



CONTI RESIDENCE

2664 Country Club Boulevard | Rocky River, Ohio 44116

PROJECT SCOPE

Construct a nominal 16-foot by 16-foot open-air Breckenridge pavilion over a light-beige ashlar-slate stamped concrete patio, together with a fully site-built wood-burning masonry fireplace and coordinating masonry walls.

VARIANCE REVIEW PURPOSE

- Proposed chimney height: 15'-0" above grade; zoning standard identified as 12'-0" maximum.
- Proposed nearest pavilion roof overhang: approximately 3'-0" from property line; zoning standard identified as 7'-0" minimum.
- Covered-area variance requested: the approximately 18' x 18' pavilion roof is 324 sq. ft., requiring 74 sq. ft. of relief from the 250 sq. ft. standard.

PROJECT INFORMATION

OWNER	Victor Conti & Paula A. Conti
PARCEL	303-05-018
MEETING	Board of Zoning and Building Appeals - October 8, 2026
APPLICANT	Precise Lawn Care
CONTACT	Johnny Moore 440-219-1859
EMAIL	Johnny@yourpreciselawn.com
PAVILION	Breckenridge Triple Rafter - nominal 16' x 16'
ROOF	Black asphalt shingles
FRAME	White pavilion posts, beams and trim
CEILING	Exposed natural wood tongue-and-groove roof decking
PATIO	Light beige stamped concrete - ashlar slate pattern
FIREPLACE	Fully site-built wood-burning masonry construction

STATUS: PRELIMINARY - NOTICE OF DISAPPROVAL PENDING

Prepared from applicant-provided aerial imagery, Cuyahoga County GIS information, inspiration renderings and manufacturer structural sheets. This set is not a boundary survey and is not suitable for construction.

VARIANCE BASIS + APPLICATION NARRATIVE

ROCKY RIVER CODE REVIEW - PRELIMINARY

IDENTIFIED ZONING STANDARDS

ITEM	CODE STANDARD	PROPOSED	RELIEF	STATUS
Height	12'-0" max.	15'-0" chimney	+3'-0"	Variance
Property line	7'-0" min.	3'-0" roof edge	-4'-0"	Variance
Integral/covered area	250 sq. ft. max.	324 sq. ft. roof*	+74 sq. ft.	Variance
Lot coverage	28% max.	26% proposed*	None	Complies

*Covered-area relief: 324 sq. ft. pavilion roof less the 250 sq. ft. standard equals 74 sq. ft. requested relief. Proposed lot coverage is 26%, with existing house square footage removed from that calculation per applicant direction; no lot-coverage relief is requested. Final methodology remains subject to City confirmation.

CODE REFERENCE

RRCO Sections 1153.05 and 1153.15: maximum building coverage is listed as 28%; detached decks, patio fireplaces, gazebos, pergolas and similar structures are limited to 12 feet in height, must be at least 7 feet from any property line, and are limited to 250 square feet of integral horizontal/covered surface.

AREA-VARIANCE PRACTICAL DIFFICULTY - DRAFT RESPONSES

A. Peculiar conditions	The rear-yard geometry is irregular and bounded by an angled lot line. Existing house, garage, patio, pool improvements, circulation and mature landscaping limit practical pavilion locations.
B. Beneficial use	The variance allows a functional covered outdoor living area directly connected to existing outdoor improvements while retaining the residence's established use.
C. Minimum relief	Height relief is limited to the chimney required for the wood-burning fireplace. Setback relief is concentrated at the roof projection; structural supports are located farther inward.
D. Neighborhood effect	The pavilion uses residential-scale materials: white framing, black shingles, natural wood ceiling, neutral stone and light-beige stamped concrete.
E. Services	The project is not expected to affect public water, sewer, roadway access, snow service or refuse collection.
H. Alternatives	Relocating the pavilion would interfere with existing improvements and reduce usable circulation; reducing the chimney may conflict with safe fireplace draft and termination requirements.
I. Spirit and intent	The design remains an accessory residential amenity, maintains an open-air character and requests limited relief tied to the lot geometry and fireplace chimney.

