

## 240 Argyle Rd

- **Variance:** To construct a masonry patio with a fireplace and grill island in the front yard vs the side or rear yard, that is permitted. Per Schedule 1153.15 and Section: 1153.15 (g)
- **Variance:** To construct a masonry patio with a fireplace and grill island that has a 14'-10" front setback vs the required 40' front setback as shown on the setback map City of Rocky River, May 12, 1975. Per Section: 1153.07 (a)

Schedule 1153.15				
Permitted Accessory Structures in Front, Side and Rear Yards				
Use	Yard Permitted	Minimum Setback From Lot Line		
		Front	Side	Rear
(1) Detached accessory buildings, including garages	Rear	NP	5 ft.	5 ft.
(2) Driveways	Front, corner side, side, rear	NA	3 ft.	3 ft.
(3) ATTACHED ARCHITECTURAL FEATURES	Rear	See also Section <a href="#">1153.13</a>		
(4) Fences, walls	Front, corner side, side, rear	0 ft.	0 ft.	0 ft.
(5) Outdoor storage of recreation vehicle/equipment	Rear	See also Section <a href="#">1153.15(m)</a>		
(6) Private Swimming Pools	Rear	NP	See also Section <a href="#">1153.15(h)</a>	
(7) Play Structure, Pergola, Gazebo, PATIO FIREPLACE	Rear	NP	See also Section <a href="#">1153.15(g)</a>	
(8) Boat House	Rear	NP	See also Section <a href="#">1153.15(i)</a>	
<u>Notes to Schedule 1153.15:</u>				
NA Not Applicable.				
NP Not Permitted				

### 1153.15 ACCESSORY USES AND STRUCTURES.

(g) Detached Decks, Patio Fireplaces, Play Structures, Gazebos, & Pergolas. A detached deck, patio fireplace, play structure, pergola, gazebo, or similar structure shall be considered a permitted accessory use and shall be subject to the following regulations:

(1) No detached deck or horizontal surface shall exceed three (3) feet in height. but The maximum height of all other structures shall be twelve (12) feet. All such structures shall be at least seven (7) feet from any property line;

(2) The part of a play structure that is under a roof shall not be greater than fifty (50) square feet in area. For the purposes of this sub-section, slides, swings and similar play equipment shall not be included in the calculation for total surface area; and,

(3) The total area of any built-in, horizontal surface that is an integral part of the structure (platform area including any covered area and any elevated platforms) shall not exceed two hundred fifty (250) square feet.

