



City of Rocky River
BUILDING
DEPARTMENT

21012 Hilliard Boulevard
Rocky River, OH 44116
Phone (440) 356-2139

FOR OFFICE USE ONLY

PERMIT FEE: _____

CHECK #: _____

DATE PAID: _____

ACCESSORY STRUCTURE APPLICATION FOR PLAN APPROVAL.

THE FEE IS \$55 PER APPLICATION

ALL FIELDS ARE REQUIRED TO BE FILLED IN. Incomplete applications will delay permit processing.

DATE OF APPLICATION: JULY 30, 2025

CONCRETE APPROX \$ 4,000
STORAGE SHED \$ 6,000
ESTIMATED COST OF PROJECT: \$ 10,000

PROPERTY IDENTIFICATION

BUSINESS NAME OR PROPERTY OWNER'S LAST NAME: MACHINENA

STREET ADDRESS: 21995 ADDINGTON BLVD, ROCKY RIVER OH 44116

CONTRACTOR INFORMATION OR HOMEOWNER'S INFORMATION (IF SELF-PERFORMING)

CONTRACTOR NAME: HOME OWNER TO BUILD

HOMEOWNER NAME: ALBERTO AND JULIE MACHINENA

STREET ADDRESS: 21995 ADDINGTON BLVD ROCKY RIVER OH 44116

PHONE NUMBER: 216-990-9380

E-MAIL ADDRESS: albertomachinena58@gmail.com

TYPE OF STRUCTURE:

☒ SHED ☐ PATIO ☐ DECK ☐ PERGOLA ☐ GAZEBO ☐ POOL ☐ FIREPLACE ☐ PLAY STRUCTURE ☐ OTHER

SIZE OF STRUCTURE 11x14 = 154 SQ FT CORNER LOT: ☒ YES ☐ NO

11 FEET INCLUDES 6" OVERHANG EACH SIDE

- Attach site drawing showing the location of the proposed structure and its proximity to the house, garage, and/or other existing structures and property lines. Provide dimensions of structures.
- It is the responsibility of the property owner/contractor who is issued the permit to verify the location of the structure and the property lines. The City of Rocky River is not responsible for determining property lines.
- Submit the application and drawings to the Building Department. The applicant will be required to display an "Intent to Build" sign for 10 days. After 10 days, a permit can be obtained if the plans have been approved.

VARIANCE NEEDED: ☒ YES ☐ NO

Intent Sign Date: _____

NOTICES SENT TO ABUTTING NEIGHBORS AT:

DATE NOTICES SENT: _____

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.

ALBERTO & JULIE MACHINENA
Property Owner Date

ALBERTO MACHINENA JULY 30, 2021
Applicant/Representative Date

Albert Machinena

BZA Application Fee: _____

Date Paid: _____

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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: 7-30-2025 Hearing Date: AUGUST 14, 2025
Zoning of Property RESIDENTIAL Permanent Parcel No. 303-31-002

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

Address of property seeking variance: 21995 ADDINGTON BLVD, ROCKY RIVER OH 44116

ALBERTO & JULIE MACHINENA ALBERTO MACHINENA
Name of Property Owner Name of Applicant / Representative

21995 ADDINGTON BLVD OH 44116 ROCKY RIVER
Address Address

ALBERTO M. 216-990-9380 JULIE M. 440-590-6045
Telephone No. Cell Phone No. Telephone No. Cell Phone No.

albertomachinena58@gmail.com E-MAIL:
E-MAIL: E-MAIL:

Description of what is intended to be done:

DRIVEWAY APRON ON EAST SIDE OF DRIVEWAY
NEW STORAGE SHED EAST SIDE OF GARAGE

NEW SHED FOOT PRINT IS 10'x14' WITH 6" OVERHANG ON EACH SIDE

Sections of the Code from which variance is being requested: OVERALL SIZE 11'x14' ←

WIDTH OF APRON SECTION 1153.15(L)(4)(B) 11'12" VS 8'

SQ. FT. OF SHED SECTION 1153.15(C) 154 SQ FT VS 120 SQ FT

HEIGHT OF SHED SECTION 1153.09(b) 12 FT VS 10 FT

List variances requested:

DRIVEWAY APRON WIDTH 11'12" VS 8' (APPRON WILL BE 11' WIDE, EXCEPT FOR THE LAST FOOT.)

STORAGE SHED 154 SQ FT. VS 120 SQ FT

SHED HEIGHT 12 FT VS 10 FT → 11 FT x 14 FT INCLUDES 6" OVERHANG EACH SIDE
10 FT x 14 FT IS THE FOOT PRINT SIZE

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 (APPRON) 	<input checked="" 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>		
Note: Total square footage of all accessory buildings, including detached garages, is not to exceed 600 square feet.)		
<ul style="list-style-type: none"> Height 12 FT VS 10 FT 	<input checked="" type="checkbox"/>	(Area) Practical Difficulties
<ul style="list-style-type: none"> Setback from property line 	<input type="checkbox"/>	(Area) Practical Difficulties
<ul style="list-style-type: none"> Square footage 154 SQFT. VS 120 SQFT. 	<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

EACH SIDE.
ACTUAL FOOT PRINT AREA IS 10'X1

PRACTICAL DIFFICULTIES

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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).