SUBMISSION / COORDINATION NOTES

- The Board of Zoning and Building Appeals application and all required materials are stated by the City to be due 14 days before the meeting. The October 8, 2026 meeting corresponds to a September 24, 2026 deadline; confirm directly with the City.
- Upload the City's Notice of Disapproval immediately when available. The exact ordinance sections and every variance item must be copied verbatim into the final submission.
- The proposed property-line location is derived from County GIS and applicant measurements. It is not a survey. City acceptance of GIS-based information is required for the variance hearing; a boundary survey or located pins may still be required before construction.
- The wood-burning fireplace shown is conceptual. Final permit drawings require a complete masonry design identifying firebox, hearth, throat, smoke chamber, flue, chimney cap, clearances, foundation and roof-flashing details.
- Manufacturer pavilion structural sheets are included as an appendix. Any modification caused by the fireplace/chimney or site conditions requires written manufacturer approval or engineered revision.
- No construction shall begin until all zoning approvals and required building, electrical and other permits are issued.

Public references: Rocky River Codified Ordinances §1153.15, City BZA instructions; City Building Department permit information. Verify official current text with the City.

EXISTING + PROPOSED SITE CONTEXT

GIS / AERIAL BASIS - NOT A BOUNDARY SURVEY

AERIAL OVERVIEW



COUNTY PARCEL REFERENCE



ENLARGED PROPOSED LOCATION



Parcel 303-05-018. County GIS identifies the property as 2664 Country Club Blvd., Rocky River, Ohio.

SITE-PLAN BASIS / KEY

- Proposed stamped-concrete patio / pavilion area
- Approximate property / reference line shown by applicant
- 16' x 16' pavilion structural footprint
- Approximate 18' x 18' roof coverage
- Site-built masonry fireplace and coordinating walls

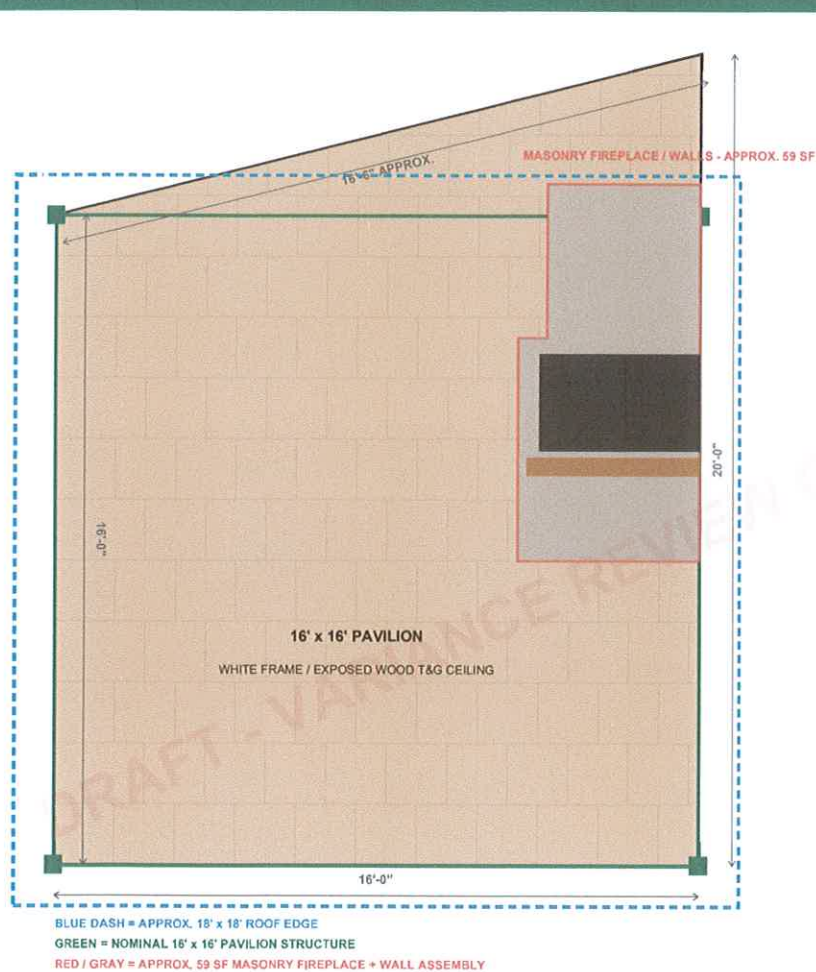
CRITICAL FIELD VERIFICATION

Verify the roof-edge setback, post locations, fireplace location, finished grades, utility conflicts and all property lines before excavation or construction. Dimensions on this sheet are for variance review only.

