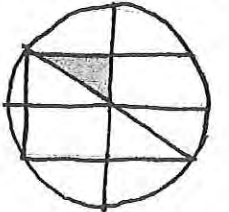
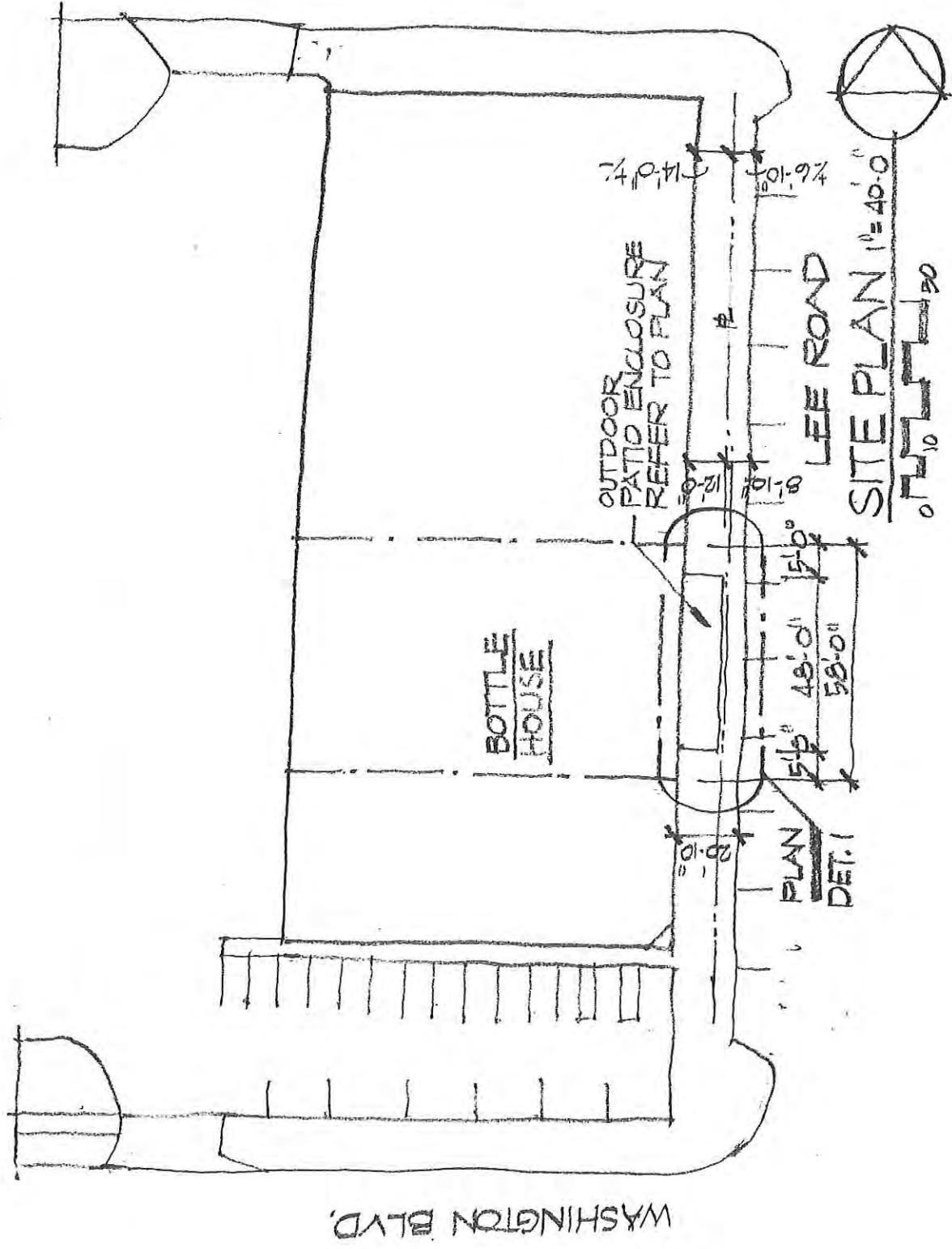


