

1. Gary and Mary Ann Mays

21051 Avalon Dr

Variance: To construct a two-story addition with a 5' side setback vs the 8' that is permitted. Per Schedule: 1153.07 (1)A.

Schedule 1153.07 Minimum Setback Requirements		
	R-1 Single-Family Residential District	R-2 Two-Family Residential District
(1) Side Setback ^(a)		
A. Minimum of any one side	8 feet	8 feet
B. Total side setback	16 feet	16 feet
(2) Rear Setback ^(b)	25 ft.	25 ft.
<p>^(a) For lots of less than sixty (60) feet in width, each side setback shall be not less than one-eighth (1/8) of the width of the lot, but not less than five (5) feet, whichever is greater.</p> <p>^(b) The required rear setback, when the parcel is adjacent to Lake Erie, shall be determined by averaging the rear setbacks of the nearest dwellings on either side of the lot, but shall not be less than 25 feet. For the purposes of this Section only, the "property line" along Lake Erie shall be the point where the natural shoreline intersects the ordinary high water elevation as determined by the Ohio Department of Natural Resources, Division of Geological Survey.</p>		

2. Francine Cutura

19200 Frazier Dr

Variance: To construct a front yard patio that projects 15' into the front setback, vs the 5' that is permitted. Per Section: 1153.13 (b)

1153.13 PROJECTIONS INTO REQUIRED SETBACKS.

(a) A structural projection is a feature of a building that extends outside the enclosing walls as an integral and functional part of the plane, thus providing form and interest to the exterior design, and connections and protection to exterior spaces. Projections shall, however, be designed and constructed so as not to substantially interfere with the reception of sun, light, and air and the use of adjoining lots.

(b) Every part of a required yard shall be open to the sky and unobstructed except for accessory buildings, as set forth in Section [1153.15](#). Architectural features, such as chimneys, bay windows, cornices, and sills and hoods and shading devices may project from the principal building not more than two and one-half (2 ½) feet into any setback. **Entrance platforms and other open shelters may project into the front or side setback for a distance of five (5) feet.** Unroofed and unenclosed architectural features attached to the principal building, such as platforms, landings, steps, decks or other features, not extending above the first floor level of a dwelling, may extend into the rear setback, provided that such features shall not project more than ten (10) feet into such required setback.

3. William Seabrook

20360 Parkview Ave

Variance: To construct a new garage that is 810 square feet vs. the 600 square feet that is permitted. Per Section: 1153.15 (c)

1153.15 ACCESSORY USES AND STRUCTURES.

(c) Accessory Buildings. An accessory storage building shall not exceed one hundred (120) square feet in gross floor area. No more than two (2) accessory buildings, only one (1) of which shall be an accessory storage building, shall be located on a single zoning lot. **The maximum, gross floor area of all accessory buildings on a zoning lot, including detached garages, shall not exceed 600 square feet.** Accessory building shall not contain habitable spaces.

Variance: To construct a new garage with a 2’ side setback vs. the 5’ that is permitted. Per Schedule: 1153.15 (1)

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.

4. Dan Ketterer

22841 Laramine Dr

Variance: To relocate an air conditioning condenser with a side yard setback of 4'-7" vs the 10' that is permitted. Per Section: 1153.15 (k)(1).

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.

(2) Permanently installed generators may also be located in either the rear yard or the side yard, but not less than ten (10) feet from the side lot line and shall be baffled and screened according to the provisions in subsection (k)(1) above. Generators shall only be used as an emergency and temporary source of electrical power, and exclusively fueled by natural gas.

5. Scott Shaw

20771 Lake Rd

Variance: To construct a detached covered patio that is 315 square feet, vs the 250 square feet that is permitted.

Per Section: 1153.15 (g)(3).

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.

6. Richard and Emily Voigt

19737 Telbir Ave

Variance: To construct a two-story addition increasing the lot coverage to 31% vs the 28% that is permitted. Per Schedule: 1153.05 (3).

Schedule 1153.05 Minimum Lot Requirements		
	R-1 Single-Family Residential District	R-2 Two-Family Residential District
(1) Minimum lot area	10,000 square feet	6000 square feet (b)
(2) Minimum width at building setback line ^(a)	75 feet	60 feet
(3) Maximum lot coverage by building	28%	28%

Variance: To construct a two-story addition with a 1'-8" side setback vs the 5' that is permitted. Per Schedule: 1153.07 (1)A.

Schedule 1153.07 Minimum Setback Requirements		
	R-1 Single-Family Residential District	R-2 Two-Family Residential District
(1) Side Setback ^(a)		
A. Minimum of any one side	8 feet	8 feet
B. Total side setback	16 feet	16 feet
(2) Rear Setback ^(b)	25 ft.	25 ft.
^(a) For lots of less than sixty (60) feet in width, each side setback shall be not less than one-eighth (1/8) of the width of the lot, but not less than five (5) feet, whichever is greater.		
^(b) The required rear setback, when the parcel is adjacent to Lake Erie, shall be determined by averaging the rear setbacks of the nearest dwellings on either side of the lot, but shall not be less than 25 feet. For the purposes of this Section only, the "property line" along Lake Erie shall be the point where the natural shoreline intersects the ordinary high water elevation as determined by the Ohio Department of Natural Resources, Division of Geological Survey.		

7. Keith and Anjanette Whitman

19451 Telbir Ave

Variance: To construct a new two-story single-family residence with a lot coverage of 36.5% vs the 28% that is permitted. Per Schedule: 1153.05 (3).

Schedule 1153.05 Minimum Lot Requirements		
	R-1 Single-Family Residential District	R-2 Two-Family Residential District
(1) Minimum lot area	10,000 square feet	6000 square feet (b)
(2) Minimum width at building setback line ^(a)	75 feet	60 feet
(3) Maximum lot coverage by building	28%	28%

Variance: To construct a new two-story single-family residence with a corner side setback of 5' vs the required 7' setback as shown on the setback map, City of Rocky River, May 12, 1975. Per Section: 1153.07 (a).

Variance: To construct a new two-story single-family residence with a front setback of 18'-10" vs the required 25' setback as shown on the setback map, City of Rocky River, May 12, 1975. Per Section: 1153.07 (a).



Variance: To construct a new two-story single-family residence with a rear setback of 23'-9" vs the 25' that is permitted. Per Schedule: 1153.07 (2).

Schedule 1153.07 Minimum Setback Requirements		
	R-1 Single-Family Residential District	R-2 Two-Family Residential District
(1) Side Setback ^(a)		
A. Minimum of any one side	8 feet	8 feet
B. Total side setback	16 feet	16 feet
(2) Rear Setback ^(b)	25 ft.	25 ft.