

April 27, 2026

The Great Garage Company  
1309 Ridge Rd. Suite 4  
Hinckley, OH 44233

The City of Rocky River  
Board of Zoning Appeals  
Re: Property located at 21307 Beachwood Dr.

Dear Board,

My client is requesting to build a 22'x22' detached garage and is asking for a 1' height variance.

The reason for this variance is threefold; there is limited storage in the house attic, water issues in the basement, and limited backyard space.

The first point of hardship is the house attic storage. Their attic is accessed through a scuttle hole in the ceiling with no pull-down ladder. To access it they need to bring a ladder in from the garage and once you are in the attic space there is no flooring. It is exposed insulation and limited head room. It's less than ideal storage space that ultimately goes unused.

The second area of difficulty is their basement storage capabilities. My client has had water in their basement multiple times making storage a concern. What they do have stored must be put on racks and shelving to keep items safe from water damage. But even items on shelves are susceptible to high humidity in the basement so sensitive items are limited to the first and second floor of the home.

Lastly, their yard space is limited and valuable. My client has young children making the yard valuable space for both the parents and kids. Alleviating the storage issue by increasing the first-floor footprint begins to hinder back yard space. This will add stress on my client by restricting the ability to go in the back yard with their children, making trips to the park more mandatory. We all know raising a family is important work but can be hard work at times, especially when they are trying to balance careers, family and leisure. Adding trips to parks, rec centers, or playgrounds will further challenge my client.

Our solution is to utilize vertical height to give them dry, safe and reliable storage while maintaining their valuable yard space.

We do not believe the variance is substantial since they are not the only property with a garage over 15' in the immediate area and we are only looking at a 1' variance. We do believe the homeowner will lose the potential beneficial use of this property without this variance. The ability of governmental services will also not be impacted. Finally, we believe the spirit and intent of the zoning requirement would be maintained under these special circumstances by granting this variance.

We ask that the board would strongly consider our recommendation.

Thank You,

Sam D'Amico  
The Great Garage Company