

Neighbor Support Statement – Variance Request

Applicant Property:
19118 Mitchell Avenue, Rocky River, OH 44116

Neighbor Name & Address:
Nancy McCahan
19028 Mitchell Avenue
Rocky River, OH 44116

To the Rocky River Board of Zoning and Building Appeals,

I am a neighbor of Chris Sbrocco at 19118 Mitchell Avenue. I am aware of his request for a variance to allow an accessory structure in his backyard. The building is planned at approximately 14 by 18 feet (≈252 sq ft) and is positioned closer to the property lines than the code normally requires.

While I understand the zoning code (Sections 1153.151 and 1153.15C) sets limits on size and setback, I want to make clear that I have no objection to this project. The shed will not block my view, interfere with my use of my home, or affect the enjoyment of my property.

Chris has made many visible improvements to his property since purchasing it, and I believe this structure is in line with that same positive effort. His work has been a benefit to our block and to the overall look and feel of our neighborhood.

For these reasons, I fully support granting this variance.

Sincerely,

Signature: Nancy McCahan

Printed Name: NANCY MCCAHAN

Date: 8/19/2025

Neighbor Support Statement

Applicant Property:

19118 Mitchell Avenue, Rocky River, OH 44116

Neighbor Name & Address:

Katherine (Kay) Lapinski
19042 Mitchell Avenue
Rocky River, OH 44116

To Whom It May Concern,

I live at 19042 Mitchell Avenue and am a nearby neighbor of Chris Sbrocco at 19118 Mitchell Avenue. I am aware that Chris is requesting a variance for the small accessory structure he is building in his back yard.

Although the shed is larger than what the code normally allows and sits closer to the property line than required, I have no objection to it. The structure does not negatively affect me or my property in any way. In fact, I believe the improvements Chris has made to his home and yard have been very positive for our neighborhood and have raised the overall standard of the street.

I fully support his request for a variance and have no concerns with the size or location of the structure.

Respectfully,

Signature: _____

Printed Name: _____

Date: _____

Katherine Lapinski *Katherine Lapinski*
8-19-25

Statement of Support for Variance Request

Applicant Property:

19118 Mitchell Avenue, Rocky River, OH 44116

Supporting Neighbor:

Kyle Christiansen

19128 Mitchell Avenue

Rocky River, OH 44116

Phone: 814-823-1236

Background

I am the immediate western neighbor of 19118 Mitchell Avenue. The accessory structure proposed by the applicant, Chris Sbrocco, will be located approximately 14 feet by 18 feet in size (~252 sq ft) and positioned about 1 foot from my property line and 3 feet from the rear property line.

This location does not fully comply with Rocky River Zoning Code Section 1153.151 (Schedule of Regulations for Accessory Uses), which requires a 5-foot setback, or Section 1153.15C, which restricts accessory storage buildings to 120 sq ft.

Position as Adjoining Neighbor

- I am fully aware that this structure is closer to my property line than the code requires.
- I have reviewed the plans, considered the proximity, and I want to be clear that I have no objection whatsoever to this variance.
- I believe this structure will have no negative impact on my property, my family's use of it, or the neighborhood in general.

Support for the Variance

- In fact, I support the variance strongly. I would be disappointed if the City of Rocky River were to deny it.
- Chris has invested significant time and resources into improving 19118 Mitchell Avenue since his purchase, and I believe his work has been a positive force for our street and neighborhood values.
- Allowing this variance is, in my view, a reasonable and fair decision that will enhance—not detract from—the character of the community.

Confirmation

By signing below, I confirm my support for this variance request. I understand the exact placement of the proposed structure and affirm that I have no objection to its proximity to my property line.

Signature: 

Printed Name: KYLE CHRISTIANSEN

Date: 08/19/25

Neighbor Support Statement – Variance Request

Applicant Property:

19118 Mitchell Avenue, Rocky River, OH 44116

Neighbor Information (to be completed by signer):

- Name(s): Brian Farrell
- Address: 19145 Colahan Dr.
- Phone Number: 216-313-8677

I am a neighbor of Chris Sbrocco at 19118 Mitchell Avenue. I am aware of his request for a variance to allow an accessory structure in his backyard. The building is planned at approximately 14 by 18 feet (≈252 sq ft) and is positioned closer to the property lines than the zoning code normally requires.