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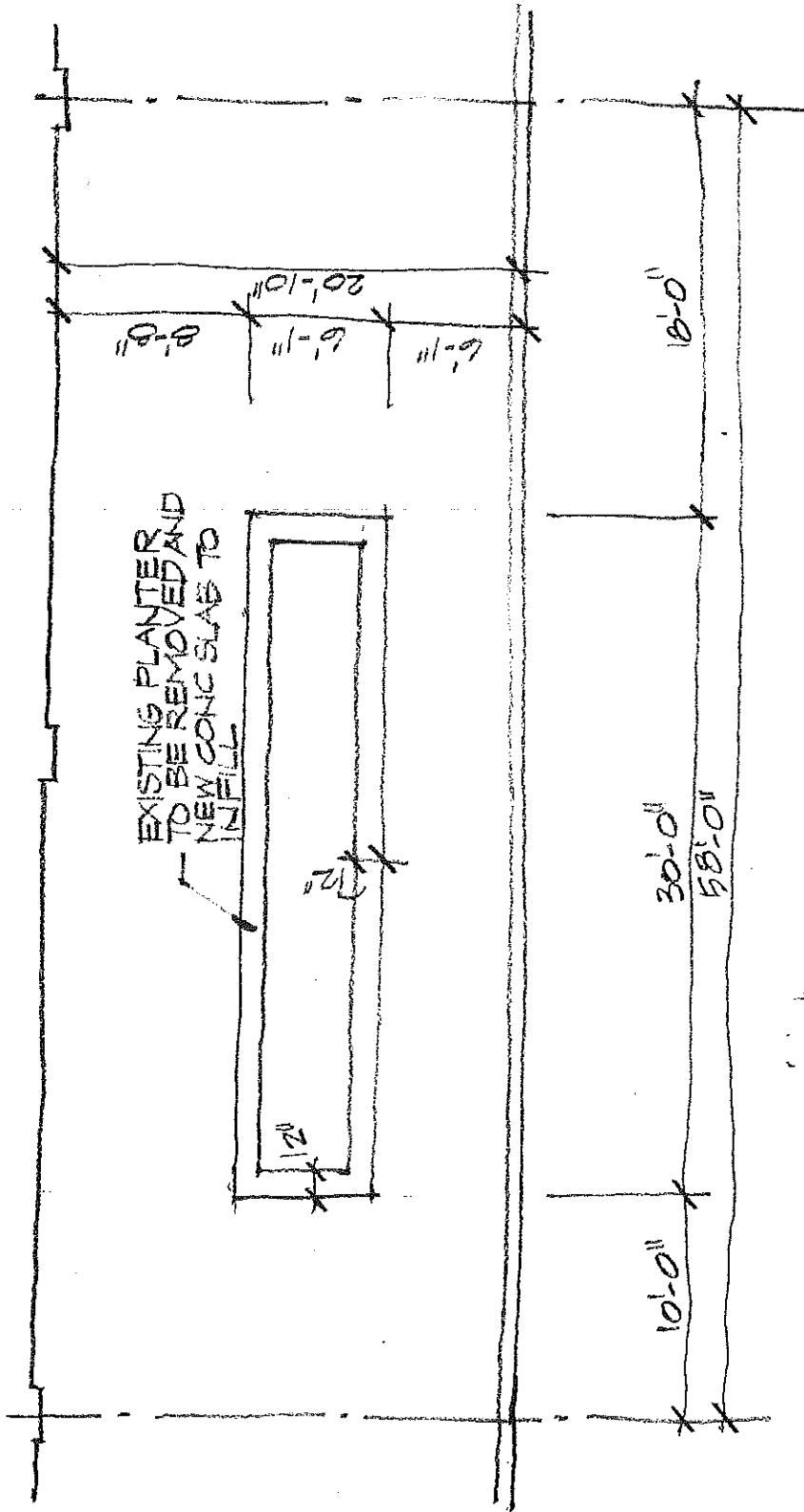
BOTTLE HOUSE PATIO

