

January 26, 2023

Kate Straub
Planning and Zoning Coordinator

Rocky River Building Department
21012 Hilliard Blvd.
Cleveland, OH 44116

RE: Preliminary Planning Commission Submission
Project Name: New Office Building
Project Location: 19933 Lake Road

Vocon Project No. 220039.00

Dear Kate:

This letter was provided as part of the Rocky River Preliminary Planning Commission Review submission as the written project summary for the New Office Building proposed at 19933 Lake Road. The following letter accommodates the changes requested by the planning commission during our preliminary review on 12/20. We would like to submit this letter to the Design Review Board and Board of Zoning appeals in addition to the presentation dated 01/26 attached to this letter.

PROJECT DESCRIPTION

The project entails the construction of a new 3-story, 27,446 GSF office building and its associate parking on the previously developed gas station site. The Owner will occupy the 3rd floor and lease the 1st and 2nd floors to other commercial office tenants.

We acknowledge the site's various non-compliance items and would like to provide the following justification:

1. 1167.07 Minimum Building Setbacks

- a. Setback from Side and Rear Lot abutting a residential district
 - i. Required side yard setback – 25'-0"
 - ii. Proposed east and south side yard setback – 20'-0"
 - iii. Justification – Due to the need for a setback/ buffer between the western property's parking, Bearden's, and the proposed parking, the building is 20'-0" off of the property line. Beachcliff Row, is 12'-11" off of the property line, totaling 32'-11" between buildings. We request the south yard setback to allow for the building to sit 25'-0" from the Right of Way to better align with the character of the neighborhood.

2. 1167.09 Height Requirements

- a. Maximum Height - 35'-0"
 - i. Proposed Height - 45'-0"
 - ii. Justification – This will be a Class-A office building and requires a 10'-0" AFF ceiling height. A 14'-8" AFF is provided to allow for infrastructure space, which requires a 45'-0" building height with a small parapet.

3. 1167.11 Off-Street Parking Regulations

- a. Parking Setback from Right-of-Way (north)
 - i. Required setback – 10'-0"
 - ii. Proposed setback – 7'-3"
 - iii. Justification – Due to the Cross Parking Easement between the neighbor, Bearden's, and the current property, we have tried to maximize parking to meet both property's needs.
- b. Parking Setback from side and rear lot lines abutting nonresidential (north, west)
 - i. Required side yard setback - 10'-0"
 - ii. Proposed north yard setback adjacent to Bearden's – 6'-6"
 - iii. Proposed west yard setback adjacent to Bearden's – 5'-6"
 - iv. Justification – Due to the Cross Parking Easement between the neighbor, Bearden's, and the current property, we have tried to maximize parking to meet both property's needs
- c. Parking setback from side and rear lot lines abutting residential (south, west)
 - i. Required 15'-0"
 - ii. Proposed east and west yard setback – 10'-6"
 - iii. Proposed south yard setback – 10'-10"

- iv. Justification – Due to the Cross Parking Easement between the neighbor, Bearden's, and the current property, we have tried to maximize parking to meet both property's needs

4. **1185.13 Screening of Accessory Uses**

- a. Ground-mounted mechanical equipment. Ground mounted mechanical equipment shall be screened with evergreen plan material so that within four years the equipment is completely obscured from view
- i. Required – all four sides to be screened
 - ii. Provided – Screening on the East and South sides of the transformer.
 - iii. Justification – The building obscures the transformer from public view to the north and provides ease of access to the utility company off of the west parking lot.

5. **1187.09 Off-Street Parking Standards**

- a. Parking - Office - minimum of 3 spaces per 1,000 gross square feet/ maximum of 5 spaces per 1,000 gross square feet
- i. Required – Gross area: 27,446 gsf - 87 spaces min, 115 spaces max
 - ii. Provided - 68 spaces (includes 3 Accessible Spaces)
 - iii. Justification – The building is a low-density office space and is typically at 50-80% occupancy. As a result, we have utilized the net square footage.

Exterior signage is shown as conceptual and is not finalized, and we will return for signage approval at a future date.

Should you have any questions, please do not hesitate to contact me anytime.

Yours Very Truly,



Julie Trott
Senior Associate, Project Director II

Enclosure: *Design Package dated 01/26/2023*

Cc: Paul Voinovich Vocon
Jodi VanderWeil Vocon
Abby Baker Vocon
Sean Kennedy TRG
Mike Kennedy River Saas Capital
Bobby Kreuger TKG