



MAYFIELD
VILLAGE

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BUILDING DEPARTMENT
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MEMO

To: Board of Zoning Appeals Members
From: Dan Russell, Building Commissioner
Date: May 6, 2024

**Re: 6770 Metro Pk Dr.
Front Yard Garage Expansion Setback**

The applicant is requesting a 12' front yard setback variance from Section 1181.07 (e) to allow for a garage expansion.

If you have any questions, feel free to contact me at 440-471-1043.

DR/dmg

Enclosure: Section 1187.07 (e)

- (2) (EDITOR'S NOTE: Former subsection (c)(2) was repealed by Ordinance 2023-05, passed May 15, 2023. See Section 1157.06 for relevant provisions.)
 - (3) No accessory building referred to in this section shall exceed fifteen feet in height.
(Ord. 94-20. Approved by electors 11-8-94.)
- (d) Side and Rear Yard Exceptions.
- (1) The area required in a side or rear yard shall be open from the established grade, or from the natural grade if higher than the established grade, to the sky, unobstructed except for the ordinary projections of window sills, belt courses, cornices and other ornamental features to the extent of not more than four inches, except that within five feet of the street wall, a cornice may project not over three feet into such yard, and provided that if the building is not over two and one-half stories in height, the cornice may project not more than two and one-half feet into such yard.
 - (2) A corner of a yard may be cut off between the walls of the same building provided that the length of the wall of such cut-off does not exceed seven feet.
 - (3) A building and any accessory building erected on the same lot shall, for the purpose of side and rear requirements, be considered as a single building.

(e) Front Yards; Building Lines. For the purpose of regulating front yards, for the purpose of further regulating side yards or corner buildings and for the purpose of regulating the alignment of buildings near street frontages, building lines as set forth on the revised district and zone map, prepared by the F. A. Pease Engineering Co., and duly approved by the Planning and Zoning Commission and by Council and dated July 19, 1948, which is hereby declared to be a part hereof, are hereby established. The map designations and the map designation rules which accompany the map are hereby declared part thereof.

Between a building line and the street line no building or portion of a building extending above the established grade may be erected. In a Class U-1 or U-2 District a one-story unenclosed porch may, however, be constructed between the building line and the street line. On a corner lot between the building line and the street line and within the triangular space included between the street lines for a distance of twenty-five feet from their point of intersection, no fence or other structure more than three feet in height above the plane of the established grade shall hereafter be erected, and no shrubs or foliage shall be maintained that in the judgment of the Building Commissioner will materially obstruct the view by a driver of a vehicle approaching the intersection and within seventy-five feet of the center of such intersection or approaching cross traffic within seventy-five feet of the center of such intersection. Where a building line is shown on the building map as an existing alignment line, the alignment of the building existing along such frontage shall determine the building line. On any street frontage in a Class U-1 or U-2 District, where no building line is designated on the building line map the location of the building line shall be as follows:

- (1) On a street frontage on either side of a street between two intersecting streets, but excluding the frontage along the side line of a corner lot, the distance of the building line back from the street line shall be twenty percent of the average or normal depth of the lots having their front lines along such street frontage, but such distance back from the street line need not be more than forty feet. Where in any portion of such street frontage there are lots of markedly less depth than the normal, the Planning and Zoning Commission in defining and applying this building line regulation may, when in its opinion the general purpose and intent of this section will be better served thereby, divide such street frontage into sections for the application of the above twenty percent building line requirement. For the purpose of this paragraph the term "lot" shall include unimproved parcels in separate ownership and unimproved lots or parcels in subdivisions of land.
- (2) In a Class U-1 District, along the side line of a corner lot, the distance of the building line back from the street line shall be twenty percent of the average width of such lot, but such distance back from the street line need not be more than twenty feet.
- (3) The revised district and zone map approved, adopted and made a part of this Zoning Code is amended so that the building line as defined in this subsection (e) as the same appears on the revised district and zone map with respect to both sides of S. O. M. Center Road, Wilson Mills Road, Highland Road, White Road, Lander Road and Ridgebury Road shall be sixty feet back from the street line of each of the streets. As to the streets, the setback provision in this paragraph (3) shall apply, rather than the setback provisions found in paragraphs (1) and (2) hereof.
(Ord. 77-42. Approved by voters 11-7-78.)