LEE ROAD @ WASHINGTON BLVD.  
 CLEVELAND HTS., OHIO

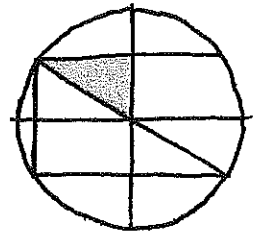
2 of 8

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MAR 29 2017



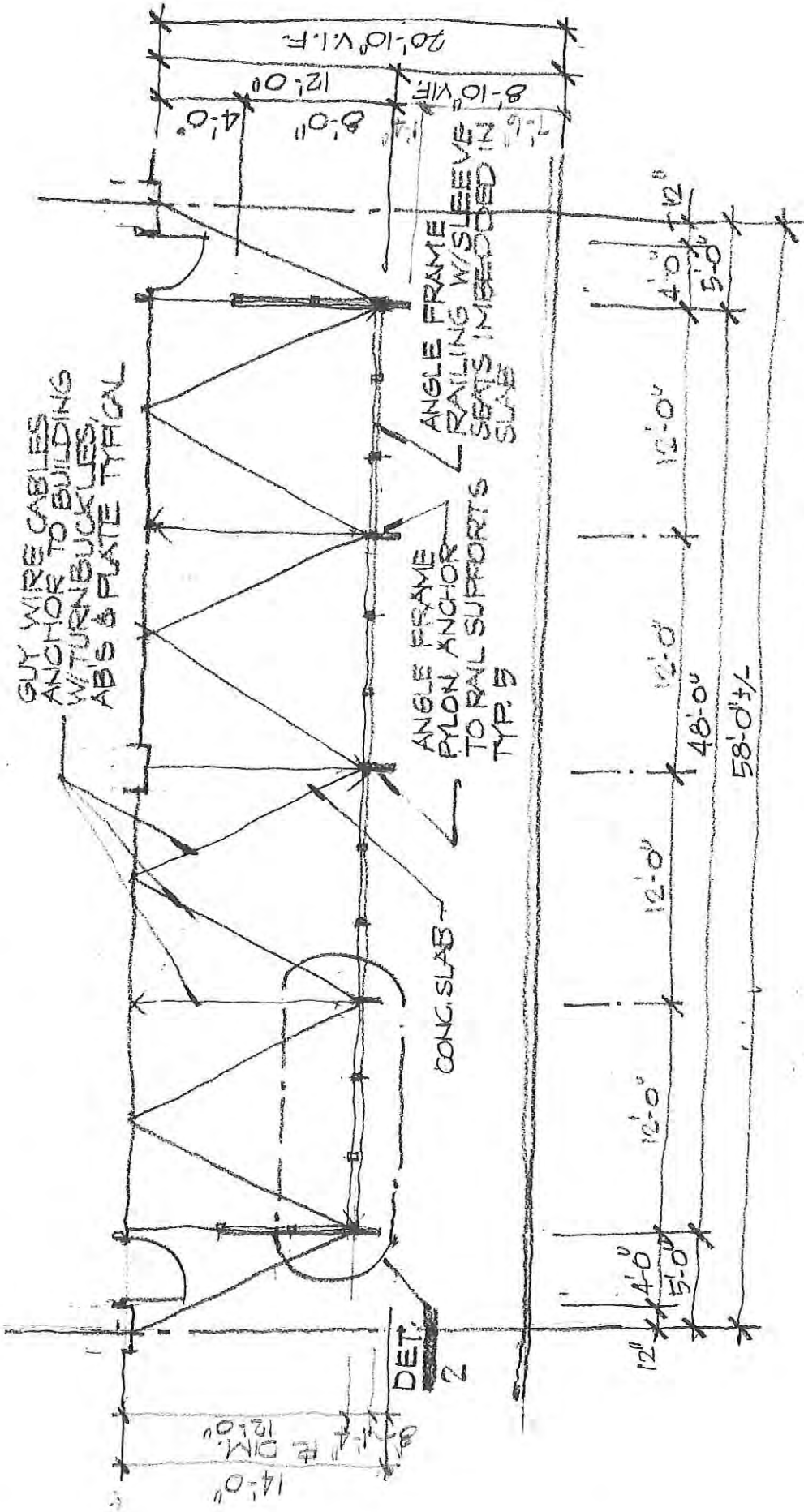
**DEMOLITION PLAN**  
1/8" = 1'-0"



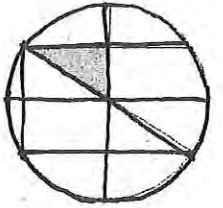
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PATIO PLAN  
 1/8" = 1'-0"



