



Cuyahoga County GIS Viewer



Date Created: 8/29/2024

Legend

- ☐ Municipalities
- ☐ Right Of Way
- ☐ Platted Centerline
- ☐ Parcel
- ☐ Private Road

Jon + Ann Dunlap
2652 Carmen Dr

Projection:
WGS_1984_Web_Mercator_Auxiliary_Sphere

This map is a user-generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

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.

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: _____
Zoning of Property _____

Hearing Date: _____
Permanent Parcel No. _____

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

Address of property seeking variance: 2652 Carmen Drive

Jonathan + Ann Dunlap
Name of Property Owner

Name of Applicant - Representative

2652 Carmen Drive
Address

Address

440 823 6221 440 552 8593
Telephone No. Cell Phone No.
Jon Ann

Telephone No. Cell Phone No.

E-MAIL: _____

E-MAIL: _____

Description of what is intended to be done:

Sections of the Code from which variance is being requested:

List variances requested:

Ann Dunlap
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 	<input 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> <u>Note:</u> <i>Total square footage of all accessory buildings, including detached garages, is not to exceed 600 square feet.)</i>		
<ul style="list-style-type: none"> Height 	<input 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 	<input 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

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).

Safety is the number one priority for our fence. We replaced the existing 4' chain link fence for a 6' cedar fence for several adverse surrounding conditions such as; neighbors on each side of the fence that are in close proximity to our large dogs. The current fence was not tall enough and too open to block the children from shooting Nerf guns bullets (choking hazard) and sticking their tiny fingers through the chain link. Our fence was not tall enough to keep our Great Dane from jumping over the fence to visit the 90 year old next door. The fence also helps prevent unwanted barking from our dogs. Anyone with a dog that walked past our home was a target from the noise and a possible visit from the dog. The 6' cedar fence is a necessity for safety of not only our neighbors but our dogs as well.

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).

There is only a positive impact for our neighbors from the outcome of our fence as stated from the signed letters from our neighbors. We replaced the existing fence for a modern, sleek design, well-crafted on each side that beautify the neighborhood and adds value to our community

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).

For safety purposes stated in the first question (children, elderly and our dogs), we need the fence not to have the 20% openness between the boards. The variance is not a substantial deviation that changes the character of the neighborhood or the use of the land.

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 fence variance leads to improvements that blends well with existing structures—enhancing landscaping, façade, and architectural elements—our fence contributes positively to neighborhood appeal.

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

Our fence does not impede in any way of the delivery of governmental services. In fact, the fence allows the postal, Amazon and city employees to ensure a safe and pleasant working environment around our home.

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

We replaced existing fence for fence. We also commissioned the services while we were out of state.

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

We are in the circumstances of safety for our neighbors and our dogs.

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).

For safety purposes state in the first question (children, elderly and dogs), we need the fence not to have the 20% openness between the boards. We need the height so the dogs don't jump over the fence. The variance is not a substantial deviation that changes the character of the neighborhood or the use of the land. The variance is needed for safety purposes.

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).

We have already sealed the cedar fence planks to preserve the quality and appearance of the fence. The fence variance leads to improvements that blends well with existing structures—enhancing landscaping, façade, and architectural elements—our fence contributes positively to neighborhood appeal.

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.

The effect of granting the variance serves a public benefit for the community. Not only does the solid fence enhance our landscaping and neighborhood appeal, it allows us to be the proactively safe and responsible neighbor in our community. By granting the variance, we are creating a safe environment for our neighbors and our dogs. The variance contributes to the intent of the zoning ordinance and does not disrupt the character of our neighborhood.

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 effect of granting the variance serves as safety for the community. Not only does the solid fence enhance our landscaping and neighborhood appeal, it allows us to be the proactively safe and responsible neighbor in our community. By granting the variance, we are creating a safe environment for our neighbors and our dogs. The variance contributes to the intent of the zoning ordinance and does not disrupt the rights enjoyed by other properties.

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.

Neighbor Approval Letter for Fence Construction

Date: 8-22-24

City of Rocky River Revision Board,

I/We, ROCHE J. CHARANGHAT, are the neighbor(s)
of, Jonathan & Ann Dunlap - 2652 Carmen Dr., Rocky, River OH 44116,
and are in close proximity and visibility of their cedar fence.

I/We approve of the outside and inside appearance of the fence
for both aesthetics and safety.

Signature: RJ Charanghat

Print Name: ROCHE J. CHARANGHAT

Address: 2649 CARMEN DR - RR 44116

Comments: NO PROBLEM.

Neighbor Approval Letter for Fence Construction

Date: 8/22/24

City of Rocky River Revision Board,

I/We, Eric + Jenn Lewis, are the neighbor(s)
of, Jonathan & Ann Dunlap - 2652 Carmen Dr., Rocky, River OH 44116,
and are in close proximity and visibility of their cedar fence.

I/We approve of the outside and inside appearance of the fence
for both aesthetics and safety.

Signature: _____



Print Name: _____

Jennifer Lewis

Address: 2673 Carmen Dr.