PAVILION + PATIO PLAN

MASTER GEOMETRY - PRELIMINARY

DIMENSIONED CONCEPT PLAN



PLAN NOTES

- Patio geometry is modeled as a four-sided polygon with two nominal 16-foot sides, one 20-foot side and an angled side connecting the 16-foot and 20-foot corners.
- Calculated geometric area is approximately 288 sq. ft.; applicant aerial reports 289 sq. ft. Use 289 sq. ft. for variance review pending field layout.
- Pavilion remains the manufacturer-planned nominal 16' x 16' Breckenridge Triple Rafter model.
- Fireplace and walls follow the supplied inspiration arrangement. Final masonry dimensions depend on firebox and flue engineering.
- Keep all framing, firebox and combustible materials outside required clearances.

VARIANCE SETBACK DIAGRAM



Diagrammatic only - actual setback must be field verified.

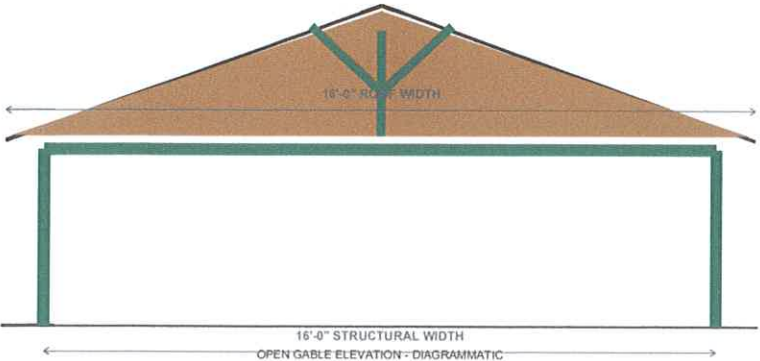
MATERIALS

- Roof: black asphalt shingles.
- Frame: white posts, beams, braces and fascia.
- Ceiling: exposed natural wood tongue-and-groove decking.
- Patio: light beige ashlar-slate stamped concrete.
- Fireplace/walls: neutral natural-stone appearance; final selection by owner.

