A

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 other methods

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).

Much more even heating + cooling for house.
Unit will be ~~behind~~ hidden by Fence

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.

N/A

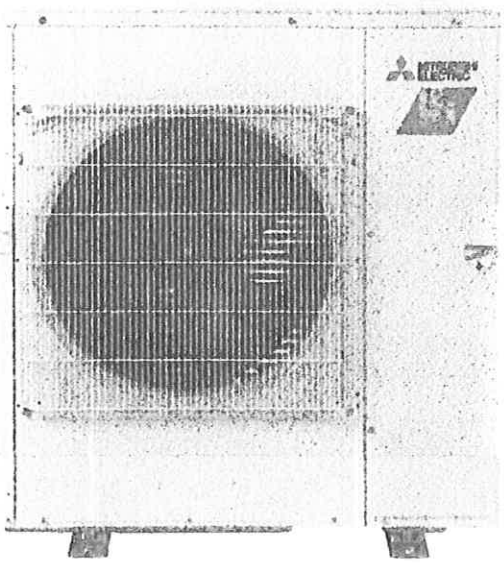
K.) Explain whether a literal interpretation of the provisions of this Code would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Code.

N/A

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.

MXZ-3C24NAHZ4
2-TON MULTI-ZONE INVERTER HEAT-PUMP SYSTEM

Job Name:	
System Reference:	Date:



FEATURES

- Variable speed INVERTER-driven compressor
- Built-in base pan heater
- Quiet outdoor unit operation as low as 54 dB(A)
- High-pressure protection
- Compressor thermal protection
- Compressor overcurrent detection
- Fan motor overheating/voltage protection
- Hyper-heating performance offers 100% heating capacity at 5°F and 90% heating capacity at -13°F
- Blue Fin anti-corrosion treatment applied to the outdoor unit heat exchanger for increased coil protection and longer life
  - Rated for 2,000 hours spraying time per ASTM B117 Standard

ENERGY STAR products are third-party certified by an EPA-recognized Certification Body.

