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Open Statement – Variance Application Packet

To the Members of the Rocky River Board of Zoning and Building Appeals:

I am submitting this variance application with the full support of my immediate neighbors, each of whom has expressed no objection to the small accessory shed I am building in the rear corner of my backyard. In fact, my neighbors have kindly agreed to provide written statements and letters in support of this project, which are included in this packet.

The requested variance involves Rocky River Zoning Code Section 1153.151, which requires a 5-foot setback from property lines for accessory structures, and Section 1153.15C, which limits accessory storage buildings to 120 square feet. My proposed structure measures approximately 14 feet by 18 feet (≈252 sq ft) and is located 1 foot from the west property line and 3 feet from the rear property line. While this exceeds the standard shed size and setback distance, the total footprint represents only about 3% of my 8,398 sq ft lot, far below the City's maximum lot coverage allowances for accessory buildings.

Their support demonstrates that the requested variance will not cause any harm, inconvenience, or detriment to adjoining properties or the character of the neighborhood. Instead, this improvement will enhance the property while respecting the privacy and use of surrounding yards.

As both a resident and a contractor in Rocky River, I hold the standards of this city in the highest regard. I consider it a privilege to live here, and I want my project to reflect the best building practices and full compliance with the City's requirements. I respectfully ask the Board to consider the minimal nature of the requested variance, the strong support of the neighborhood, and the positive contribution this improvement will make to the community.

Respectfully,

Christopher Sbrocco

A handwritten signature in black ink, appearing to be 'Chris Sbrocco', written over the printed name.