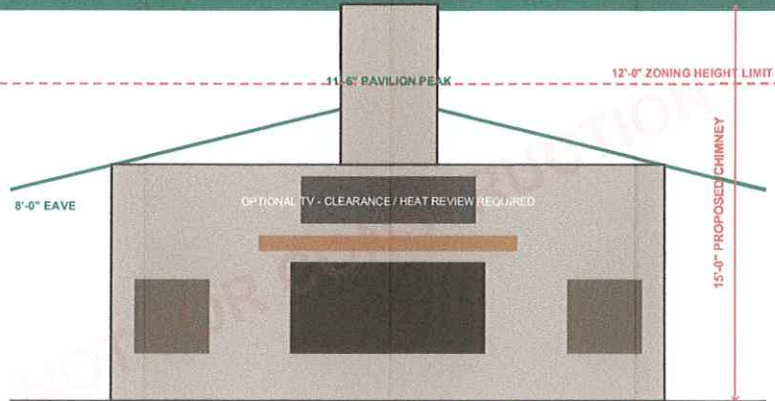
PROPOSED EXTERIOR ELEVATIONS

CONCEPT FOR VARIANCE + DESIGN REVIEW

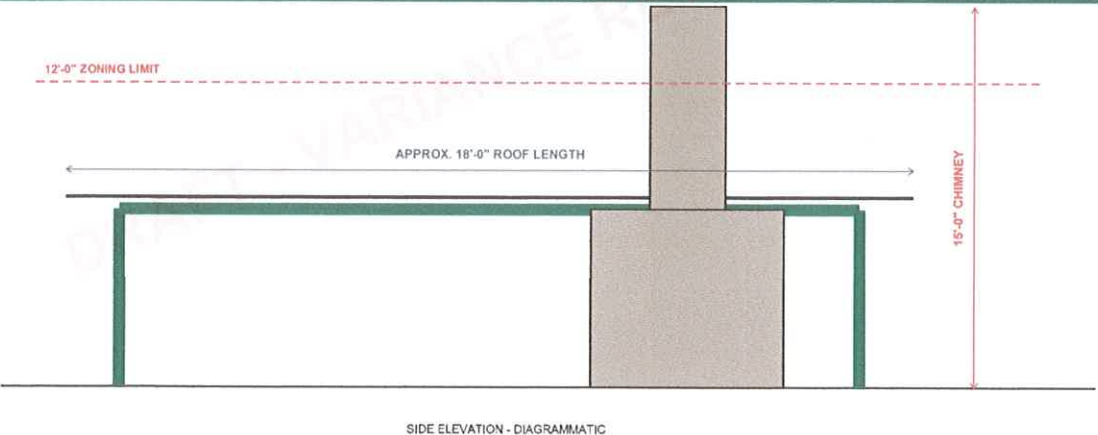
OPEN GABLE ELEVATION



FIREPLACE / REAR GABLE ELEVATION



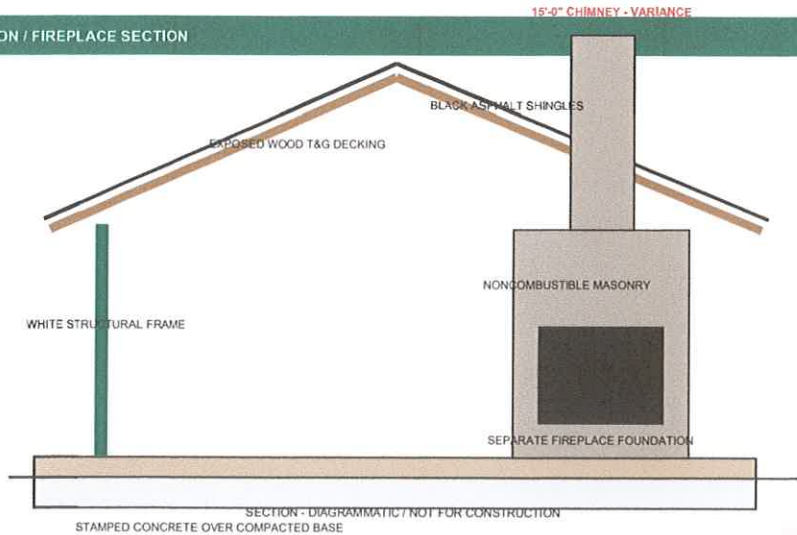
SIDE ELEVATION + HEIGHT RELIEF



ELEVATION / DESIGN NOTES

- Chimney height shown at 15 feet above finished grade for variance review. Final height and termination must satisfy the adopted residential and fire codes.
- Pavilion roof peak is shown at 11'-6" and eave height at 8'-0" above finished grade, below the local 12-foot accessory-structure height limit.
- Black shingle roof, white framing and natural wood ceiling shall remain consistent on all elevations.
- Masonry fireplace shall be centered on the designated pavilion wall with coordinating low walls and firewood-storage openings similar to the inspiration images.
- Television is conceptual only. Provide required noncombustible mantel and manufacturer/code clearances from the wood-burning firebox.
- Final elevations shall incorporate actual firebox, hearth, flue and cap dimensions.

PAVILION / FIREPLACE SECTION



WOOD-BURNING FIREPLACE - REQUIRED FINAL DESIGN

- Fully dimensioned reinforced foundation designed for fireplace, chimney and local soil/frost conditions.
- Firebrick-lined firebox, noncombustible hearth and required hearth extensions.
- Throat, damper, smoke shelf, smoke chamber and flue sized as a coordinated masonry system.
- Chimney termination compliant with adopted residential/fire code height rules and fitted with an approved cap and spark arrestor where required.
- Required clearance to pavilion framing, tongue-and-groove decking, roof sheathing, mantel, television and other combustibles.
- Roof opening framing, cricket if required, step/counter flashing and weatherproof chimney transition.
- Final dimensions and details prepared or approved by a qualified fireplace designer, licensed mason and structural professional as required by the City.

THE INSPIRATION RENDERINGS APPEAR TO SHOW A LINEAR GAS FIREPLACE.

A site-built wood-burning firebox cannot use those proportions without a complete engineered masonry design. The exterior stone composition may be retained while the interior firebox and chimney geometry are revised for safety and code compliance.