SPECIFICATIONS: MXZ-3C24NAHZ4

Cooling[1] (Non-Ducted // Mix (Low-static) // Ducted (Low-static) | Mix (High-static) // Ducted (High-static))	Maximum Capacity	BTU/H	23,600 // 23,600 // 23,600 | 23,600 // 23,600
	Rated Capacity	BTU/H	22,000 // 22,800 // 23,600 | 22,800 // 23,600
	Minimum Capacity	BTU/H	12,600 // 12,600 // 12,600 | 14,300 // 16,000
	Maximum Power Input	W	3,770 // 3,770 // 3,770 | 3,770 // 3,770
	Rated Power Input	W	1,630 // 1,995 // 2,360 | 1,995 // 2,360
	Power Factor (208V, 230V)	%	99.0, 99.0 // 99.0, 99.0 // 99.0, 99.0 | 99.0, 99.0 // 99.0, 99.0
Heating at 47°F[2] (Non-Ducted // Mix (Low-static) // Ducted (Low-static) | Mix (High-static) // Ducted (High-static))	Maximum Capacity	BTU/H	30,600 // 30,600 // 30,600 | 30,600 // 30,600
	Rated Capacity	BTU/H	25,000 // 24,800 // 24,600 | 24,800 // 24,600
	Minimum Capacity	BTU/H	11,400 // 11,400 // 11,400 | 13,850 // 16,300
	Maximum Power Input	W	4,540 // 4,540 // 4,540 | 4,540 // 4,540
	Rated Power Input	W	1,725 // 1,798 // 1,871 | 1,838 // 1,950
	Power Factor (208V, 230V)	%	99.0, 99.0 // 99.0, 99.0 // 99.0, 99.0 | 99.0, 99.0 // 99.0, 99.0
Heating at 17°F[3] (Non-Ducted // Mix (Low-static) // Ducted (Low-static) | Mix (High-static) // Ducted (High-static))	Maximum Capacity	BTU/H	25,000 // 24,800 // 24,600| 24,800 // 24,600
	Rated Capacity	BTU/H	14,000 // 14,000 // 14,000 | 14,500 // 15,000
	Maximum Power Input	W	3,557 // 3,676 // 3,795 | 3,676 // 3,795
	Rated Power Input	W	1,622 // 1,629 // 1,635 | 1,789 // 1,955
Heating at 5°F[4] (Non-Ducted // Mix (Low-static) // Ducted (Low-static) | Mix (High-static) // Ducted (High-static))	Maximum Capacity	BTU/H	25,000 // 24,800 // 24,600 | 24,800 // 24,600
	Maximum Power Input	W	3,760 // 3,940 // 4,120 | 3,940 // 4,120
Efficiency (Non-Ducted // Mix (Low-static) // Ducted (Low-static) | Mix (High-static) // Ducted (High-static))	SEER2		19.0 // 17.25 // 15.5 | 16.7 // 14.4
	EER2[1]		13.5 // 11.75 // 10.0 | 11.75 // 10.0
	HSPF2 (IV)		10.0 // 9.25 // 8.5 | 8.95 // 7.9
	COP at 47°F[2]		4.24 // 4.04 // 3.8 | 3.97 // 3.7
	COP at 17°F at Maximum Capacity[3]		2.06 // 1.97 // 1.9 | 1.98 // 1.9
	COP at 5°F at Maximum Capacity[4]		1.95 // 1.82 // 1.75 | 1.85 // 1.75
	ENERGY STAR® Certified		Yes // Yes // No | Yes // No
Electrical	Electrical Power Requirements	Voltage, Phase, Frequency	208/230, 1, 60
	Guaranteed Voltage Range	V AC	187-253
	Voltage: Indoor - Outdoor, S1-S2	V AC	208/230
	Voltage: Indoor - Outdoor, S2-S3	V DC	24
	Short-circuit Current Rating (SCCR)	kA	5
	Recommended Fuse/Breaker Size	A	40
	Recommended Wire Size (Indoor - Outdoor)	AWG	14
	Minimum Circuit Ampacity	A	31.5
	Maximum Overcurrent Protection	A	40
	Fan Motor Full Load Amperage	A	2.43
	Airflow Rate (Cooling / Heating)	CFM	2,150 / 2,550
Outdoor unit	Refrigerant Control		LEV
	Defrost Method		Reverse Cycle
	Heat Exchanger Type		Plate Fin Coil
	Heat Exchanger Coating		Blue Fin Coating
	Sound Pressure Level, Cooling[1]	dB(A)	54
	Sound Pressure Level, Heating[2]	dB(A)	58
	Compressor Type		DC INVERTER-driven Twin Rotary
	Compressor Model		MNB33FBTMC
	Compressor Rated Load Amps	A	19.2
	Compressor Locked Rotor Amps	A	28.8
	Compressor Oil Type // Charge	oz.	FV50S // 37.2
	Base Pan Heater		Optional
	Unit Dimensions	W: In. [mm]	37-13/32 [950]
		D: In. [mm]	13 [330]
		H: In. [mm]	41-17/64 [1,048]
	Package Dimensions	W: In. [mm]	41-3/8 [1,050]
		D: In. [mm]	17-3/8 [440]
		H: In. [mm]	48-7/16 [1,230]
	Unit Weight	Lbs.[kg]	189 [86]
	Package Weight	Lbs.[kg]	218 [99]
Outdoor unit operating temperature range	Cooling Intake Air Temp (Maximum / Minimum[^A])	°FDB	115 / 14
	Cooling Thermal Lock-out / Re-start Temperatures	°FDB	10.4 / 14
	Heating Intake Air Temp (Maximum / Minimum)	°FWB	65 / -13
	Heating Thermal Lock-out / Re-start Temperatures	°FDB	-18 / -14

NOTES:

AHRI Rated Conditions — [1]Cooling (Indoor // Outdoor) °F: 80 DB, 67 WB // 95 DB, 75 WB

(Rated data is determined at a fixed compressor speed) — [2]Heating at 47°F (Indoor // Outdoor) °F: 70 DB, 60 WB // 47 DB, 43 WB

[3]Heating at 17°F (Indoor // Outdoor) °F: 70 DB, 60 WB // 17 DB, 15 WB

Conditions — [4]Heating at 5°F (Indoor // Outdoor) °F: 70 DB, 60 WB // 5 DB, 4 WB

[*]Applications should be restricted to comfort cooling only; equipment cooling applications are not recommended for low ambient temperature conditions.

