

Lorna L. Rudolph
39 Fenley Rd.
Cleveland Hts., Ohio 44121

CAL. NO. 3461
3669 FENLEY

STATEMENT OF PRACTICAL DIFFICULTY

A. The driveway and walkway at 3669 Fenley Rd is very narrow. My husband and I both have large cars. When cars are parked in the driveway, it doesn't allow enough room to walk to the door without walking on grass.

B. Improving driveway and expanding walkways will add value to property per some experts. For example www.houzz.com and www.trullia.com. Most of these homes in this area were built in the 1950's. Home owners had only one car. Families now are more than one car families.

C. No the variance is not insubstantial. The variance will provide sound structure and beauty to the land of the property. The driveway needs to be repaired as well.

Yes this would be the minimum necessary. My goal is to only expand the driveway and walkway enough to produce space to park an additional car in the driveway and to allow reasonable amount of space to walk to the door(s) or the back yard.

D. The character of the neighborhood would improve or benefit from this variance. A few homes have already made improvements to their driveways/walkways. Examples, 3653 Fenley Rd., 3659 Fenley Rd. , 809 Quilliams Rd. and 728 Quilliams Rd. This gives these homes more character and updating its look bringing it the 21st century.

E. This variance would not harm or affect the delivery of water, gas, sewer usage or prevent garbage pick up. This is because the granted variance will not be in the area of these services.

F. Yes. When I (Lorna Rudolph) purchased this home, I was single. So I had no need to investigate this zoning regulation. Last year, I got married. There are now a total of 3 cars constantly parked at the property, which makes the current driveway and walkway setup difficult. Even more so, when we have guests.

G. The narrowness of the driveway and walkway were made when home was built in 1950's. So this was not made by the current owner.

H. No it cannot be resolved any other way but through this variance. My new husband has two cars and I have one. So we need more room and/ or expansion of the driveway and walkways.

I. If this variance is granted for the necessary work, the owner (Lorna Rudolph) will be very appreciative of this. The driveway and walkway expansion would allow us and guests to parked and walk to the door without walking on grass.

J. By granting this variance, WILL NOT give this applicant (Lorna Rudolph) any special privileges because several homes in this area have already had this variance granted to their property.