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ARB

PROJECT PROPOSAL:

My proposal is to build a new and improved garage in the location of my current garage. The infrastructure for my current garage is the original 1940 materials, and is in need of improvement. The northwest corner framing has rotted out, and is being encroached upon by a massive stump (which will be removed in this process). Currently the garage is too small, and it is impossible to hold two cars, lawn equipment, trash bins, bicycles, lawn furniture, gardening equipment, and other such items that belong in a garage. The project would be to rebuild it from the foundation up, while adding to its depth to accommodate the modern needs of a garage. The building will have trenched footers, which currently don't exist, and I will install gutters and a downspout drain that connects to the house downspout drain so rain runoff does not get spilled onto the yard.

I will brick the garage to match the aesthetics of my house, and I will have a hip roof with asphalt shingles. Essentially, it will match my house as much as possible. Both my immediate neighbors approve of the plans.

A.) Describe what special conditions and circumstances exist which are peculiar to the land or structure involved and which are not applicable generally to other land or structures in the same zoning district (i.e., exceptional irregularity, narrowness, shallowness or steepness of the lot; or proximity to non-conforming and inharmonious uses, structures or conditions).

The most notable reason for this variance is the location and layout of the original garage. My property is narrow and deep. The current location is by far the most logical place for the garage as the driveway cannot move. The garage location matches the locations of all other garages on the street as well, which matches the lots are relatively narrow.

B.) Explain whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance (discuss use limitations without the variance).

The majority of the new garage will be built in the space of the current garage, but the area increase will apply northward, extending toward the back of the lot. Currently that immediate space behind the garage is a dead mulch bed of weeds, stumps, and poison ivy with water runoff from the roof flooding the area occasionally. It is not a very usable space as it is too wet and shadowed for any horticultural or recreational elements.

C.) Explain whether the variance is substantial and is the minimum necessary to make possible the reasonable use of the land or structures (demonstrate how much the variance request deviates from Code requirements, i.e., coverage is 1 or 2% above Code, or setback is 1 or 2 feet less than Code requirement).

I wanted to increase the size of the garage as *minimally* as possible as I wanted to keep as much of my yard as possible. I drew the plans to as efficiently as possible accommodate two modern cars, necessary lawn equipment and tools, and ancillary storage such as yard furniture, grills, bicycles, etc.). The original and current location of the garage is set 2ft off the property and aligns with the driveway. The proposed renovation would sit the garage in the same location (2ft off the property line, which is 6ft inside the 8ft side setback code), and simply extend it toward the back property line. The square footage would be a 235sqft increase over the 600 sqft Code.

D.) Explain whether the essential character of the neighborhood would be substantially altered and whether adjoining properties would suffer substantial detriment as a result of the variance (discuss the increase of value, use, and aesthetic appeal for both your property and adjoining properties, together with any negative impact to adjoining properties).

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- This garage renovation would only increase the aesthetic appeal for both my neighbors and the community. The change would only be noticed from my immediate neighbors’ yards, as the major change would apply to the building’s depth (so street view of the garage would be essentially the same as it is now).
- I also plan on bricking the garage to match the aesthetics of the house, which has to make it one of the nicer looking (and built) garages on the entire street.

E.) Explain whether the variance would adversely affect the delivery of governmental services, such as water, sewer, or trash pickup.

It would not.

F.) Explain whether the property owner purchased the property with knowledge of the zoning restrictions.

No, but there is nowhere else to put a garage on the property so I had assumed it would fall in line with code.

G.) Explain whether special conditions or circumstances exist as a result of actions of the owner.

None.

H.) Explain whether the property owner’s predicament feasibly can be obviated through some method other than a variance (why other means and methods of property improvements or enhancements would not suffice).

The size of a garage built in 1940 simply cannot accommodate two modern cars, necessary lawn equipment, and ancillary storage such as yard furniture, grills, bicycles, etc.). Another option such as sheds or other such structures are cheap, ugly, and devalue the property and aesthetics rather than augmenting them. I don’t see how any reasonable person would rebuild a garage anywhere else on the property, especially with the current driveway layout being where it is (a layout that mirrors all other garage/driveway layouts on the street). It makes the most sense to improve the current garage in its current location, simply extending it back to make it more usable for the 21st century.

I.) Explain whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting a variance (discuss the positive impact of your improvement on your property and on the surrounding neighborhood).

There are a number of improvements from this garage rebuild:

- I will dig a downspout drain for the garage and connect it to my house downspout drains, which will finally create proper water drainage. Currently there are no downspout drains for the garage, and rain water dumps into the backyard, creating a morass that stretches into my westward neighbor’s yard.
- A brick garage will be a vast improvement over the current vinyl-clad, sun-bleached, broken-doored, painted-shut-windowed, minimum-security-prison aesthetic that the previous owners left me.
- I wanted to increase the size of the garage as *minimally* as possible. I wanted to keep as much of my yard as possible, while also having a practically useful garage that allows two cars to not clutter the driveway.

J.) Explain whether the granting of the variance requested will confer on the applicant any special privilege that is denied by this regulation to other lands, structures, or buildings in the same district.