While I understand the zoning code (Sections 1153.151 and 1153.15C) sets limits on size and setback, I want to make clear that I have no objection to this project. The shed will not block my view, interfere with my use of my home, or affect the enjoyment of my property.

Chris has made many improvements to his property since purchasing it, and I believe this structure is in line with that same positive effort. His work has been a benefit to the street and the overall neighborhood.

For these reasons, I support granting this variance.

Signature: 

Printed Name: Brian Farrell

Date: 8/19/25

Neighbor Support Statement – Variance Request

Applicant Property Address:

19118 Mitchell Avenue, Rocky River, OH 44116

Neighbor Name & Address:

Mary Lynn and Buzz O'Connor
19129 Colahan Drive
Rocky River, OH 44116

Buzz O'Connor
Mary Lynn O'Connor

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

We are the property owners directly behind 19118 Mitchell Avenue, where Chris Sbrocco is requesting a variance for the construction of an accessory structure in his rear yard. The proposed shed measures approximately 14 feet by 18 feet (≈252 sq ft) and is located about 1 foot from the west property line and approximately 3 feet from the rear property line, closest to our lot.

We understand this location does not fully comply with Rocky River Zoning Code Section 1153.151 (Schedule of Regulations for Accessory Uses), which requires a 5-foot setback, and Section 1153.15C, which restricts accessory storage buildings to 120 sq ft.

Our Position as Adjoining Rear Neighbors

- We have reviewed the placement of the posts and the location of the proposed structure on the property.
- The shed's height, width, and placement do not obstruct our sightlines, views, or enjoyment of our property.
- We do not feel the structure will create any negative impact to our home, yard, or property value.

Support for the Variance

- We believe the shed is reasonable in size and height for a property of this lot's dimensions.
- Chris has made substantial improvements to his home since purchasing it, and his work has significantly elevated the condition and appeal of the property, which has had a positive impact on the overall neighborhood.
- We fully support his variance request, as we see no detriment to our property or to the character of the area.

Statement of Support

By signing below, we confirm our strong support for this variance request. We have no objection to the size, height, or location of the shed, even though it is close to our property line. We believe this improvement is consistent with good neighborhood standards and should be permitted to move forward.

Signature(s): Buzz O'Connor Mary Lynn O'Connor

Printed Name(s): Buzz O'Connor Mary Lynn O'Connor

Date: 8/19/2025

Neighbor Support Statement – Variance Request

Applicant Property:

19118 Mitchell Avenue, Rocky River, OH 44116

Neighbor Information (to be completed by signer):

- Name(s): Lauren + Lyall Barbour
- Address: 19113 Colahan DR
- Phone Number: 440 476 3515

I am a neighbor of Chris Sbrocco at 19118 Mitchell Avenue. I am aware of his request for a variance to allow an accessory structure in his backyard. The building is planned at approximately 14 by 18 feet (≈252 sq ft) and is positioned closer to the property lines than the zoning code normally requires.

While I understand the zoning code (Sections 1153.151 and 1153.15C) sets limits on size and setback, I want to make clear that I have no objection to this project. The shed will not block my view, interfere with my use of my home, or affect the enjoyment of my property.

Chris has made many improvements to his property since purchasing it, and I believe this structure is in line with that same positive effort. His work has been a benefit to the street and the overall neighborhood.

For these reasons, I support granting this variance.

Signature: 

Printed Name: Lauren Barbour

Date: 8/19/25

Letter of Support – Variance Request

Applicant Property:
19118 Mitchell Avenue, Rocky River, OH 44116

Neighbor Name & Address:
Dan and Rose Lempke
19036 Mitchell Avenue
Rocky River, OH 44116

To the Rocky River Board of Zoning and Building Appeals,

We are writing as neighbors of Chris Sbrocco at 19118 Mitchell Avenue. We have been made aware of his request for a variance so that he can finish the small structure in his backyard.

We know the shed is a little larger than what the zoning code usually allows (about 14 by 18 feet) and is closer to the rear and side property lines than the 5-foot setback requirement. Even so, we want it on record that we do not see this as a problem. From our home at 19036 Mitchell, the building does not block our view, interfere with our use of our property, or affect our daily lives in any way.

