



**B R A N D T
ARCHITECTURE, LLC**

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City of Rocky River
Attn.: Planning Commission
21012 Hilliard Blvd
Rocky River, OH 44116

July 31, 2023

Dear Board Members,

I would like to present a brief summary of the updates to the project. The property owner, Gregg Mylett, would like to remove an existing accessory shed and build a new 30'x44' attached garage. This will be a 1320 sf single story structure with storage space and tenant parking.

Below are some further details:

1. The existing vertical siding will be removed from the existing building and the new vinyl siding will be installed. Final paint and siding color are to be determined.
2. The addition will have vinyl siding and trim to match the existing building. The new roof will be asphalt shingles to match the existing building.
3. Exterior lighting will be down lights at garage doors and entry door.
4. A new driveway and parking lot will be installed.
5. Existing trees on the south side will remain. Landscaping in the front and sides will be updated & refreshed.
6. The height of the garage is 22'-5".
7. The property is not adjacent to residential structures.

Per our previous discussions with the Board, we have attached to the existing structure and matched rooflines. Given that the south elevation of this building faces the street very prominently, we feel the massing and scale of the project is important. We have a gable and trim to match the existing structure. We feel this is an appropriate scale and compatible level of detailing to the original building. We will seek approval from the Design & Construction Board of Review and follow any recommendations they may have.

We have designed 6 parking spaces across the rear of the lot as recommended. With the parking now located in the rear of the lot, we will need variances for side and rear setbacks for parking. We feel given the location in the rear of the lot, these are reasonable requests and from our conversations with the Board, feel you agree.

We feel this complies with the criteria as discussed at our last meeting. We feel it is an appropriate use on this property. We hope you agree and support this project.

Thank you for your consideration.

Sincerely,
Jill Brandt