

**BRIEF SUMMARY OF PROJECT AND VARIANCE REQUEST**

I submitted an application on 1/15/2018 for conditional use of my single family house at 2640 Euclid Hts Blvd as a boarding house. Now I request 4 variances: (1) Variance to 20000 sq. ft lot, (2) Variance to 100 ft lot width, (3) Variance to 15 ft side yard, (4) Variance to 1 parking space for each bed.

**STATEMENT OF PRACTICAL DIFFICULTY**

To obtain a variance, an applicant must show by a preponderance of the evidence, to the satisfaction of the Board of Zoning Appeals (BZA), that strictly adhering to the Zoning Code's standards would result in a "practical difficulty" for the applicant. To this end, a written statement of practical difficulty must accompany an application for a standard variance. Please complete this Statement of Practical Difficulty, **by addressing all of the factors listed below that are relevant to your situation.** The factors listed below can be found in Subsection 1115.07(e)(1) of the Cleveland Heights Zoning Code. Additional documents may be submitted as further proof.

In deciding whether to grant a variance, BZA will consider the following factors in determining whether a practical difficulty exists:

A. Explain special conditions or circumstances that exist which are peculiar to the land or structure involved and which are not applicable generally to other lands or structures in the same Zoning District. (examples of this are: exceptional irregularity, narrowness, shallowness or steepness of the lot, or adjacency to nonconforming and inharmonious uses, structures or conditions): The parcel is 6700 sq. ft, less than the code requirement of 20000 sq. ft minimum lot. The parcel is 50 ft wide, half of the code requirement of 100 ft lot width. The house is 8 ft to the east neighbor property and 3 ft to the west neighbor property, smaller than the code requirement of 15 ft side yard. The backyard can hold only 3 cars, not able to meet the code requirement of 1 parking space for each bed.

B. Explain how the property in question would not yield a reasonable return or there could not be any beneficial use of the property without the variance, N/A

C. Explain whether the variance is insubstantial: These variances are indeed substantial. Otherwise the application for conditional use is not possible.

Explain whether the variance is the minimum necessary to make possible the reasonable use of the land:

D. Explain whether the essential character of the neighborhood would be substantially altered or adjoining properties would suffer a substantial detriment as a result of the

variance.

*These variances will not involve any construction or reform of the property. Therefore the neighbors will not be affected at all.*

- E. Explain whether the variance would adversely affect the delivery of governmental service (e.g., water, sewer, garbage).

*So far the government service runs very well. Since no construction is going to be conducted, the governmental service will remain the same.*

- F. Did the applicant purchase the property without knowledge of the zoning restriction?

*No, I did not know anything about zoning or zoning restriction*

- G. Explain whether the special conditions or circumstances (listed in response to Question A above) were a result of actions of the owner.

~~Yes~~ *No.*

- H. Demonstrate whether the applicant's predicament feasibly can be resolved through a method other than a variance (e.g., a zone-conforming but unworkable example).

*No. I do not see any solution other than variances.*

- I. Explain whether the spirit and intent behind the zoning requirement would be observed and/or substantial justice done by granting the variance.

*When the variances are granted, the spirit and intent behind the zoning requirement will still be observed by strictly limiting the activities of the tenants, for example, no party, no commercial use of the home, no pets, no smoking, no guest staying, etc, which will be stated in lease contract.*

- J. Explain whether the granting of the variance requested will or will not confer on the applicant any special privilege that is denied by this regulation to other lands, structures, or buildings in the same district.

*I promise I will not apply for conditional use of any other house I have owned or will own in Cleveland Heights.*

If you have questions, please contact the Planning Department at 216-291-4878 or [planning@clvhts.com](mailto:planning@clvhts.com).