[^]5°F DB - 115°F DB when optional wind baffles are installed

For actual capacity performance based on indoor unit type and number of indoor units connected, please refer to MXZ Operational Performance.
Although the maximum connectable capacity is 130%, the outdoor unit cannot provide more than 100% of the rated capacity. Please utilize this over capacity capability for load shedding or applications where it is known that all connected units will NOT be operating at the same time.

Low, mid and high external static pressure tests conducted at 0.1, 0.3 and 0.5 in.w.g. respectively, according to AHRI 210/240. The external static pressures utilized have no bearing on the capabilities of the indoor unit; please refer to the indoor unit manual to select the correct external static pressure setting for the application.

SPECIFICATIONS: MXZ-3C24NAHZ4

Refrigerant	Type		R410A
	Pre-Charged Refrigerant Amount	Lbs, oz	8.0, 13.0
	Maximum Pre-Charged Piping Length	Ft. [m]	98.0 [30.0]
	Additional Refrigerant Charge Per Additional Piping Length	oz./Ft. [g/m]	0.216 [20]
Indoor unit connection	Maximum Number of Connected IDU		3
	Minimum Number of Connected IDU		2
	Minimum connected capacity	BTU/H	12,000
	Maximum connected capacity	BTU/H	27,000
Piping	Liquid Pipe Size O.D. (Flared)	In.[mm]	A,B,C: 1/4 [A,B,C: 6.35]
	Gas Pipe Size O.D. (Flared)	In.[mm]	A: 1/2; B,C: 3/8 [A: 12.72; B,C: 9.52]
	Total Piping Length	Ft. [m]	230 [70]
	Maximum Height Difference, ODU above IDU	Ft. [m]	49 [15]
	Maximum Height Difference, ODU below IDU	Ft. [m]	49 [15]
	Farthest Piping Length from ODU to IDU	Ft. [m]	82 [25]
	Maximum Number of Bends for IDU		70

NOTES:

AHRI Rated Conditions (Rated data is determined at a fixed compressor speed)

[1]Cooling (Indoor // Outdoor)	°F	80 DB, 67 WB // 95 DB, 75 WB			
[2]Heating at 47°F (Indoor // Outdoor)	°F	70 DB, 60 WB // 47 DB, 43 WB			
[3]Heating at 17°F (Indoor // Outdoor)	°F	70 DB, 60 WB // 17 DB, 15 WB			
Conditions [4]Heating at 5°F (Indoor // Outdoor)	°F	70 DB, 60 WB // 5 DB, 4 WB			

[1]Applications should be restricted to comfort cooling only; equipment cooling applications are not recommended for low ambient temperature conditions.
[4] 5°F DB - 115°F DB when optional wind baffles are installed

For actual capacity performance based on indoor unit type and number of indoor units connected, please refer to MXZ Operational Performance.
Although the maximum connectable capacity is 130%, the outdoor unit cannot provide more than 100% of the rated capacity. Please utilize this over capacity capability for load shedding or applications where it is known that all connected units will NOT be operating at the same time.