OUR HOUSE/PROPERTY HAS 2 EASEMENT THAT PREVENT US FROM ADDING A THIRD BAY TO OUR GARAGE.

DRIVEWAY APRON IS NEEDED FOR ACCESS TO STORAGE SHED, AND FOR KEEPING OUR CAR OFF THE STREET. OUR CAR WAS HIT WHEN WE PARKED IT ON THE STREET.

- 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). SEE PICTURE

OUR HOUSE WILL NOT BE COMPATIBLE WITH OTHER PROPERTIES IN THE DEVELOPMENT, DUE TO THE EASEMENTS AND BEING A CORNER HOUSE IN A VERY BUSY INTERSECTION AND AT THE ENTRANCE TO THE SENIOR CITIZEN APARTMENT BUILDING.

- 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).

THE VARIANCE REQUEST IS TO INCREASE THE SIZE OF THE STORAGE SHED FROM 10'x12' TO ~~10'x12'~~ 11'x14'

- 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).

THE LOCATION OF THE SHED AND THE SIZE WILL HAVE A VERY PROPORTIONATE RELATIONSHIP TO THE HOUSE, BECAUSE IT WILL SIT BACK FROM THE FRONT OF THE HOUSE AND BEING NEXT TO THE GARAGE WHICH IT IS MUCH HIGHER / TALLER THAN THE SHED. AESTHETICALLY WILL HAVE A NICE APPEAL ADJACENT TO OUR HOUSE, WITH THE SAME COLORS AS THE HOUSE.

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

THERE WILL BE NO AFFECT TO THE GOVERNMENT SERVICES.

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

WE PURCHASED OUR HOUSE IN 2001 AND UNFORTUNATELY WE DID NOT PAY ATTENTION OR WERE AWARE OF THE EASEMENTS RESTRICTIONS. EVENTHOUGH IT WAS

G.) Explain whether special conditions or circumstances exist as a result of actions of the owner. ON THE PROPERTY PLAN NO SPECIAL CONDITIONS.

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 DRIVEWAY APRON IS NECESSARY TO KEEP PARKING OFF THE STREET. OUR TRAILER WILL NOT FIT IN A 10x12 SHED. AND WE CANNOT BUILD A 3RD BAY TO OUR GARAGE.

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).

GRANTING THE VARIANCE WILL BE A FAIR WAY TO HELP US WITH RESTRICTIONS OF OUR CORNER HOUSE WITH THE EASEMENTS RESTRICTIONS.

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.

GRANTING THE VARIANCE WILL NOT PROVIDE ANY SPECIAL PRIVILEGE THAT OTHER RESIDENTS HAVE THE BENEFIT OF NOT HAVING THE RESTRICTIONS THAT WE HAVE

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.

THE CODE DOES NOT PROVIDE SPECIAL CONDITIONS FOR PROPERTIES THAT ARE AFFECTED BY EASEMENT RESTRICTIONS ON THE PROPERTY

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.

NOT APPLICABLE

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UNNECESSARY HARDSHIP STANDARD

ONLY ANSWER THESE QUESTIONS IF YOU ARE REQUESTING A VARIANCE FOR ANY FUNCTIONAL, LAND OR BUILDING USE NOT SPECIFICALLY PERMITTED IN EITHER A PARTICULAR ZONING DISTRICT, OR OTHERWISE NOT PERMITTED BY THE DEVELOPMENT CODE. (See Typical Variance Sheet for guidance.)

ALL QUESTIONS REQUIRE A COMPLETE RESPONSE

In order to grant a use variance, the Board of Appeals shall determine that strict compliance with the terms of this Code will result in unnecessary hardship to the applicant. **THE APPLICANT MUST DEMONSTRATE SUCH HARDSHIP BY CLEAR AND CONVINCING EVIDENCE** that the criteria in Rocky River Codified Ordinances, sub-section 1133.17(c)(2) is satisfied.

R.R.C.O. Chapter 1133.17(c)(2)A. Please demonstrate hardship with the following:

- i.) Explain how the variance requested stems from a condition that is **UNIQUE TO THE PROPERTY AT ISSUE** and not ordinarily found in the same zone or district. (i.e., topographical or geological limitations; unique structure of original building, etc.)

- ii.) Explain how the granting of the variance will not have any material adverse effect on the rights of adjacent property owners or residents.

- iii.) Explain how the granting of the variance will not have any material adverse effect on the public health, safety or general welfare of the City of Rocky River.

NOT APPLICABLE

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iv.) Explain how the variance will be consistent with the general spirit and intent of the Code.

v.) Explain how the variance sought is the minimum that will afford relief to the applicant.

