

July 29, 2026

The Great Garage Company
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Office: 440-230-9900
John D'Amico

The City of Rocky River
Board of Zoning Appeals
Re: Property located at 1068 Morewood Pkwy.

Dear Board,

Our client, James and Shelly Theiling, requests permission to construct a 22' x 22' detached garage located 1 foot from the side property line, requiring a 4-foot side yard setback variance. Additionally, a 1-foot height variance is requested to allow a 16-foot maximum height, facilitating essential light storage attic utility.

The responses below correspond directly to the order of the questions on the Practical Difficulties Questionnaire."

A) The lot is irregularly shaped and narrows toward the back. The rear property line also indents inward, further reducing the usable backyard space. In terms of topography, the grade drops 18 to 20 inches over 48 feet from the back of the house to the property line.

B) Without this variance, the garage would have to be shifted back into the lower grade to maintain proper overhead door clearance from the building envelope. In addition, the extra 1' in height will allow ample room for light attic storage for seasonal items.

C) The existing garage currently sits 27 inches from the side property line and this request seeks to move it just 12 inches closer. To ensure accuracy, the homeowners have already obtained a professional lot survey confirming the exact property line location.

D) The proposed variance will preserve the neighborhood's essential character. Throughout the city, standard lot sizes are restrictive; therefore most existing garages do not meet current zoning regulations.

E) Municipal services will not be affected by this setback adjustment.

F) At the time of purchase 26 years ago, the homeowners were unaware of these specific zoning constraints.

G) The homeowners did not create any of the unique circumstances or conditions impacting this property.

H) The homeowners currently utilize the lower-elevation rear yard as a hardscaped patio, with plans to further enhance this outdoor space directly behind the garage.

I) We believe the spirit of the ordinance will be maintained, given that most area garages require setback adjustments. Additionally, the variance allows for a functional two-car garage, significantly improving the property's utility.

J) No special privilege is being conferred here, given that most surrounding garages do not comply with modern zoning standards due to current setback requirements.

K) Enforcing the literal interpretation of the code would push the garage inward, placing the right side of the overhead door behind the main body of the house."

We ask that the board would strongly consider our recommendation.

Thank You,

John D'Amico
The Great Garage Company