PRELIMINARY PATIO / SLAB CONCEPT

- Finish: light beige ashlar-slate stamped concrete with exterior sealer and slip-resistant finish.
- Positive drainage away from the house, pavilion posts and fireplace; final elevations to follow verified field grades.
- Control and isolation joints coordinated with pavilion posts, fireplace foundation, wall foundations and changes in geometry.
- Slab thickness, reinforcement, base depth and edge configuration are preliminary and shall be confirmed for local soil and permit requirements.
- Do not support the masonry fireplace or chimney on an unthickened patio slab.
- Call applicable utility-location service before excavation.

GENERAL COORDINATION NOTES

- Manufacturer pavilion foundation drawings assume minimum 1,500 psf soil bearing and level ground extending 10 feet beyond the building. If those conditions do not exist, the manufacturer requires a registered engineer to design the final foundation.
- Project-specific pavilion pier bottoms shall extend a minimum of 42 inches below finished grade, subject to final City and structural review.
- Maintain manufacturer-specified posts, beams, braces, rafters, ridge beam, collar ties, roof decking and connection hardware unless a written engineered modification is provided.
- Coordinate the chimney with the ridge beam, rafters, collar ties and gable bracing before construction. Do not field-cut structural members without written approval.
- Electrical work for lighting, receptacles, ceiling fan and television requires a separate permit and weather-rated equipment as applicable.
- Final construction documents must identify finished grades and actual height measurements from grade to pavilion ridge and chimney top.

STAMPED CONCRETE - THICKNESS / REINFORCEMENT TBD

COMPACTED GRANULAR BASE - DEPTH TBD

PREPARED SUBGRADE

ARCHITECTURAL CHARACTER + MATERIAL INTENT

INSPIRATION REFERENCES - NOT CONSTRUCTION DETAILS

EXTERIOR / SITE CHARACTER



OPEN GABLE + FIREPLACE COMPOSITION



APPROVED DESIGN LANGUAGE

- White pavilion frame and trim
- Black asphalt shingle roof
- Natural wood tongue-and-groove ceiling
- Neutral stone fireplace and low walls
- Light beige ashlar-slate stamped concrete

MASONRY FIREPLACE + MANTEL



WOOD-BURNING FIREPLACE GEOMETRY WILL DIFFER FROM THE APPARENT GAS FIREPLACE SHOWN IN THESE RENDERINGS.

PRECISE LAWN CARE

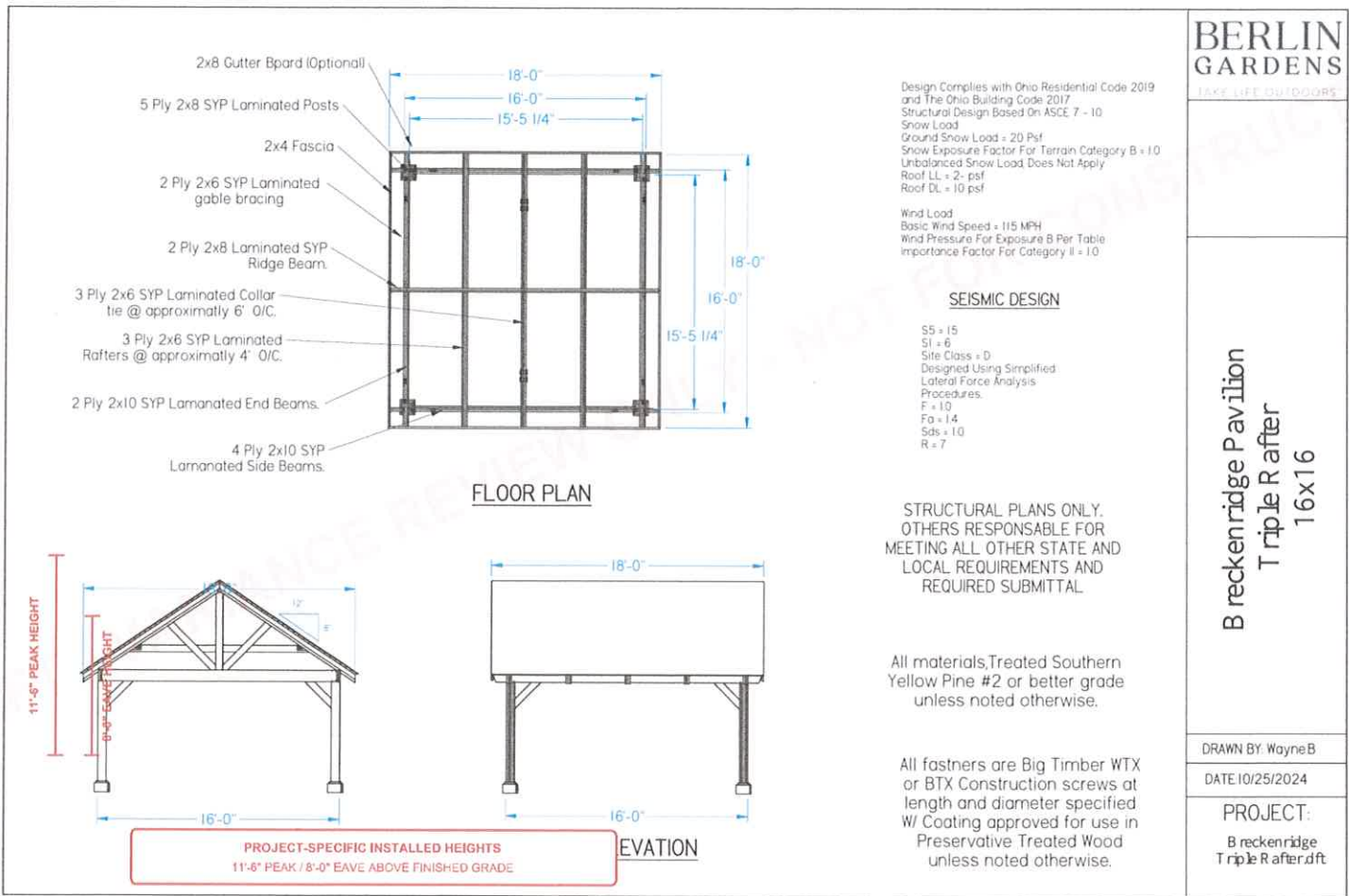
QUALITY CARE. PRECISE RESULTS.