In fact, we think Chris has done a tremendous job since moving in. The improvements to his house and yard have been very noticeable, and in our opinion, they have been good for the neighborhood overall. Allowing him to complete this shed seems fair and reasonable.


We have no objection to the variance and believe it should be approved.

Sincerely,

Signature(s):  _____

Printed Name(s): ROSE LEMPK

Date: 8/19/25


DANIEL LEMPK
8/19/25

Neighbor Support Statement – Variance Request

Applicant Property Address:

19118 Mitchell Avenue, Rocky River, OH 44116

Neighbor Name & Address:

Jeff and Nancy Ziros
19102 Mitchell Avenue
Rocky River, OH 44116
United States

I, the undersigned, am a neighbor of 19118 Mitchell Avenue and am aware that the property owner, Chris Sbrocco, is seeking a variance from the City of Rocky River regarding the construction of an accessory structure in his rear yard.

The proposed structure measures approximately 14 feet by 18 feet (~252 sq ft) and is located about 1 foot from the west property line and 3 feet from the rear property line. I understand that this placement does not fully comply with Rocky River Zoning Code Section 1153.151 (Schedule of Regulations for Accessory Uses), which generally requires a 5-foot setback from property lines, and Section 1153.15C, which limits the size of accessory storage buildings to 120 sq ft.

Although this structure is larger than a standard shed and is closer to the property lines than the code typically requires, I have reviewed the location and the plans, and I have no objection to its construction.

Impact on the Neighborhood

- The proposed variance will not negatively impact the character of the neighborhood. The structure is modest in scale compared to the overall lot size and will not obstruct views, light, or access for surrounding homes.

- Granting this variance will not cause any detriment to adjoining properties and will instead provide a practical improvement that enhances the use and enjoyment of the applicant's property.

- The applicant, Chris Sbrocco, has invested significantly in improving 19118 Mitchell Avenue since purchasing it. The property had been in noticeably poor condition prior to his ownership, and his work has brought the home and lot up to a much higher standard. These improvements have had a positive effect on the appearance and value of the surrounding neighborhood as a whole.

Statement of Support

By signing this statement, I confirm that I support Chris Sbrocco's request for a variance and have no objection to the size or placement of the accessory structure.

Signature: Jeff Ziros

Mary Brunori Ziros NANCY BRUNORI ZIROS

Printed Name: JEFF ZIROS

Date: 9-7-25

Neighbor Support Statement – Variance Request

Applicant Property Address:

19118 Mitchell Avenue, Rocky River, OH 44116

Neighbor Name & Address:

Jeff and Nancy Ziros
19102 Mitchell Avenue
Rocky River, OH 44116
United States

I, the undersigned, am a neighbor of 19118 Mitchell Avenue and am aware that the property owner, Chris Sbrocco, is seeking a variance from the City of Rocky River regarding the construction of an accessory structure in his rear yard.

The proposed structure measures approximately 14 feet by 18 feet (≈252 sq ft) and is located about 1 foot from the west property line and 3 feet from the rear property line. I understand that this placement does not fully comply with Rocky River Zoning Code Section 1153.151 (Schedule of Regulations for Accessory Uses), which generally requires a 5-foot setback from property lines, and Section 1153.15C, which limits the size of accessory storage buildings to 120 sq ft.

Although this structure is larger than a standard shed and is closer to the property lines than the code typically requires, I have reviewed the location and the plans, and I have no objection to its construction.

Impact on the Neighborhood

- The proposed variance will not negatively impact the character of the neighborhood. The structure is modest in scale compared to the overall lot size and will not obstruct views, light, or access for surrounding homes.
- Granting this variance will not cause any detriment to adjoining properties and will instead provide a practical improvement that enhances the use and enjoyment of the applicant's property.
- The applicant, Chris Sbrocco, has invested significantly in improving 19118 Mitchell Avenue since purchasing it. The property had been in noticeably poor condition prior to his ownership, and his work has brought the home and lot up to a much higher standard. These improvements have had a positive effect on the appearance and value of the surrounding neighborhood as a whole.

Statement of Support

By signing this statement, I confirm that I support Chris Sbrocco's request for a variance and have no objection to the size or placement of the accessory structure.

Signature: Jeff Ziros Nancy Brunori Ziros

Printed Name: JEFF ZIROS

Date: 9-7-25