R.R.C.O. Chapter 1133.17(c)(2)B. If applicable, explain what further evidence you would like the Board of Appeals to consider, as follows:

i.) Whether the property cannot be put to any economically viable use under any of the permitted uses in the zoning district in which the property is located.

ii.) Whether, and to the extent to which (if applicable), the hardship condition is not created by actions of the applicant.

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.

6660
1127177

NOT

PART

ADDINGTON BLVD

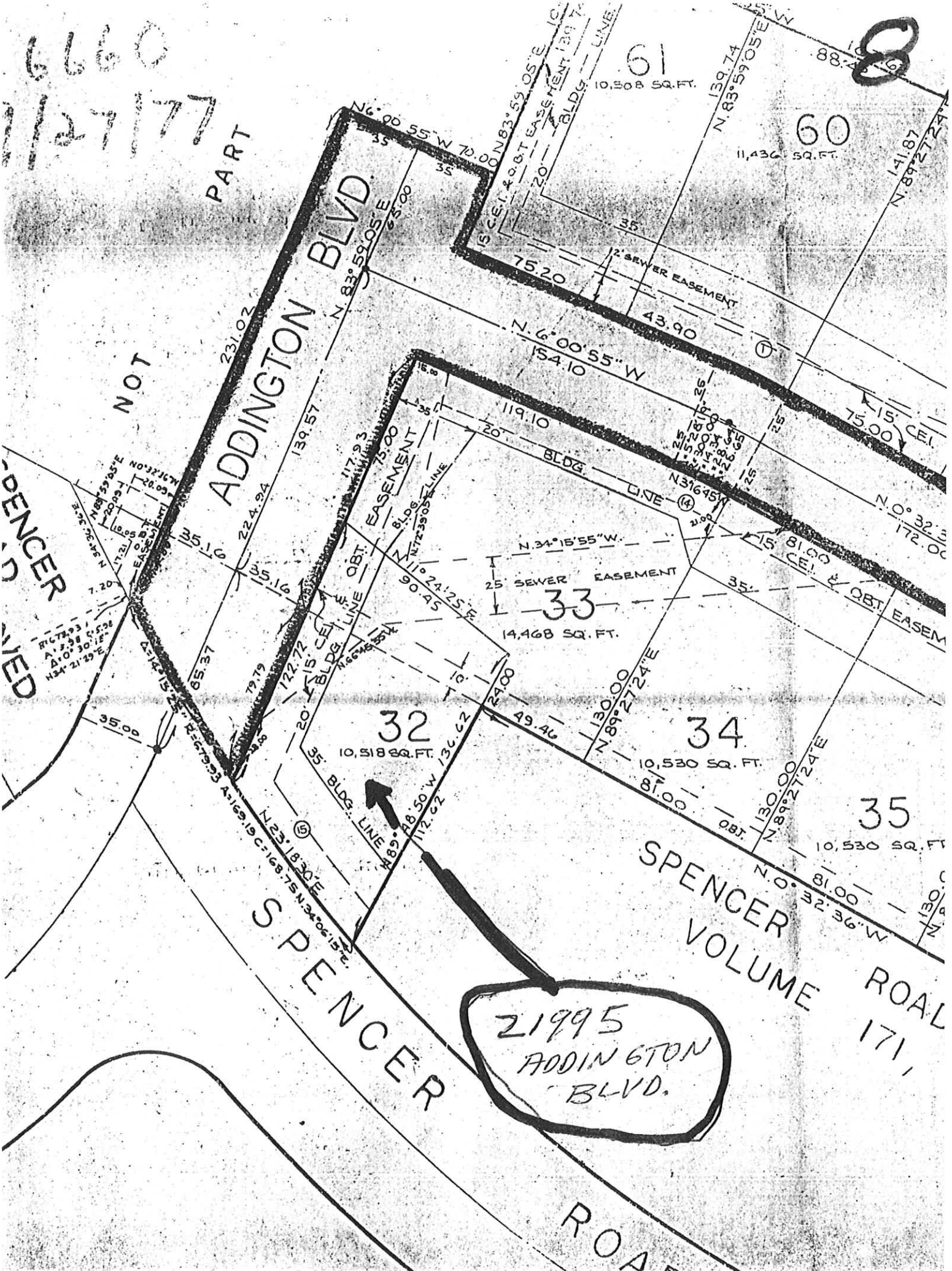
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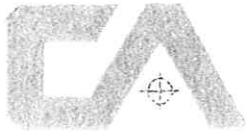
SPENCER