CONTI RESIDENCE - PAVILION & FIREPLACE

2664 Country Club Blvd., Rocky River, Ohio 44118 | Parcel 303-05-018

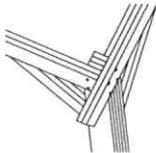


REFERENCE ONLY: VERIFY CURRENT CODE BASIS, SITE CONDITIONS AND WRITTEN APPROVAL FOR ALL FIREPLACE/CHIMNEY COORDINATION.



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Beams set on notched posts. Beams fastened to posts w/ 5/16" x 3 1/2" lags. 12 lags per front/back beam & 14 lags per side beam.



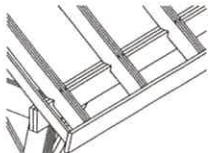
BEAM / POST CONNECTION

2 Ply 2x6 SYP Braces fastened w/ 12/ 5/16 x 5" & 12/ 5/16 x 6" lags each end.



BRACE CONNECTION

3 Ply 2x6 SYP Rafters fastened to Beam w/ 12/ 5/16 x 8" lags per rafter.



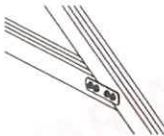
RAFTER / BEAM CONNECTION

3 Ply 2x6 SYP Rafters fastened to Ridge Beam w/ 12/ 5/16 x 6" lags per rafter.



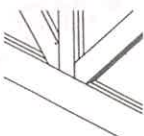
RAFTER / RIDGE BEAM CONNECTION

3 Ply 2x6 Laminated SYP Collar Ties fastened to Rafter w/ Simpson metal bracket & 14/ 5/16 x 3 1/2" lags each side of each end.



COLLAR TIE CONNECTION

2 Ply 2x6 SYP Gable Bracing fastened to Beam w/ 12/ 5/16 x 8" lag per brace



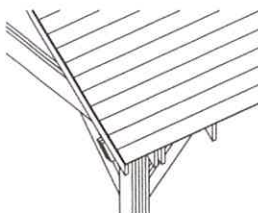
GABLE BRACING / BEAM CONNECTION

2 Ply 2x6 SYP Gable Bracing fastened to Rafter w/ 12/ 5/16 x 8" lag per brace



GABLE BRACING / END RAFTER CONNECTION

2x6 T&G SYP Roof Sheathing Fastened w/ 12/ #8 x 3" screws or nails per rafter.