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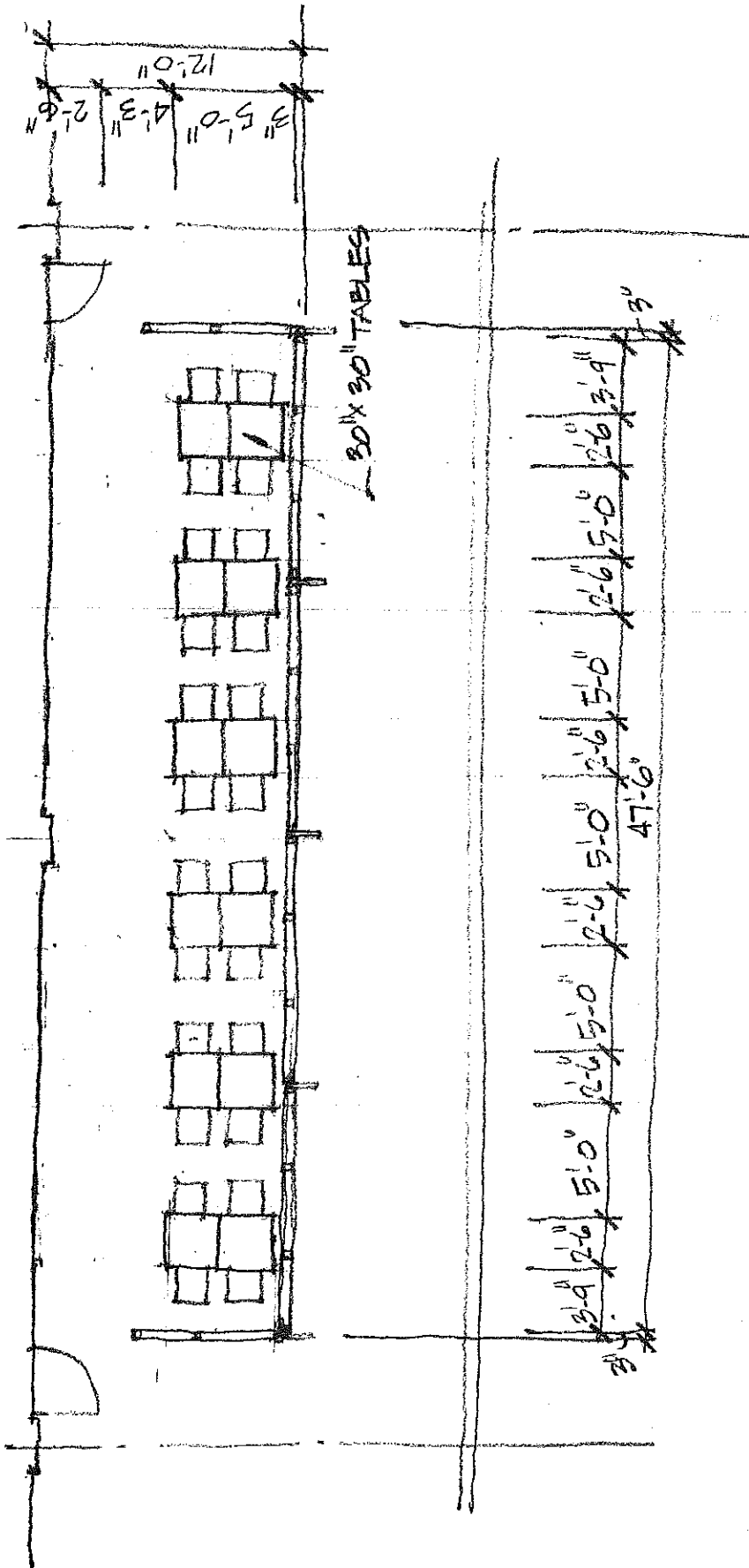
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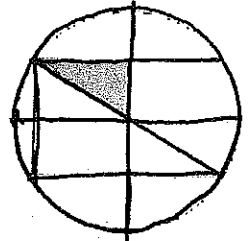
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SEATING PLAN  
 1/8" = 1'-0" (24 SEATS SHOWN)



