

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):

lot is an extremely strange shape w/ back corner of garage on property line, also garage cannot be moved due to buried electrical & water line from pool.

- 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.

w/o variance garage could not be installed

- C. Explain whether the variance is insubstantial:

asking for garage to be rebuilt in same location also height variance would allow back roof to be slightly above 15' limit

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

by raising roof line in back will allow for more storage.

- 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 variance would not affect neighboring properties, the back only borders neighbors property a small amount.

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

no affect on governmental services

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

yes

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

lot size were of no result of owner

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).

cannot be resolved w/o variance

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

for most part garage would be far enough from property line, except back corner.

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.

the variance ~~the~~ will not confer any special regulations denied by other lands.

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.

CAL. No. 3429

