

Dear Members of the Board of Zoning and Building,

I am writing to respectfully oppose the requested variance allowing a detached garage to be constructed with a 1-foot side setback from my property at 1080 Morewood Parkway, rather than the required 5-foot setback.

I understand that the existing garage setback is approximately 2 feet and that, under Rocky River's regulations, existing conditions may be grandfathered in. However, I do not believe that reducing the setback even further—from 2 feet to 1 foot—is reasonable or necessary, particularly when there are other options available to the property owner that would not adversely affect my property.

A 1-foot setback would effectively place the proposed garage one foot into the area of my yard that I currently use and maintain, significantly reducing the separation between our properties. This is especially concerning because I have recently invested in a new fence and landscaping along the side of the existing garage. If this variance is approved and the garage is moved closer to my property line, my newly installed fence and landscaping would have to be removed and redone.

More importantly, I believe there is a reasonable alternative available: the proposed garage could be moved back one foot onto the applicant's property. Doing so would allow the project to proceed without requiring an encroachment into the setback area adjacent to my property. I believe property owners should be expected to work within the parameters of their own property when a reasonable alternative exists.

I recently constructed a new garage on my own property, and I would never consider designing or positioning it in a manner that would encroach upon my neighbor's property. I believe the same consideration should be extended to me.

I am not trying to prevent my neighbor from improving their property or constructing a garage. My concern is specifically with granting a variance that would reduce the setback to only one foot when the required setback is five feet.

I respectfully ask the Board to consider the impact this variance would have on my property, including the loss of the existing separation between our properties, the impact on my newly installed fence and landscaping, and the additional burden and disruption I would face if those improvements must be removed and reconstructed.

For these reasons, I respectfully request that the Board deny the requested 1-foot side setback variance.

Thank you for your time and consideration. I appreciate the Board's careful consideration of the rights and interests of all neighboring property owners.

Respectfully,

Sarah Finnegan

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