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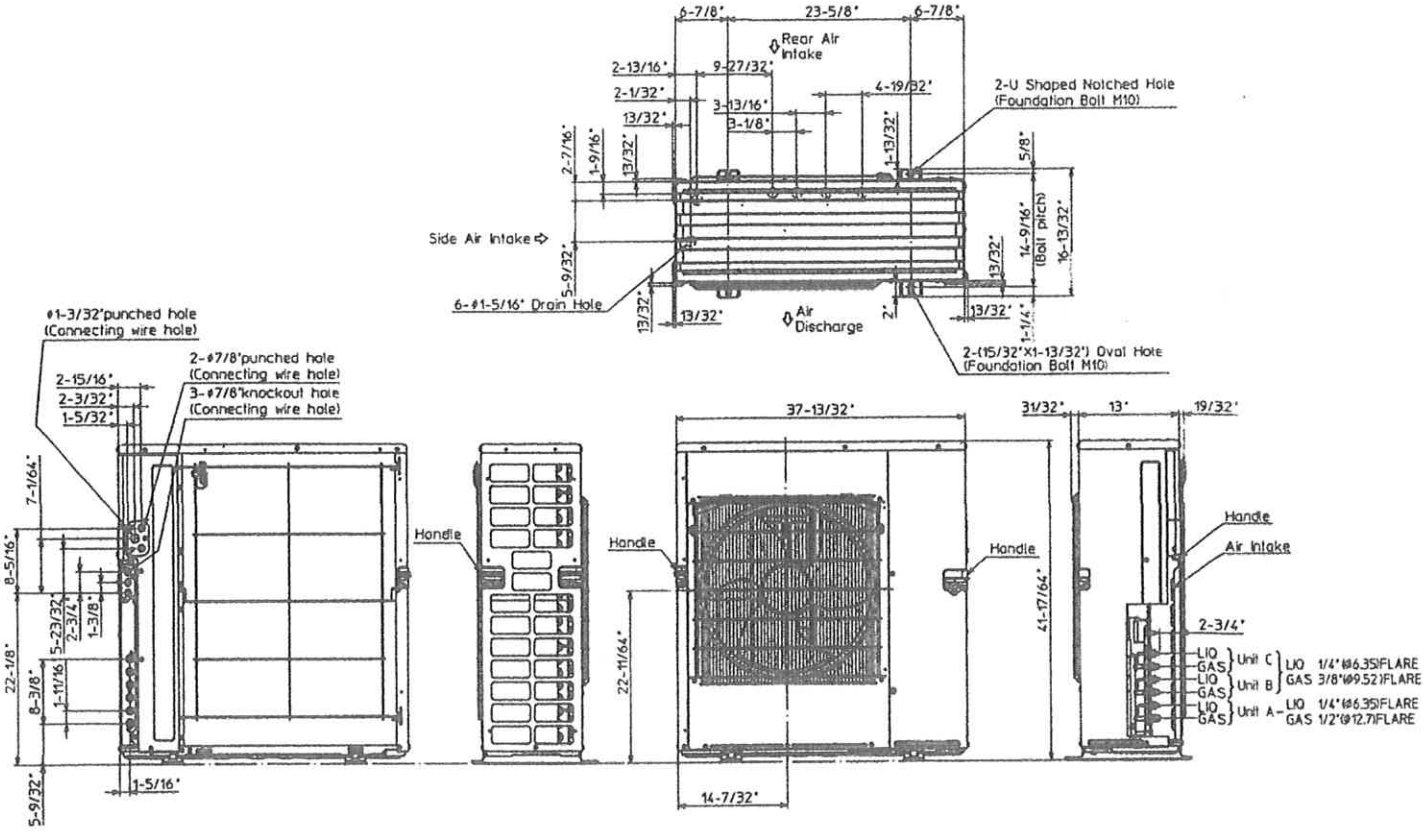
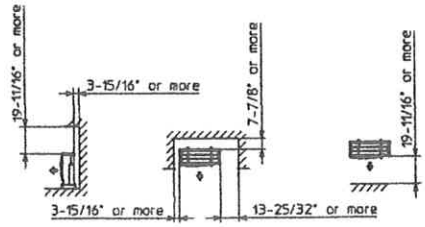
OUTDOOR UNIT DIMENSIONS: MXZ-3C24NAHZ4

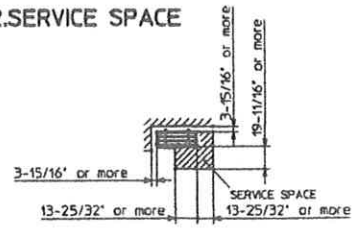
Unit: inch (mm)