ROOF SHEATHING CONNECTION

BERLIN GARDENS
TAKE LIFE OUTDOORS

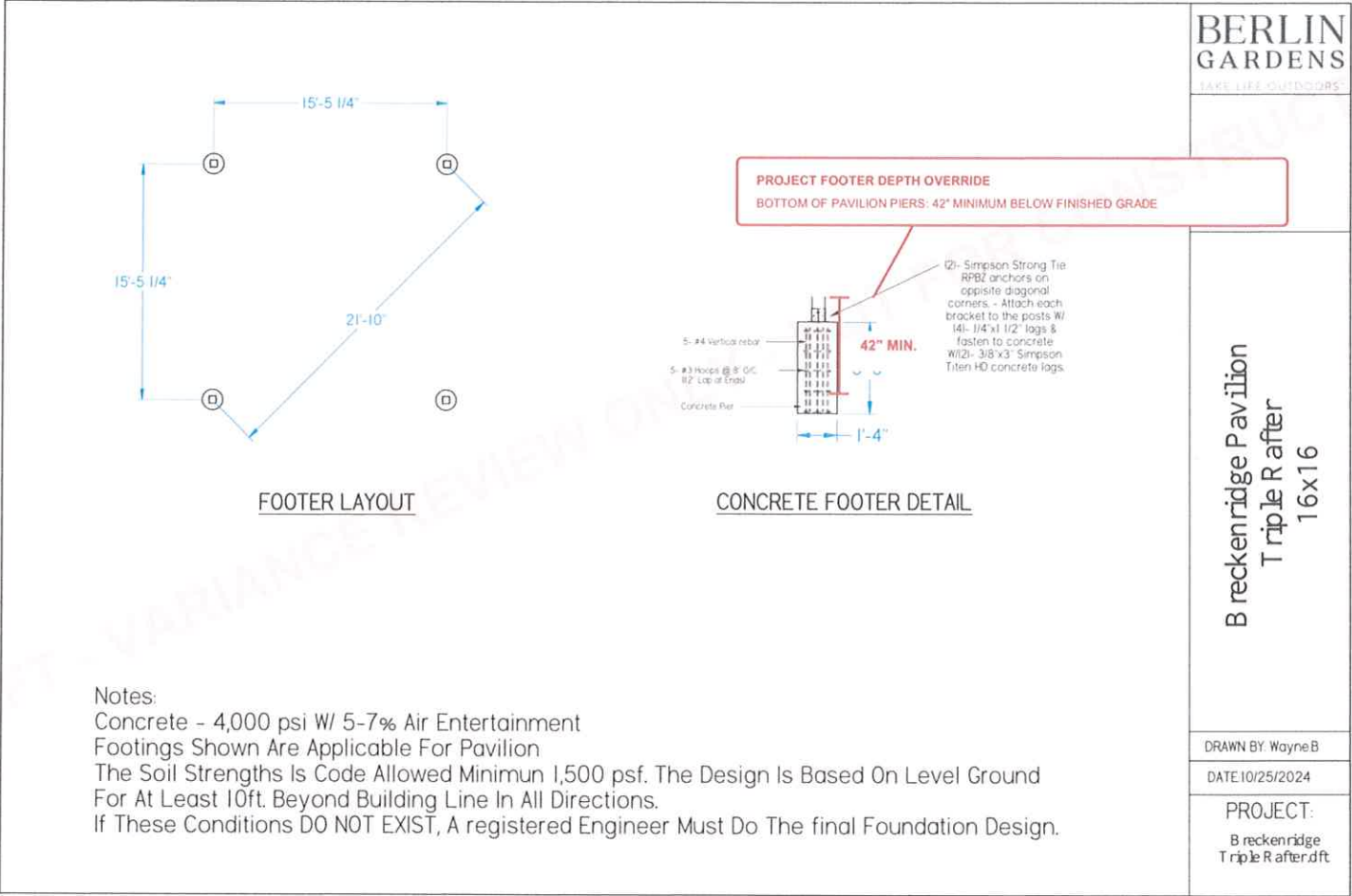
Breckenridge Pavilion
Triple Rafter
16x16

DRAWN BY: Wayne B
DATE: 10/25/2024
PROJECT:
Breckenridge
Triple Rafter.dft

GENERAL NOTES:

- FT Synthetics underlayment on top of roof sheathing.
- 30 Yr. asphalt shingles or 29 GA. painted steel roofing.

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