I don’t think so.

K.) Explain whether a literal interpretation of the provisions of this Code would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Code.

My rights are not deprived by this Code.



ABOVE: MY HOUSE

BELOW: MY IMMEDIATE NEIGHBOR TO THE EAST



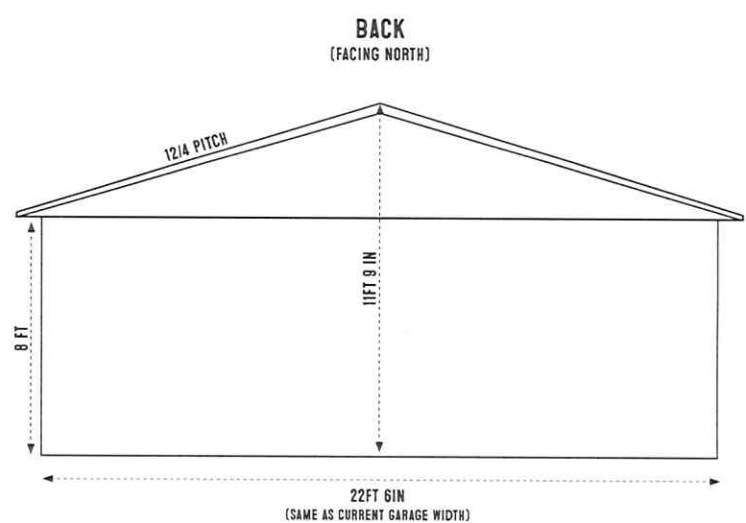
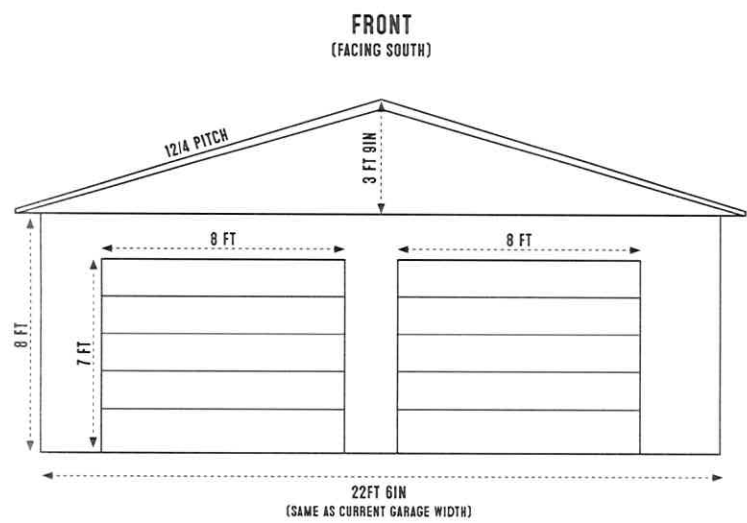
ABOVE: MY IMMEDIATE NEIGHBOR TO THE WEST





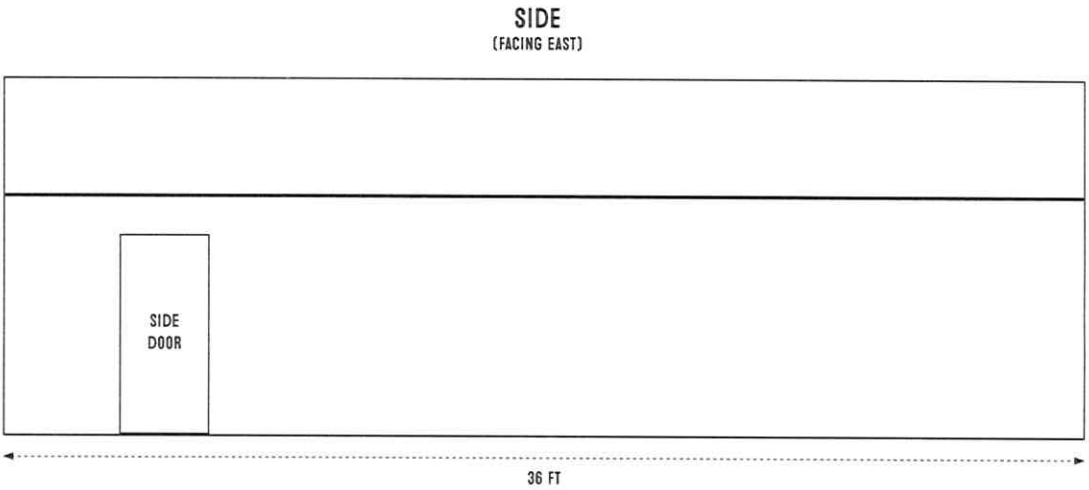
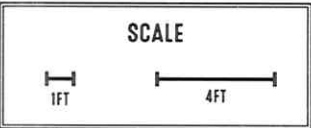
MY CURRENT GARAGE





