

STATEMENT OF PRACTICAL DIFFICULTY

To obtain a variance, an applicant must show, 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):

We are a family of five and have a (22.5 ft X 18.5 ft interior; height 9 ft) 2 car attached garage too small to meet our needs as there are typically 4-5 cars present plus bicycles and other tools/yard equipment. We are unable to keep our vehicles garaged, especially problematic in winter. We are unable to expand the attached garage without significant home reconstruction.

- 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.

Due to the configuration of the home, there is no way to build/extend the existing attached garage to the existing structure without blocking the driveway and doing significant reconstruction on the existing house.

- C. Explain whether the variance is insubstantial:

The garage that will be built will be one story tall and considerably less than that permissible by code and will comply with the requirement to respect the distance between property boundaries. We will relocate the current 8' X 12' shed.

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

The planned one story structure will allow us to park/store vehicles, bicycles, lawn equipment, Kayaks, patio furniture etc. in the garage that reflect the size and activities relevant to our current family throughout the year.

- 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.

The essential character of the neighborhood will not be altered. The planned garage is in an area in which detached garages already exist on adjoining and nearby neighbors' properties (e.g. 2245, 2259, 2265, and 2271 St James Parkway). The garage will be mostly obscured from the front of the house on Coventry Rd except when looking directly up the driveway onto the property.

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

No adverse effect. The desired location maintains all accesses as they currently exist.

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

Yes we have only recently found out that, while the desired construction is well within zoning limits in terms of square footage and the grassy areas on the property, building it as a detached structure requires a zoning variance.

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

No this is based on the original footprint of the house which remains the current footprint.

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).

Any extension of the current attached garage on the south side would block street access to the backyard by expanding it across the driveway and would not allow enough room regardless. Expansion on the north side of the current garage would require a significant realtering of the home's footprint, rendering the project financially impractical.

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

The garage will be one story in height and constructed in a manner to comply with the styling and color of the house. It will provide ample space for storage and year round parking.

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 there are many detached garages in the neighborhood. For example, as mentioned in D above, backyard adjoining and nearby neighbors' properties at 2245, 2259, 2265, and 2271 St James Parkway all have detached garages.

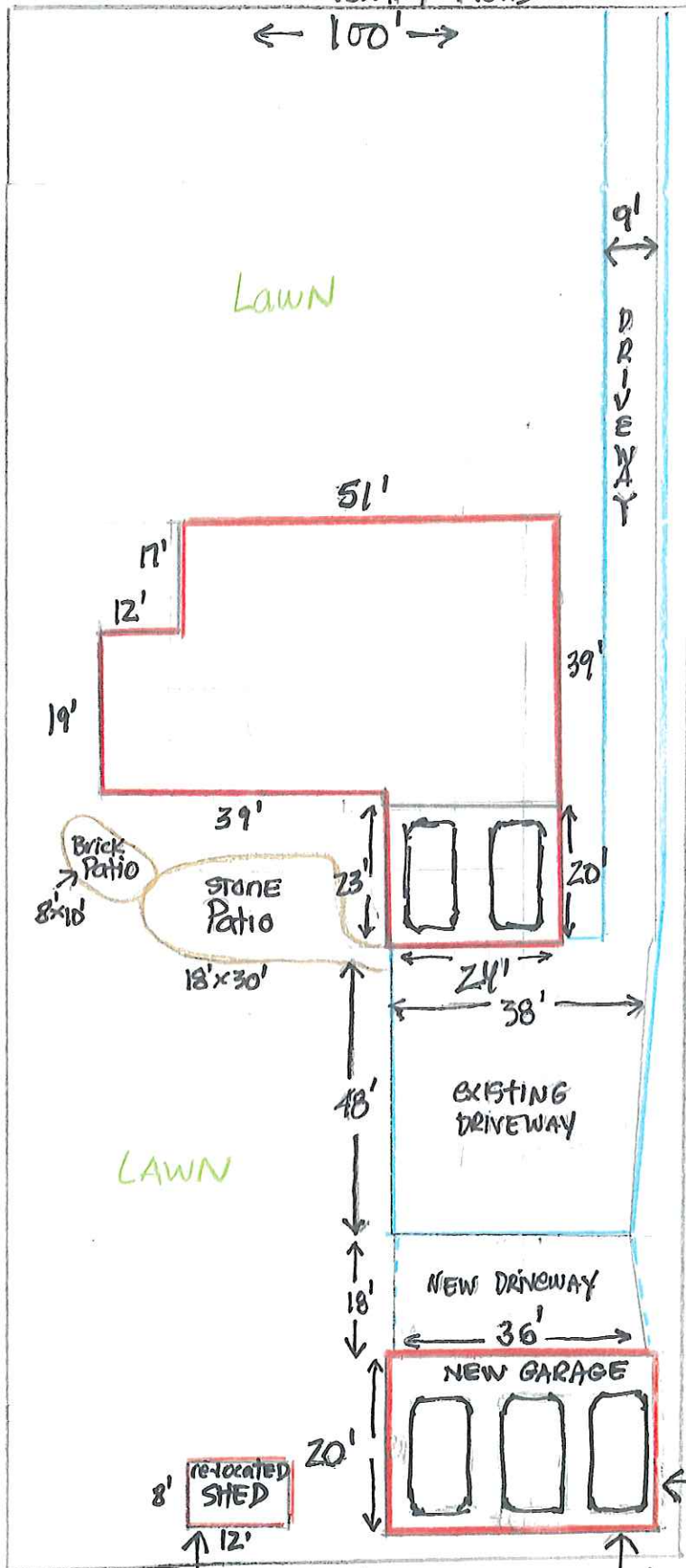
If you have questions, please contact the Planning Department at 216-291-4878 or planning@clvhts.com.

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

STERN PROPOSAL / DETACHED GARAGE
 2258 COVENTRY ROAD CLEVELAND, OHIO 44118
 02.05.17 PARCEL # 68602002

RECEIVED

FEB - 8 2017



225'

229'

scale: 1" = 25'

5' from property line

3' from property line side & back