

December 6, 2022

**Kate Straub**  
Planning and Zoning Coordinator

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

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

**Vocon Project No. 220039.00**

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Dear Kate:

This letter is 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. Please review the attached *Planning Commission Submission dated 12/06/2022*.

## PROJECT DESCRIPTION

The project entails the construction of a new 3-story, 27,581 GSF office building and its associate parking on the previously developed gas station site. The Owner will occupy the 3<sup>rd</sup> 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 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,

### 2. 1167.09 Height Requirements

- a. Maximum Height - 35'-0"
- b. Proposed Height - 45'-0"
- c. 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 – 14'-6"
  - ii. Proposed setback – 6'-0"
  - 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 (northwest)
  - i. Required side yard setback - 10'-0"
  - ii. Proposed west yard setback adjacent to Bearden's – 5'-6"
  - 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
- c. Parking setback from side and rear lot lines abutting residential (east, south, west)
  - i. Required 15'
  - ii. Proposed – 10'-6"
  - 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

4. **1167.17 Design Guidelines**

- a. Required - Buildings and principal building entrances shall be oriented toward the public street so as to define the street edge and contribute to a dynamic pedestrian and street environment.
- b. Provided – Building entrance faces parking (west)
- c. Justification - The Building Entrance faces the parking and is visible from the public street

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
- b. Required – Gross area: 27,581 gsf - 83 spaces min, 138 spaces max
- c. Provided - 68 spaces (4 Accessible Spaces)
- d. 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

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Enclosure: *Preliminary Planning and Zoning Package dated 11/01/2022 and Supplement 11/15/2022*

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