

19332 Frazier Dr

Our request for additional parking is part of a broader plan to thoughtfully develop our property while preserving its long-term integrity and minimizing any impact on the surrounding neighborhood.

From the outset, we planned to incorporate retaining walls as part of the property's development design. These walls are not simply aesthetic features—they are an important component of responsible site management. They will help stabilize the hillside, prevent long-term soil erosion, improve stormwater management, and promote healthier drainage patterns across the property. By investing in these improvements now, we are taking a proactive approach to protecting both our land and the surrounding environment.

We've also recognized the need to address parking in a way that benefits not only our family but also our neighbors. The home includes a two-car garage, which is limited for a residence that will occasionally host overnight family and guests. Without additional on-site parking, those vehicles would further congest an already densely populated Drive. We believe this approach is more considerate of the neighborhood and aligns with the goal of maintaining safe, accessible streets.

Finally, we want to emphasize that this area will not simply be a parking pad. We intend to integrate it into the overall design of the property with high-quality landscaping, complementary materials, and thoughtful screening so that it enhances the appearance of the property. Our goal is to create a space that is both functional and visually appealing while respecting the character of the neighborhood.

Ultimately, this request is about balancing responsible land stewardship, neighborhood consideration, and thoughtful design. We believe the retaining walls, enhanced drainage, additional off-street parking, and planned landscaping together represent an improvement that will benefit both our property and the community.

Below are only a few Rocky River examples, within a short walking distance of our property, of single family homes that have driveway and parking access on multiple roads:

19330 Frazier/Yacht Club
x2 cuts, x2 roads

20663 Beach Cliff/Noth Cliff
x3 cuts, 2 roads

20797 Beach Cliff/Avalon
x2 cuts, 2 roads

371 North Cliff/Avalon
x2 cuts, x2 roads

20975 Avalon/Wagar
x3 cuts, x2 roads

21020 Avalon/Wagar
x2 cuts, x2 roads

21800 Avalon/Parklawn Dr
x2 cuts, x2 roads

21282 Avalon/Parklawn
x3 cuts, x2 roads

21800 Lake Road/Parklawn
x2 cuts, x2 roads

350 Parklawn Dr/Lake Road
x2 cuts, x2 roads

271 Elmwood Rd/Aberdeen
x3 cuts, x2 roads

359 Riverdale Drive/S. Island Dr
over 80' of cut, x2 roads

Additional property parking on Yacht Club

231 Yacht Club
25' parking pad, separate from driveway

255 Yacht Club
25' parking pad, separate from driveway