

Form BZ-SV, page 4 of 8
Applicant's signature

Don McHenry

Date 7/2/19

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):

THIS HOME ADDRESS IS FAIRMOUNT BLVD BUT THE ENTRANCE IS ON THE SIDE ON ARDWIGH. THE FAIRMOUNT SIDE IS WOODED THUS SCREENING THE HOME AND CONFUSING THE ISSUE.

- 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.

- C. Explain whether the variance is insubstantial:

- 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.

EVERYTHING DONE SO FAR ALONG WITH THIS NEW PROPOSAL IS PERIOD CORRECT WITH THE INTENT OF ENHANCING THE HOME AND NEIGHBORHOOD

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

N/A

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

N/A

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

N/A

- 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).

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

THE HOUSE WAS BUILT IN 1920. THE KIMBLES HAVE PAINSTAKINGLY SAVED A PIECE OF CLEVELAND HEIGHTS HISTORY BY SPENDING YEARS AND MONIES TO FULLY RESTORE THIS GEM. EVERYTHING IS DONE PERIOD CORRECT TO MATCH THE ORIGINAL HOME. THEREVEN WON AN AWARD FROM THE CITY

- 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.

ADDITION
THIS IS NOT A LARGE STRUCTURE, JUST A SIGN POST HOME IN HOME MATCHING MATERIALS
EVERYTHING THIS HOMEOWNER DOES BENEFITS THE COMMUNITY

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 Zoning Code.

CONSENT TO ACCESS PROPERTY

I, the undersigned responsible party (owner, occupant, tenant, or agent for the property owner) of the property described herein, do hereby consent to entry upon said property, at a reasonable time and to the extent necessary, by the City of Cleveland Heights and its officers, employees, and/or agents for the purpose of inspecting said property for compliance with the City's Zoning, Housing, and/or Building Codes. I further certify that I have authority to grant access to said property.

2540 FAIRMOUNT BLVD. C.H. OH
Property Address


Signature of Responsible Party

DAZI McCLARY
Name of Responsible Party (please print)

I am the: owner occupant tenant agent for property owner

440 429 9871
Telephone Number

7/2/19
Date

PLEASE NOTE THAT FAILURE TO CONSENT TO A SITE INSPECTION OF YOUR PROPERTY MAY CAUSE DELAY IN YOUR APPLICATION AND/OR MAY CAUSE YOUR APPLICATION TO BE CONSIDERED INCOMPLETE.