SPENCER
VOLUME

ROAD
171

21995
ADDINGTON
BLVD.

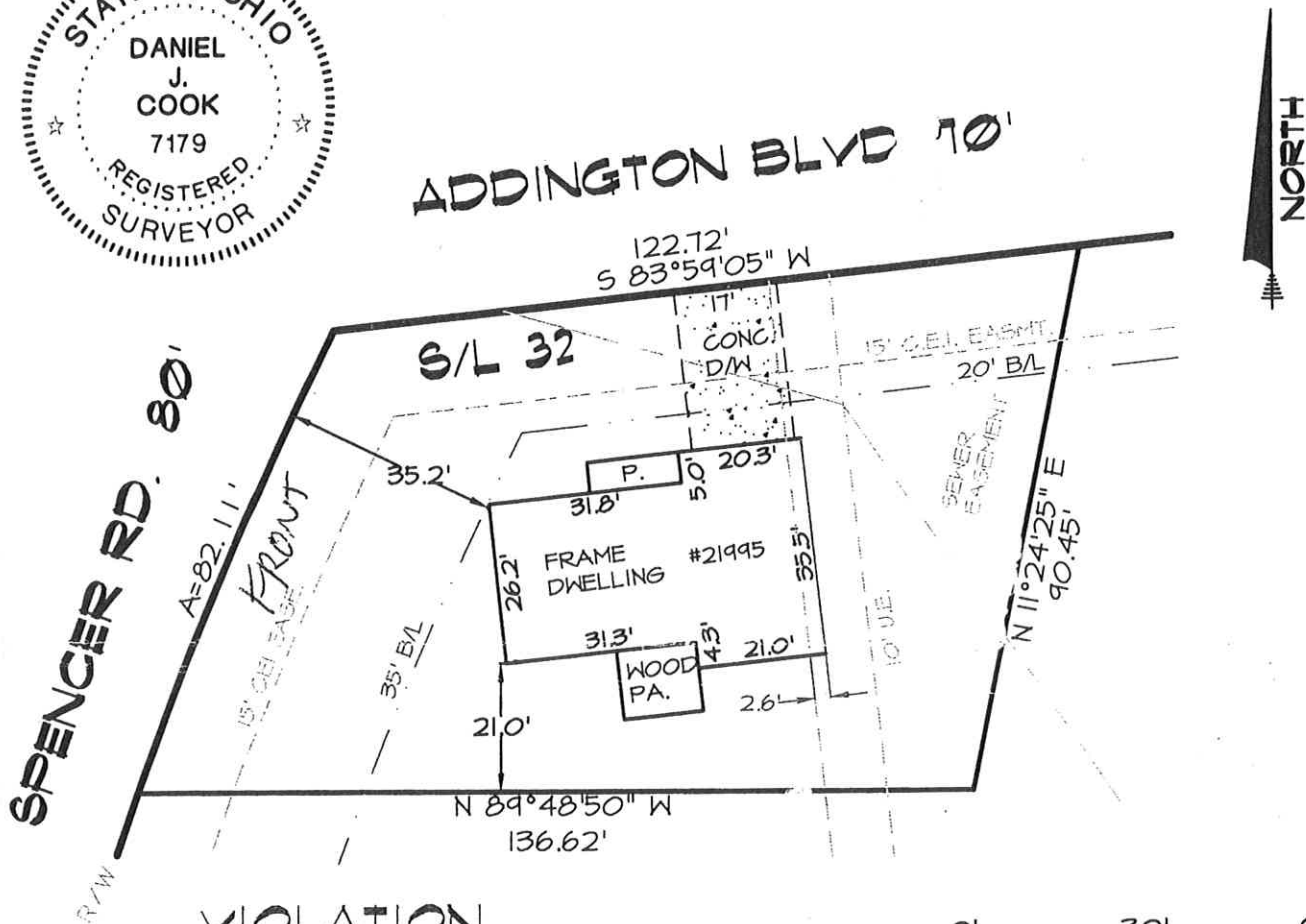




CAMPBELL &
ASSOCIATES, INC
Surveying • Engineering

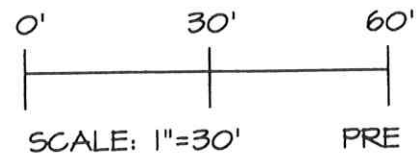
(216) 642-8555
Fax: (216) 642-1162
5415 Schaaf Rd.
Suite #204
Independence, OH 44131
<http://www.campbellsurvey.com>

MORTGAGE LOCATION SURVEY



VIOLATION

SUBJECT'S DWELLING VIOLATES 10'
UTILITY EASEMENT BY 2.6'
AS SHOWN.



Address 21995 Addington Boulevard

State of Ohio, County of Cuyahoga

City of Rocky River

New Owner Alberto and Julie Machinena

Allotment: Christensen Estates No 2

Plat Volume 221 Page 18

Client Order No. 0105-3071-MA

Date June 19, 2001

Present Owner Robert M and Loreen C Mizek

C & A Order No.
CL117943

This is to certify to **Bank One N A and/or Prospect Title Agency**

that a visual inspection of the property and buildings shown (if any) has been made and there are no apparent encroachments or visible easements unless otherwise shown. This service was not performed for the purpose of establishing boundary lines, and is not to be used for that purpose.