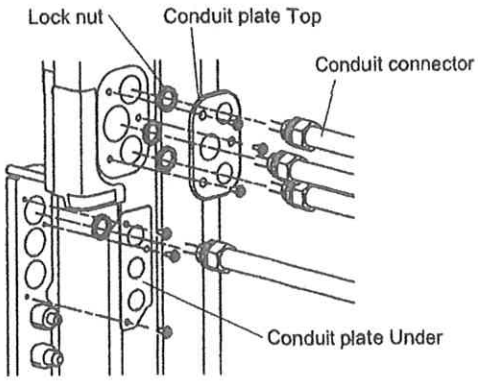


1.FREE SPACE



2.SERVICE SPACE





1340 Satellite Boulevard Suwanee, GA 30024
Toll Free: 800-433-4822 www.mehvac.com

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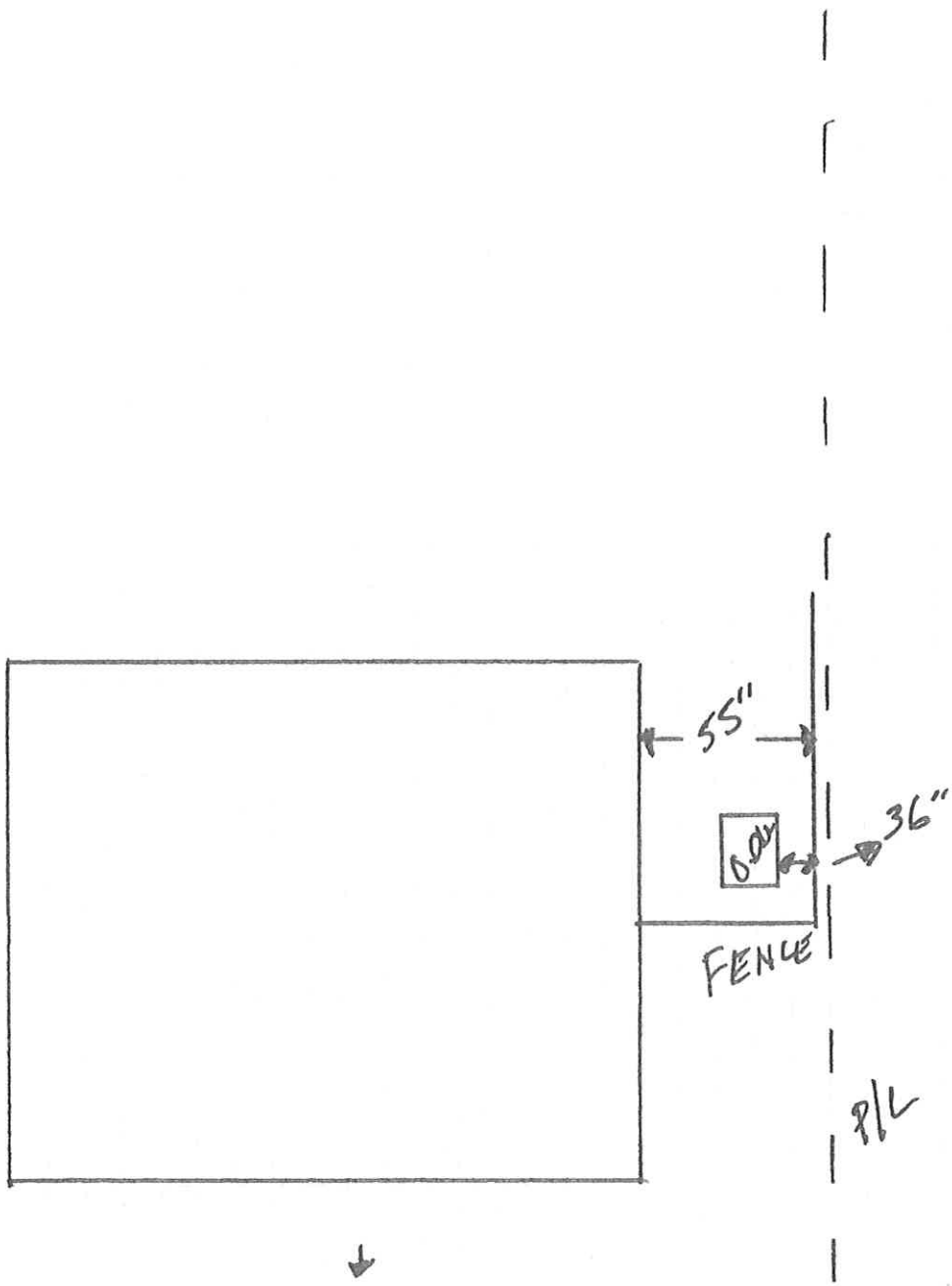

20655 MOREWOOD PKWY.

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