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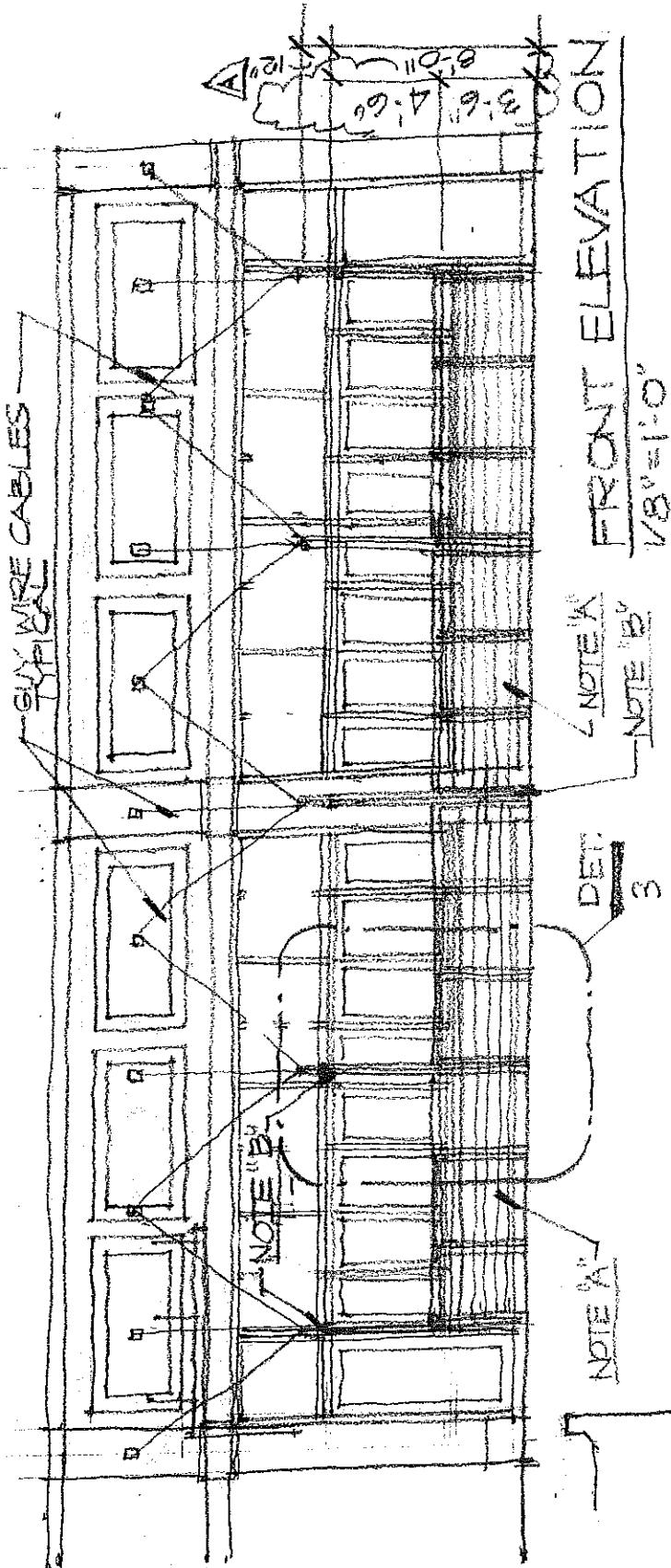
BOTTLE HOUSE PATIO

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**FRONT ELEVATION**  
1/8" = 1'-0"

NOTE "A"

RAILING TO BE PAINTED STL ANGLE  
FRAMES W/ CABLES @ 8" OC. SPACING  
HORIZONTAL REFER TO DETAIL 3  
ANCHOR INTO STL TUBE SLEEVE SET  
INTO CONC. SLAB REFER TO DETAIL 4

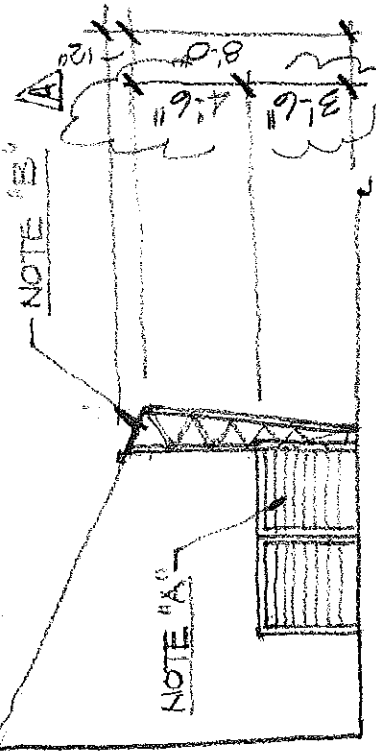
NOTE "B"