This Mortgage Location Survey has been prepared in accordance with Chapter 4733-38, Ohio Administrative code, and is not a boundary survey pursuant to Chapter 4733-37, Ohio Administrative Code

Daniel J. Cook
Daniel J. Cook - Reg. Surveyor No. 7179



Cuyahoga County

Treasurer's Office

10

2079 East Ninth Street, Cleveland, OH 44115
For Assistance, Call 216-443-7420 (8:30am - 4:30pm - M-F)
Ohio Relay Service 711 (hearing impaired)

REAL ESTATE TAXES FOR SECOND HALF OF 2024 DUE DATE 7/17/2025

Parcel Number

Property Owner

303-31-002

MACHINENA, ALBERTO
MACHINENA, JULIE

Property Address

Property Description

21995 ADDINGTON BLVD ROCKY RIVER OH 44116 15 CHRISTENSEN EST#2 0032 ALL

Market Value

35% Taxable Value

Homestead Exempt

Property Class

LAND	80,300	28,110		
BUILDING	294,500	103,080	0	Residential
TOTAL	374,800	131,190		

Taxing District

Tax Rate

Reduction Factor

Effective Tax Rate

ROCKY RIVER	134.20	.543523	61.259161
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Tax Calculation

REAL ESTATE TAXES	8,802.85
LESS TAX REDUCTION	-4,784.55
SUBTOTAL-ADJUSTED TAX	4,018.30
LESS NON BUSINESS CREDIT	-314.00
LESS OWNER OCCUPANCY CREDIT	-78.50
NET REAL ESTATE TAX	3,625.80
SECOND HALF TAX DUE	3,625.80
PAST DUE CURRENT TAX - 1ST HALF	.00
TOTAL DUE	3,625.80

Where Your Taxes Go

	DOLLARS
SCHOOLS	1,971.63
MUNICIPALITY	568.23
COUNTY	796.62
LIBRARY	151.08
METROPARKS	138.24

Payment Methods

Mail your check or money order and the bottom portion of this bill in the enclosed envelope.

ONLINE: Pay by e-check (fee free) or credit/debit card (fee added) at cuyahogacounty.gov/treasury.

BY PHONE: Call 1-877-738-1212 to pay by e-check (fee free) or credit/debit card (fee added).

IN PERSON: Pay by cash, check, money order, or credit/debit card (fees apply) at the County Administrative Headquarters, 2079 E. 9th St, Room 1-100. Pay by check only at any Cuyahoga County Key Bank or Auto Title branch location, or using the drop box at the County Administrative Headquarters.

* PLEASE SEE MESSAGE BELOW *

Full Year (Optional)

Half Year Due

XXXXXX

\$3,625.80

taxes are not paid within 10 days of the date indicated above, a 10% penalty shall be applied.

Rev. 02/20/2025 / 1826

Detach here. Return bottom portion with your payment. Keep top portion for your records

Please update your contact information on the back of this form.



TREASURER'S OFFICE
2079 EAST NINTH STREET
CLEVELAND, OH 44115
Call 216-443-7420 (8:30am - 4:30pm - M-F)

