



**B R A N D T
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City of Rocky River
Attn.: Planning Commission
21012 Hilliard Blvd
Rocky River, OH 44116

July 11, 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'x50' mixed use building at the rear of the property. This will be a 1500sf single story structure with 765 sf of office space and 2 bays for tenants parking.

In response to the discussion regarding permitted use, the office space is 51% of the total building area and the parking bays are 49%. This complies with the allowed uses of a second primary building on a lot in this zoning district per 1163.03 of the ordinances. Given the existing & proposed building areas, 8.1 parking spaces are required. 2 will be enclosed parking spaces and 7 will be unrestricted surface parking spaces. Per 1187.21h or the ordinances, 80% of the parking spaces shall be unrestricted. We feel this complies.

Below are some further details:

1. The existing vertical siding will be removed from the existing building and the existing horizontal lap siding will be restored or replaced depending on it's condition. Final paint and siding color are to be determined.
2. The new garage 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 19'-9 1/2".
7. The property is not adjacent to residential structures.

We explored the option of an addition to the existing structure for storage and enclosed parking as suggested by the Board at the previous meeting. Included in our submission are some options for your reference. The existing building has several different roof forms so connecting an addition is not as simple as other buildings on this street. We explored, lowering the garage door heights, making the building smaller to reduce the roof height, stepping back the south façade to be "secondary" to the existing building and incorporating design elements from the existing building. They either created difficult connections or were still awkward massing. (As a point of reference, the addition would extend to the edge of the current paved area behind the building.) Given that the south elevation of this building faces the street very prominently, we feel the massing and scale of the project is important. It is our conclusion that an addition to this particular building with the function that the Owner needs, it is not the best for this site. We feel having a secondary building at the back of the site is better distribution of form and mass on the site and creates a more convenient parking for the site.

We believe this proposed project is in scale with various other structures on this street and nearby. On the west side of this property is the large brick wall of the Rocky

River Adult Activity Center and to the north at the Chamber of Commerce building, a similar massing to our proposed structure. Because the garage is at the rear of the lot, it has minimal impact to the street view. 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