PYLONS TO BE PAINTED STL ANGLE  
FRAMES W/ CABLE GUYS TO BUILDING  
REFER TO DETAIL 5

NOTE "A"  
NOTE "B"

DET. 3

NOTE "B"



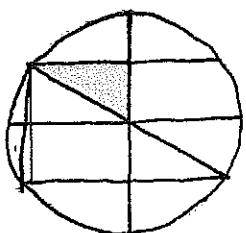
**SIDE ELEVATION**  
1/8" = 1'-0"

NOTE "A"

RAILING TO BE PAINTED STL ANGLE  
FRAMES W/ CABLES @ 8" OC. SPACING  
HORIZONTAL REFER TO DETAIL 3  
ANCHOR INTO STL TUBE SLEEVE SET  
INTO CONC. SLAB REFER TO DETAIL 4

NOTE "B"

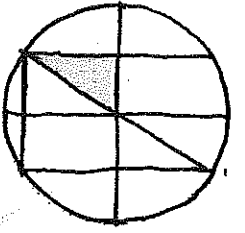
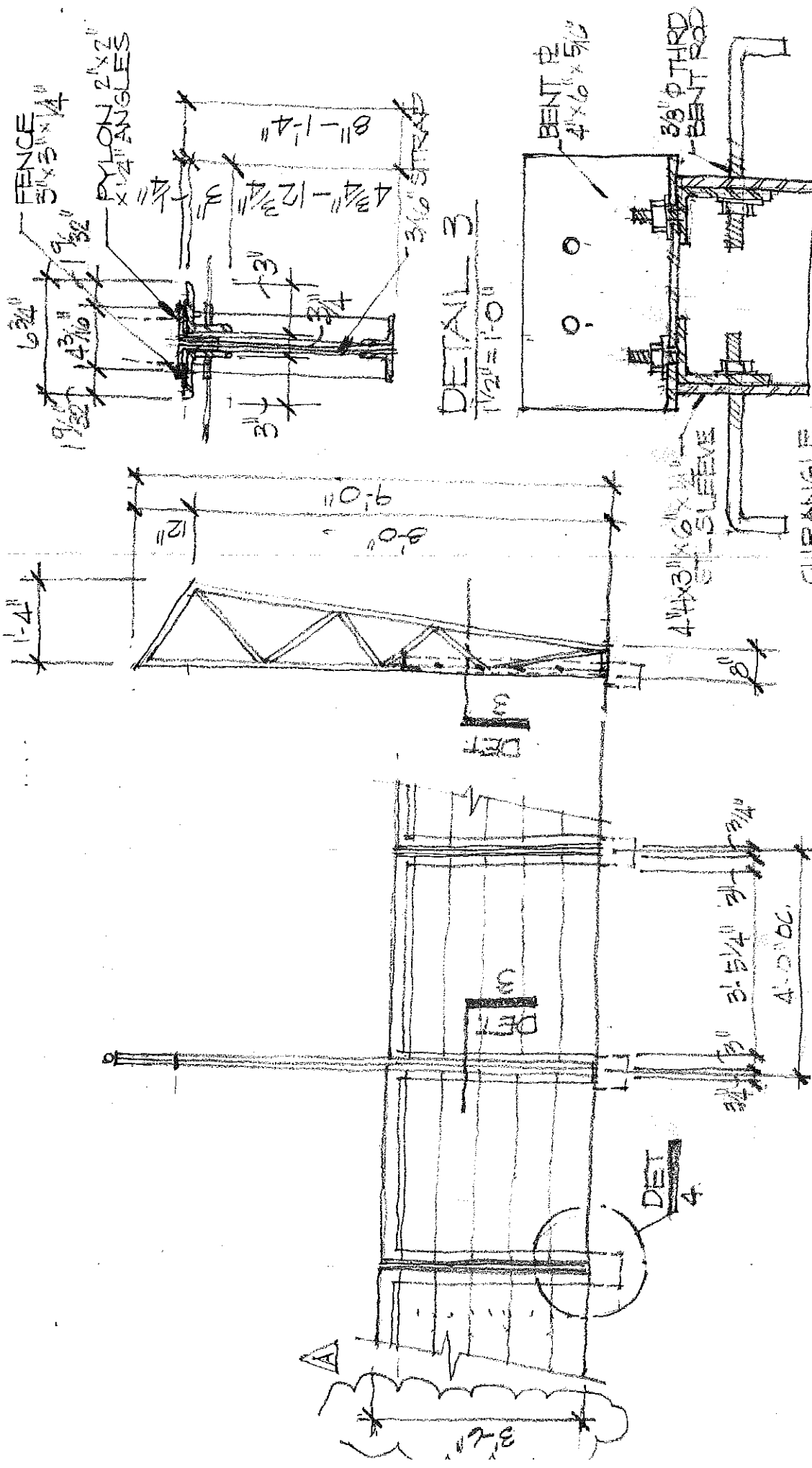
PYLONS TO BE PAINTED STL ANGLE  
FRAMES W/ CABLE GUYS TO BUILDING  
REFER TO DETAIL 5