TAXES DUE FOR SECOND HALF OF 2024

Amount Due

Parcel Number

\$3,625.80
Due by 7/17/2025

303-31-002

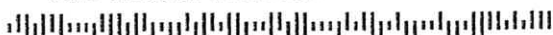
Optional Full Year
Amount

Amount Paid

XXXXXX

\$

*****AUTO**SCH 5-DIGIT 44116 235 239

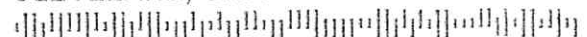


ALBERTO & JULIE MACHINENA
21995 ADDINGTON BLVD
ROCKY RIVER OH 44116-3955

MAKE CHECKS
PAYABLE TO

CUYAHOGA COUNTY TREASURER
P.O. BOX 94404
CLEVELAND, OHIO 44101-4404

73165

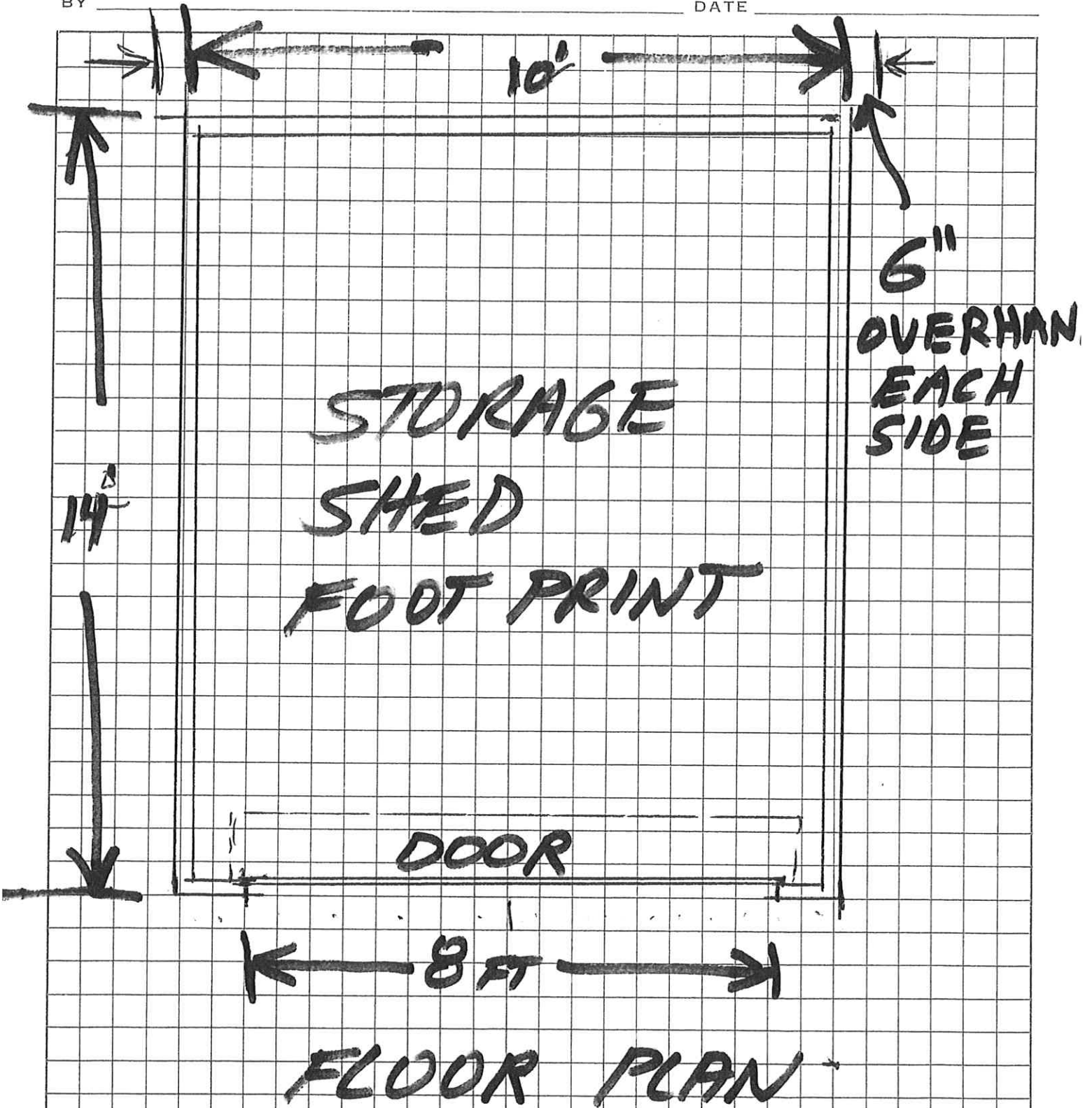


SUBJECT _____

PAGE NO. _____

BY _____

DATE _____

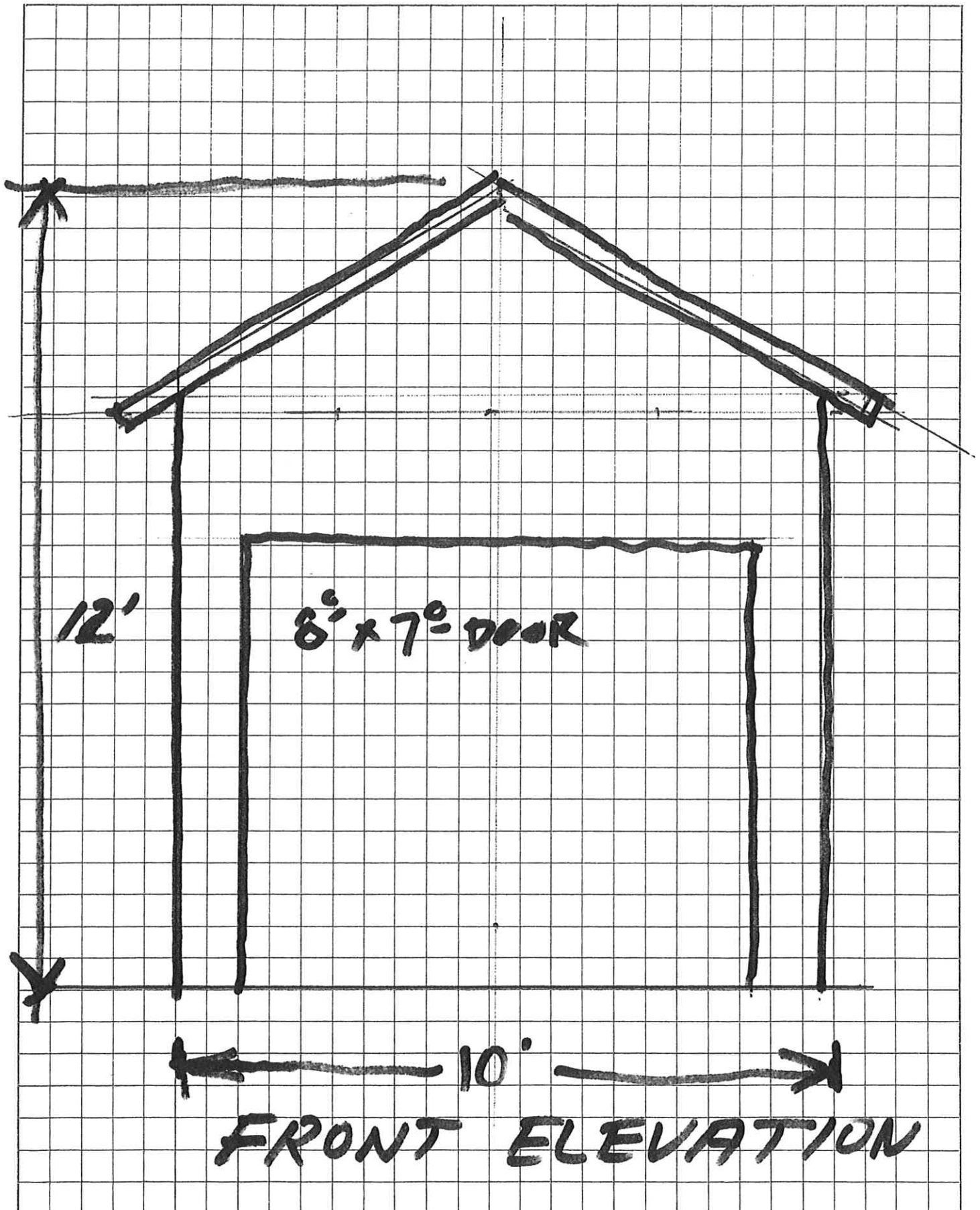


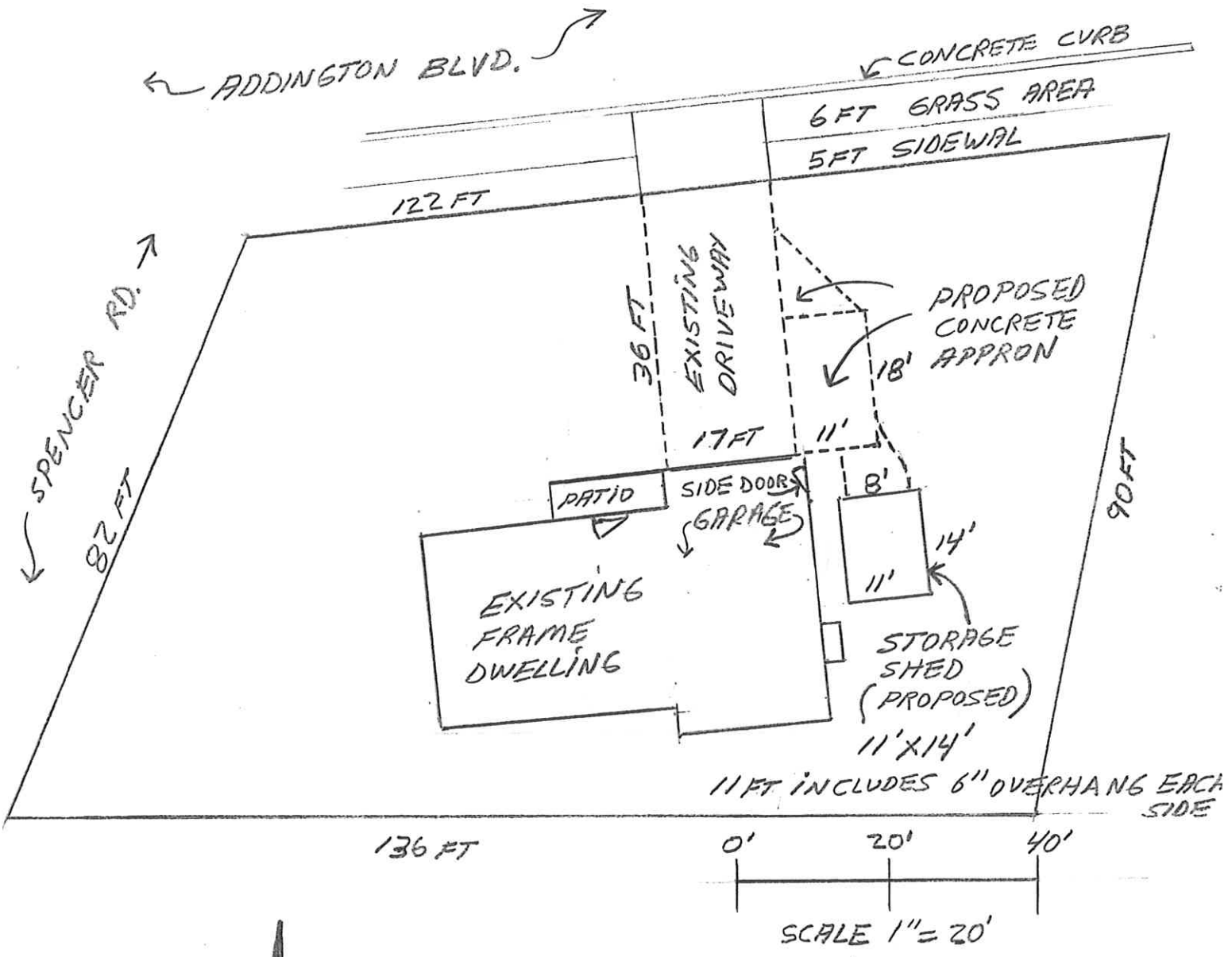
SUBJECT _____

PAGE NO. _____

BY _____

DATE _____





21995 ADDINGTON BLVD.
ROCKY RIVER OH 44116







17

21995 ADDINGTON BL



PICTURE FROM ACCROSS
THE STREET

18



ADDINGTON