WILLIAM TODD SEABROOK
GARAGE RENOVATION

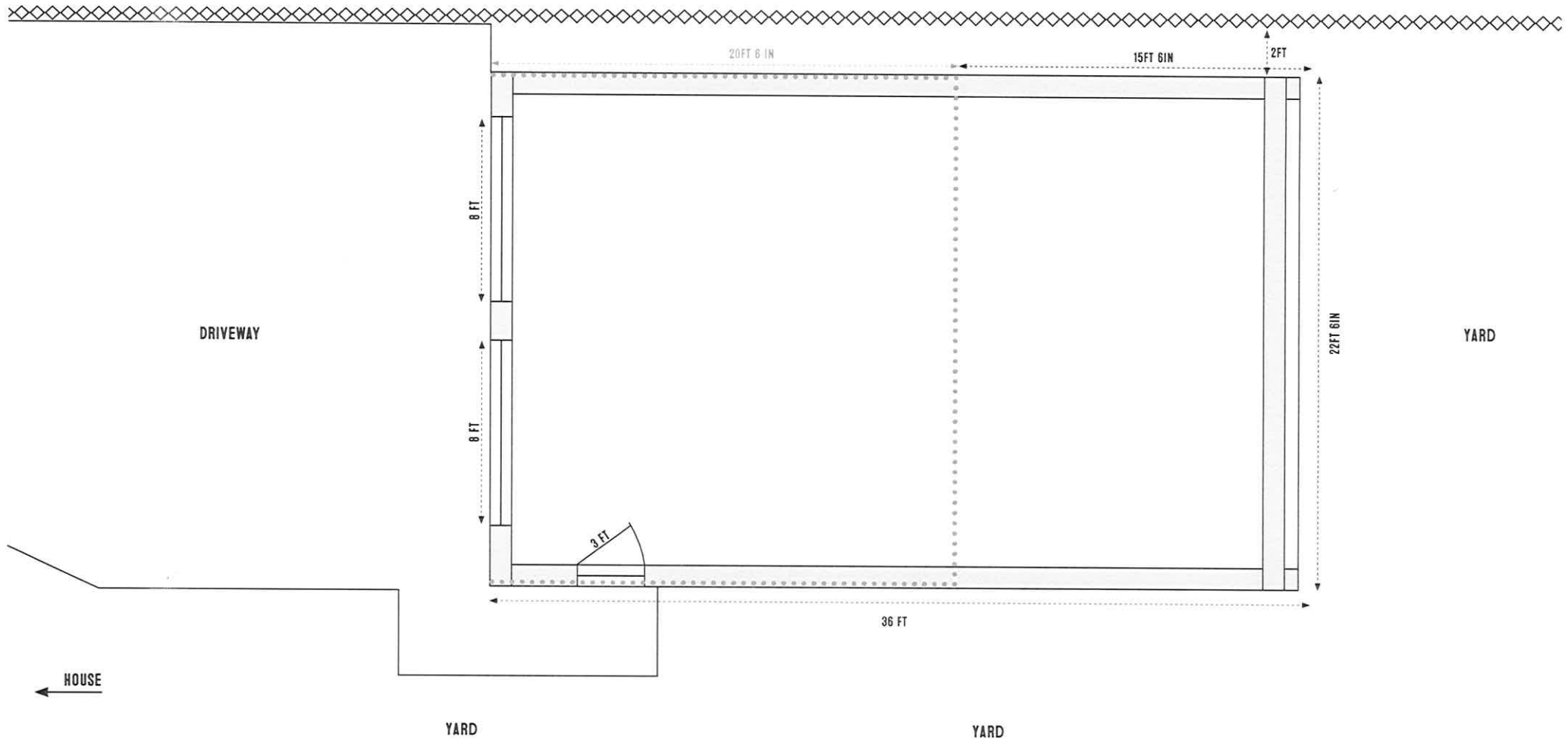
20360 PARKVIEW AVE
ROCKY RIVER, OH 44116



20360 PARKVIEW AVE
ROCKY RIVER, OH 44116

1 FT

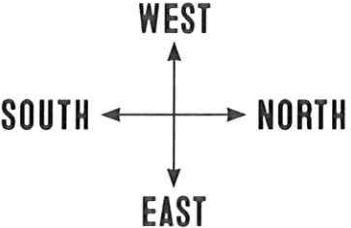
FENCE



20360 PARKVIEW AVE
WILLIAM TODD SEABROOK
PROPERTY FOOTPRINT

SCALE
12FT

FENCE



PARKVIEW AVE

PRESIDENTIAL APARTMENTS DRIVE

DRIVEWAY

20370
PARKVIEW
GARAGE

20370
PARKVIEW

DRIVEWAY

CURRENT
GARAGE

ADDITION

58.5 FT

50FT

41FT

74 FT

PROPERTY LINE

YARD THAT I MAINTAIN

HOUSE

25FT

TREE BED

TREE BED

DRIVEWAY

20342
PARKVIEW
GARAGE

20342
PARKVIEW



Cuyahoga County GIS Viewer



Date Created: 5/30/2025

Legend

- Municipalities
- Right Of Way
- Platted Centerline
- Parcel
- Private Road



100 0 50 100 Feet

Projection:
WGS_1984_Web_Mercator_Auxiliary_Sphere

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