Comments: We think the fence is beautiful:

Neighbor Approval Letter for Fence Construction

Date: 8-21-2024

City of Rocky River Revision Board,

I/We, _____, are the neighbor(s)
of, Jonathan & Ann Dunlap - 2652 Carmen Dr., Rocky, River OH 44116,
and are in close proximity and visibility of their cedar fence.

I/We approve of the outside and inside appearance of the fence
for both aesthetics and safety.

Signature: Jeannette Lewis

Print Name: Jeannette Lewis

Address: 2661 Carmen Dr.

Comments: NO issue with fence height

Neighbor Approval Letter for Fence Construction

Date: 8/20/2024

City of Rocky River Revision Board,

I/We, The Yans, are the neighbor(s)
of, Jonathan & Ann Dunlap - 2652 Carmen Dr., Rocky, River OH 44116,
and are in close proximity and visibility of their cedar fence.

I/We approve of the outside and inside appearance of the fence
for both aesthetics and safety.

Signature: Natalie Ym

Print Name: Natalie Yarn

Address: 2637 Carmen drive

Comments: The fence is fine

Neighbor Approval Letter for Fence Construction

Date: 8/20/24

City of Rocky River Revision Board,

I/We, Amanda & Jonathan Mark Brown, are the neighbor(s)
of, Jonathan & Ann Dunlap - 2652 Carmen Dr., Rocky, River OH 44116,
and are in close proximity and visibility of their cedar fence.

I/We approve of the outside and inside appearance of the fence
for both aesthetics and safety.

Signature: Amanda L. Brown

Print Name: Amanda L. Brown

Address: 2660 Carmen Drive

Comments: We have no concerns regarding
the fence.

Neighbor Approval Letter for Fence Construction

Date: 8.26.24

City of Rocky River Revision Board,

I/We, Paula Bonacci, are the neighbor(s)
of, Jonathan & Ann Dunlap ~ 2652 Carmen Dr., Rocky, River OH 44116,
and are in close proximity and visibility of their cedar fence.

I/We approve of the outside and inside appearance of the fence
for both aesthetics and safety.