SPENCER



12 FT

STORAGE SHED

APRON

19



SHED
LOCATION

NEIGHBOR'S HOUSE



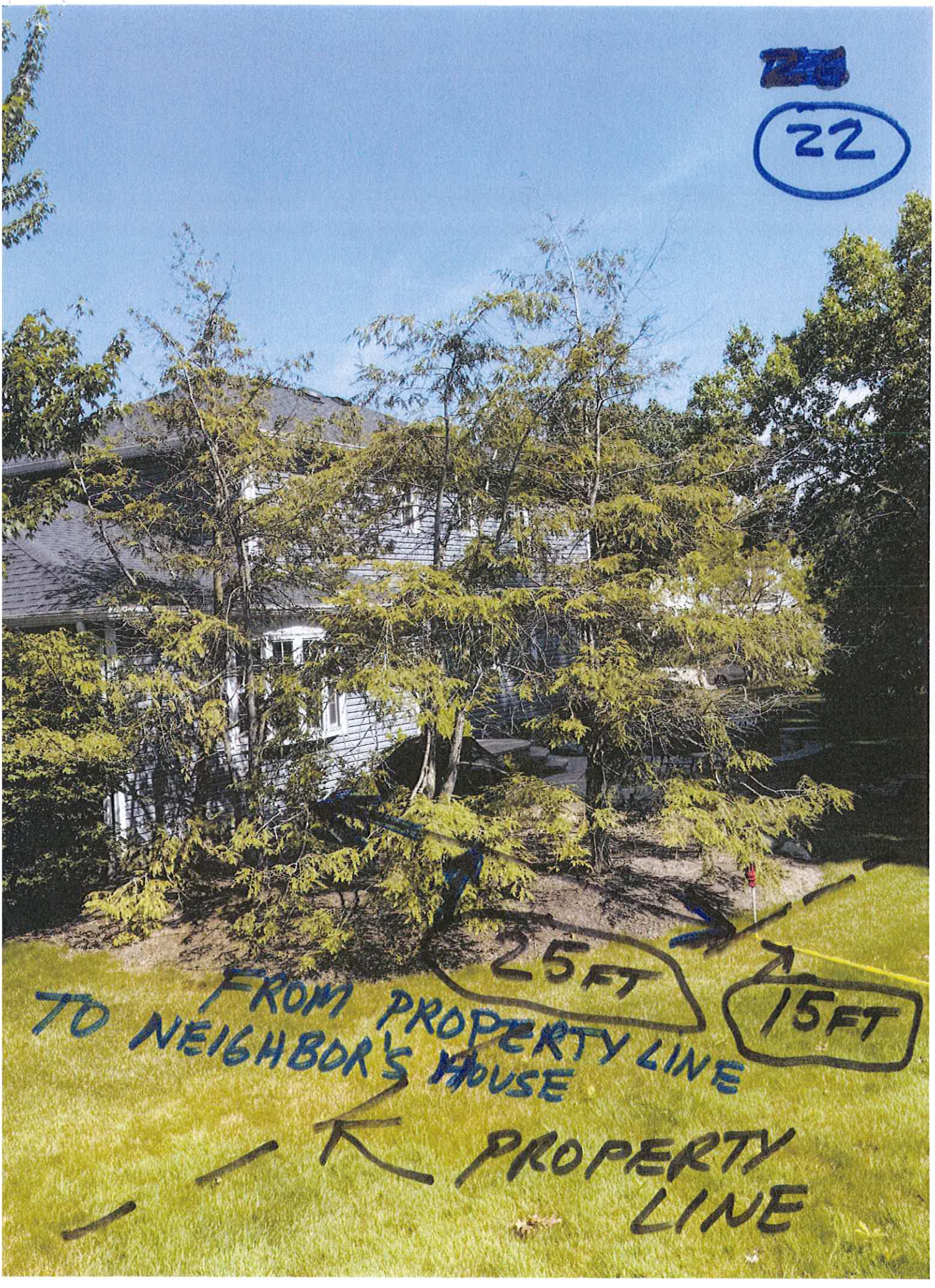
21

25



226

22



25 FT

15 FT

FROM PROPERTY LINE
TO NEIGHBOR'S HOUSE

PROPERTY
LINE



Alberto Machinena <albertomachinena58@gmail.com>

Pic

1 message

Alberto Machinena <albertomachinena58@gmail.com>
To: Alberto Machinena <albertomachinena58@gmail.com>

Thu, Jun 26, 2025 at 1:11 PM

