

BZA Application Fee: 100

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: 3/12/26
Zoning of Property _____

Hearing Date: _____
Permanent Parcel No. 302-01-001

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

Address of property seeking variance: 22822 Lake Road, Rocky River, OH 44112

Panagiotis Angelokostopoulos

Name of Property Owner

Otero Signature Homes

Name of Applicant Representative

31413 Lake Road, Bay Village, OH 44140

Address

16816 Chillicothe Road, Chagrin Falls, OH 44023

Address

Telephone No

Cell Phone No

440-543-3333

Telephone No

440-264-0835

Cell Phone No

E-MAIL:

E-MAIL

Description of what is intended to be done:

Construction of a new single-family residence with an attached four-car garage.

Sections of the Code from which variance is being requested:

1187.21 Location of Require Parking Spaces - Rocky River Codified Ordinance regulating the maximum number of permitted garage spaces for a single-family residence.

List variances requested:

Variance to permit a four-car garage where a maximum of three garage spaces is permitted.

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>		
<i>Note: Total square footage of all accessory buildings, including detached garages, is not to exceed 500 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 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 checked="" 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)(t). 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).

The subject property presents several conditions that are peculiar to this lot and not generally applicable to other properties in the district. First, the lot is narrow in configuration, which required the home and garage to be designed in a courtyard-style layout to function effectively within the available width. Notably, this courtyard design orients the garage inward, away from the road, so the garage doors are not visible from the street, preserving the aesthetic character of the neighborhood. However, this same design creates a physical constraint in which vehicles parked in the driveway directly obstruct ingress and egress from the garage. A four-car garage eliminates this obstruction by allowing all vehicles to be stored entirely within the structure. Second, the property is situated on a high-traffic roadway where street parking is impractical and unsafe, leaving the driveway and garage as the only viable parking option for residents and guests. Third, this is intended as a long-term family residence, and as the household grows over time, so too will the number of vehicles requiring safe, enclosed storage on the property.

- 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).

The property can be used as a single-family residence without the variance; however, the practical utility of the home is meaningfully diminished. This is intended as a long-term family residence, and as the household grows, so will the number of vehicles needing accommodation. Without a four-car garage, vehicles must remain in the driveway. Due to the courtyard design of the lot, a vehicle in the driveway physically blocks access to and from the garage, creating daily operational issues. On a busy road with no viable street parking, this is not a minor inconvenience but a genuine functional limitation. The four-car garage is not a luxury, it is a practical necessity given the combination of a growing household, lot geometry, and road conditions unique to this property.

- 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).

The variance requested is minimal in nature. The zoning code permits three garage spaces and the applicant is requesting approval for one additional space. Because the garage doors face inward toward a courtyard and are not visible from the street, the additional garage space does not change the visual character of the property from the public right-of-way.

- 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).

Granting the variance will not alter the essential character of the neighborhood. The garage is fully integrated into the architecture of the home and does not present a garage-dominated façade. The inward-facing garage doors reduce the visual impact from Lake Road, ensuring that the residence maintains the appearance of a traditional single-family home. Other properties in the vicinity feature four or more garage spaces, confirming that the scale is already established.

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

Granting the variance will not adversely affect governmental services such as water, sewer, sanitation, or emergency access. The residence will connect to existing infrastructure and will function as a typical single-family home within the community.

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

The property owner became aware of the parking space limitation during the plan review process, prior to the issuance of a building permit. Upon learning of the restriction, the owner is proactively pursuing the appropriate variance process rather than proceeding without approval. The owner is acting in good faith and in full cooperation with the Building Department.

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

The special conditions cited in this application, specifically the narrowness of the lot and the resulting courtyard design, are inherent physical characteristics of the property, not conditions created by the owner. The owner did not create the lot dimensions or the road conditions. The courtyard-style design is a direct architectural response to the constraints of the lot, developed by the project's design team to best utilize the available space.

- 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).

There is no practical alternative to a four-car garage that would resolve the functional difficulties presented by this property. Reducing to three bays leaves one vehicle in the driveway, which, given the courtyard lot geometry, continues to block garage access. Street parking on the adjacent busy roadway is not a safe or viable alternative. A variance for the fourth bay is the only means by which the property can function as intended for a growing family residence.

- 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).

Granting the variance will observe the spirit and intent of the zoning code by allowing reasonable residential development while maintaining the character of the neighborhood. The garage is integrated into the design of the home and its courtyard orientation minimizes its visual impact from the street.

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.

Granting the variance would not confer a special privilege. The request is modest in scope and allows the property to be developed in a manner consistent with other larger single-family homes within the community.

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.

Strict application of the zoning limitation would prevent the applicant from constructing a functional garage layout that is integrated with the design of the residence. The variance allows reasonable residential use of the property while maintaining compatibility with surrounding homes.

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.

UNNECESSARY HARDSHIP STANDARD

ONLY ANSWER THESE QUESTIONS IF YOU ARE REQUESTING A VARIANCE FOR ANY FUNCTIONAL, LAND OR BUILDING USE NOT SPECIFICALLY PERMITTED IN EITHER A PARTICULAR ZONING DISTRICT, OR OTHERWISE NOT PERMITTED BY THE DEVELOPMENT CODE. (See Typical Variance Sheet for guidance.)

ALL QUESTIONS REQUIRE A COMPLETE RESPONSE

In order to grant a use variance, the Board of Appeals shall determine that strict compliance with the terms of this Code will result in unnecessary hardship to the applicant. THE APPLICANT MUST DEMONSTRATE SUCH HARDSHIP BY CLEAR AND CONVINCING EVIDENCE that the criteria in Rocky River Codified Ordinances, sub-section I 133.17(c)(2) is satisfied.

R.R.C.O. Chapter I 133.17(c)(2)A. Please demonstrate hardship with the following:

- i.) Explain how the variance requested stems from a condition that is **UNIQUE TO THE PROPERTY AT ISSUE** and not ordinarily found in the same zone or district. (i.e., topographical or geological limitations; unique structure of original building, etc.)

- ii.) Explain how the granting of the variance will not have any material adverse effect on the rights of adjacent property owners or residents.

- iii.) Explain how the granting of the variance will not have any material adverse effect on the public health, safety or general welfare of the City of Rocky River.

iv.) Explain how the variance will be consistent with the general spirit and intent of the Code.

v.) Explain how the variance sought is the minimum that will afford relief to the applicant.

R.R.C.O. Chapter 1133.17(c)(2)B. If applicable, explain what further evidence you would like the Board of Appeals to consider, as follows:

i.) Whether the property cannot be put to any economically viable use under any of the permitted uses in the zoning district in which the property is located.

ii.) Whether, and to the extent to which (if applicable), the hardship condition is not created by actions of the applicant.

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