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REV. A  
3/15/17  
3/17/17  
3/27/17



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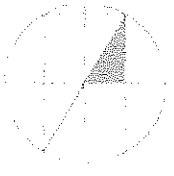
**DETAIL 4**  
 3" x 1-0"

**DETAIL 3**  
 1/2" x 1-0"

**PYLON EL**  
 3/8" x 1-0"

8 OF 8

3/15/17  
 3/17/17  
 REV. A 3/27/17



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In so far as the form provided by the city has limited space for response. I would note the following:

- 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):**

Sections 1131.08 (c)(1) and (7): fences located within a front yard are limited to a 42" height and a pergola or other free-standing structure may be permitted in front of a building, but not within the required front yard, which in this case is 5'-0" (per schedule 1131.06(a)).

As the design for the patio fence includes 5 pylons 9'-0" high at 12'-0" O. C. and these occur within the required front yard, a variance is required to permit them to be constructed. These elements provide support for cable connections tied back to the building to provide stability, attachment for outdoor lighting and the suspension of decorative planting. The purpose of these extended structures is to provide lighting for safety and ambiance along with architectural enhancement to the outdoor space.

Locating the pylons with the required setbacks creates a practical difficulty in that they would be more structurally difficult to install and interfere with circulation and seating. The integration of the pylons within the fence supports provides stability, ease of installation and removal (when the fence is stored over the winter) and an appropriate seating and circulation arrangement. For these reasons, relief from the code sections is necessary and the practical difficulty described arises.

- 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.**

The structural support and anchorage would result in unnecessary additional cost for the project and would interfere with circulation and seating reducing safety and efficiency diminishing seating capacity and operational service for the facility.

- C. Explain whether the variance is insubstantial:**

The variance requested is a 5'-6" increase at 5 locations across an entire frontage of 48 feet (width of the patio), which is insignificant in proportion to the overall frontage.

- D. Explain whether the variance is the minimum necessary to make possible the reasonable use of the land:**

The variance is the minimum to provide required structural support.

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- E. 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 character of the neighborhood would be enhanced by creating architectural enrichment and would allow for the further activation of the street.

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

As the fence and pylon system is designed to be removed in the winter and no above ground elements would remain to affect snow plowing of the sidewalks, there would be no impact upon government services.

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

As there was previously a fence enclosure and planters with trees previously in place, the owner had the opportunity to provide lighting and enclosure. They may not have been aware of a restriction.

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

Yes. They came with the development of the outdoor seating.

- I. 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).**

We are unaware of an alternate means of accommodation and have explored other mechanisms for support. Please note the description in item A.

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

The intent of the code is to provide for the owner's use and enjoyment of the property and the improvement of the community. To this end, the granting of the variance would fulfill these purposes.

- K. 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.**

None, except where these conditions could be identified.

Respectfully submitted,  
Judson A. Kline, FAIA, NCARB, LEED AP

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