

Summarization of events

PRATT, FREDRIC T-TR

21399 ERIE RD

ROCKY RIVER, OH. 44116

During a rough inspection, I observed that the new air conditioning condenser was installed less than 10 feet from the property line. There is an existing condenser in the same location; however, the new installation does not meet the required setback. I informed the contractor at that time that a setback variance would be required. The contractor stated that he would notify the homeowner and designer and that they would apply for the necessary variance.

At the time of the final inspection, no variance application had been submitted. The homeowner was not occupying the residence (reportedly staying with parents), and I approved the final building inspection.

Several weeks later, I confirmed that no variance application had been filed. A formal notice was sent to the property owner advising that a variance was required.

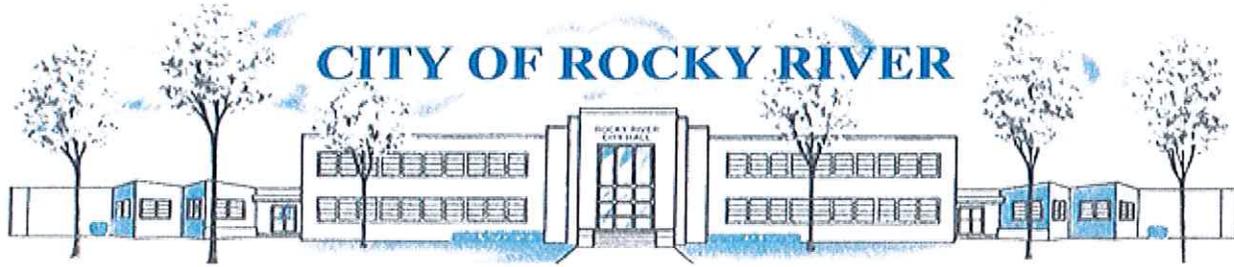
Subsequently, I spoke again with the contractor and informed him that the variance had still not been applied for. The contractor stated that the homeowner and designer had been provided with all necessary paperwork to submit the variance application.

Thank You,

Aaron Hare, ESI, RBO,

Building Inspector

City of Rocky River Building Dept.



PRATT, FREDRIC T-TR
21399 Erie Rd
Rocky River, OH 44116

Notice to Remove

1153.15 ACCESSORY USES AND STRUCTURES

(k) Air Conditioning, Generators and Heat Pumps. Air conditioner condensers, generators and heat pumps shall comply with the following:

- (1) Outdoor condensers and heat pumps may be located in either the rear yard or the side yard, but shall not be located less than ten (10) feet from the side lot line. No more than two
- (2) such units may be located in the side yard. Such units shall be baffled so as not to exceed the noise level of seventy (70) decibels measured from the lot line, and screened with evergreen plant material so that within two (2) years the equipment is adequately screened from view.

Your contractor was informed on the rough inspection that a variance would be needed for the new a/c compressor. When the final was done the contractor was told that a variance was still required. When I did the final, I talked with the property owner and informed them of the situation as well. No variance has been submitted.

Remove or Acquire a variance by 2/26/26

Aaron Hare, ESI, RBI
Rocky River Building Department
Building Inspector
Email Ahare@rrcity.com
Phone 440-331-0600 Ext:2034

NOTICE TO VIOLATOR

Pursuant to Section 1370.16 of the Codified Ordinances of the City of Rocky River, a citation and order to appear in court shall be issued if the violations noted in this WARNING are not abated by the date specified.