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Applicant's signature _____

Date _____

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.** 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):

New second floor proposed above existing non conforming side porch. Porch existed prior to current zoning ordinances and prescribed setbacks.

- 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.

Proposed 2nd floor addition will be adjacent to master bedroom and provide owners with the convenience of a second bathroom (ensuite)

- C. Explain whether the variance is insubstantial:

Existing side porch already encroaches into the sideyard, the addition of a second floor adds minimal area but the amenity of a master bathroom

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

There is no additional square footage added to the building footprint. The second floor addition is the smallest possible to accommodate owner's project requirements

- 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.

No the addition above the porch is very small (less than 100 sf) and only a small portion of it will be visible from the street.

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

No

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

No

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

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 this is the only area of work available for this project. Existing porch needs rebuilding, and adding the bathroom above the porch will preserve existing building footprint.

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

Yes. The new addition will not encroach further than existing porch already does, and will allow owners the best use of their property.

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.

No. Adding bulk to a one story portion of a home is generally permitted.

If you have questions, please contact the Planning Department at 216-291-4878 or planning@clvhts.com.

The factors listed above can be found in Subsection 1115.07(e)(1) of the Cleveland Heights