Signature: Paula Bonacci

Print Name: _____

Address: 2640 Carmen

Comments: Neutral



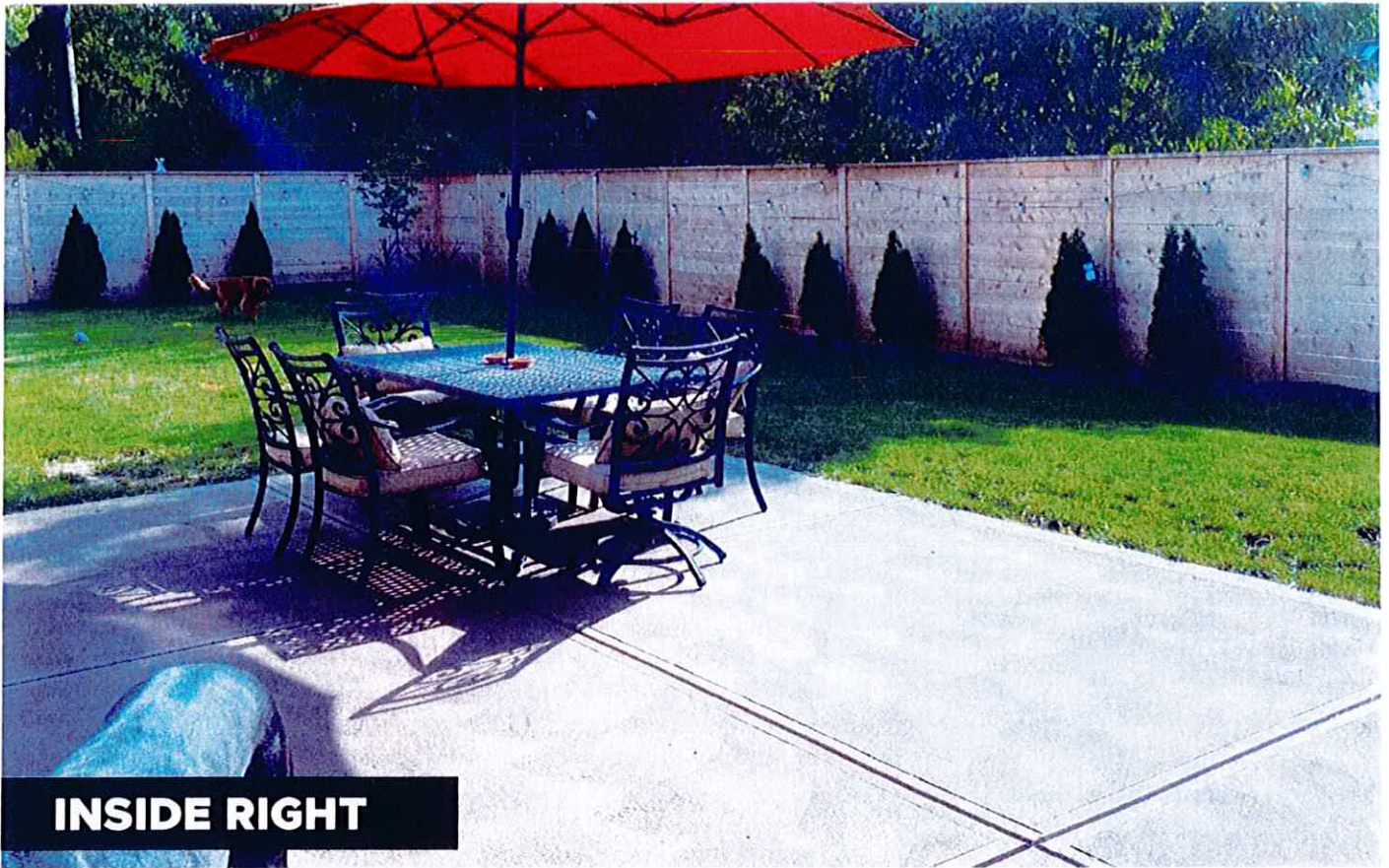
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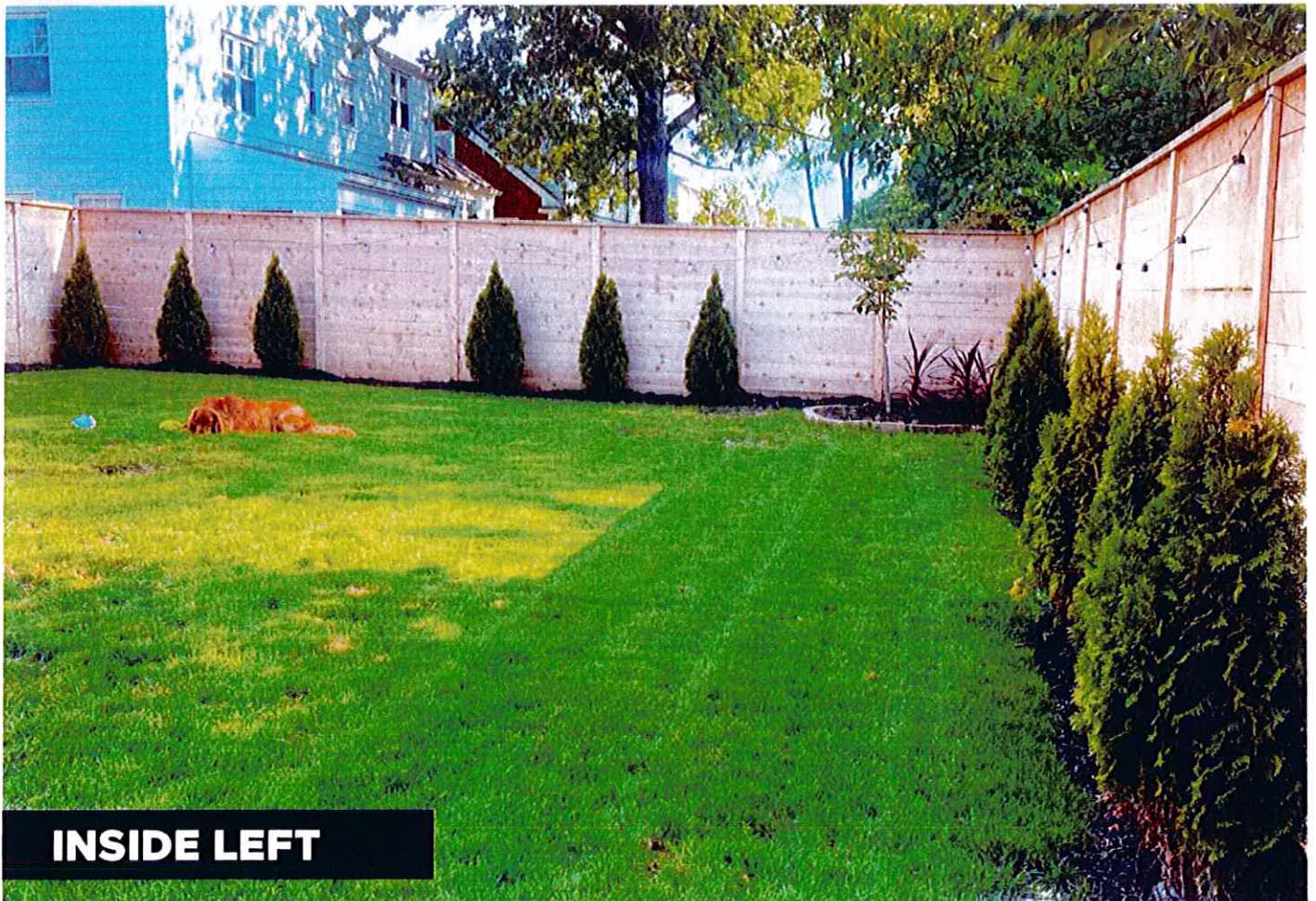
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BACK



INSIDE RIGHT



INSIDE LEFT