

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):

THE EXISTING GARAGE IS LOCATED TOO CLOSE TO THE HOUSE.
IT IS IMPOSSIBLE TO MANEUVER A CAR INTO THE GARAGE.

- 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.

NOT BEING ABLE TO USE THE EXISTING GARAGE WOULD
BE BENEFICIAL USE OF THE PROPERTY. THIS CANNOT BE
ACCOMPLISHED WITH THE GRANT OF A VARIANCE

- C. Explain whether the variance is insubstantial:

THE CONDITION WHICH EXIST TODAY MAKES IT INSUBSTANTIAL.

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

THE GRANTING OF A VARIANCE WOULD BE THE BEST POSSIBLE
USE OF THE LAND. OTHER SOLUTIONS WERE DISCUSSED WITH
THE PLANNING DEPARTMENT, BUT THE SOLUTIONS WOULD ALSO
REQUIRE A VARIANCE.

- 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 CHARACTER OF THE NEIGHBORHOOD WOULD BENEFIT IF
THE VARIANCE IS GRANTED. THIS WOULD ELIMINATE THE
EXISTING CLUTTER AND MAKE IT POSSIBLE TO PARK THE
CARS INSIDE.

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

THERE WILL BE NO ADVERSELY EFFECT IN THE DELIVERY OF GOVERNMENTAL SERVICE

- F. Did the applicant purchase the property without knowledge of the zoning restriction?
THE APPLICANT HAS LIVED IN THE HOUSE SINCE THE EARLY 90. HE WAS AWARE OF CERTAIN ZONE RESTRICTIONS, BUT AT THE TIME, DIDN'T THINK IT WOULD EFFECT HIM.
- G. Explain whether the special conditions or circumstances (listed in response to Question A above) were a result of actions of the owner.
THE EXISTING GARAGE WAS THERE AT THE TIME OF PURCHASE
- 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).
THE APPLICANT HAS SEEKED ADVICE FROM THE PLANNING DEPARTMENT. THE PLANS SUBMITTED SEEM TO BE THE BEST SOLUTION.
- I. Explain whether the spirit and intent behind the zoning requirement would be observed and/or substantial justice done by granting the variance.
THE SMALL LOTS IN THE NEIGHBORHOOD MAKES IT NECESSARY TO ASK FOR SUCH VARIANCES. SUCH VARIANCE HAVE BEEN GRANTED IN THE PAST. THIS WOULD MAKE IT POSSIBLE FOR THE APPLICANT TO COMPLY WITH THE REQUIREMENTS OF THE CITY TO HAVE 2 COVERED 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.
THE GRANTING OF THIS VARIANCE WILL MAKE IT POSSIBLE TO HAVE A BETTER BACKYARD AREA, AND AS STATED IN ITEM I ABOVE, SIMILAR ACTION HAVE BEEN GRANTED THAT WOULD ELIMINATE THE PARKING HARDSHIP AND MAKE IT POSSIBLE FOR THE APPLICANT AND HIS FAMILY TO REMAIN IN THE HOUSE THAT THEY HAVE

If you have questions, please contact the Planning Department at 216-291-4878 or planning@clvhts.com. OCCUPIED FOR OVER 20 YEAR

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

ELI MAHLER ASSOCIATES

Architects and Planners

3947 West Ash Lane
Cleveland, Ohio 44122
Telephone (216) 831-3947

June 13, 2017

Board of Zoning
City of Cleveland Heights
40 Severance Circle
Cleveland Heights, Ohio 44118

RE: Variance Request
3732 Severn Road

To the Cleveland Heights Zoning Board:

I am representing the owner, Mr. Munk in his request for a variance due to the following reasons.

The present garage accessibility is non-existent. It is impossible to drive a car into the present garage due to the distance between the house and the garage.

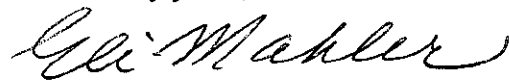
Our solution would be to build an attached garage as shown on the enclosed site plan. This would create a more desirable rear yard and make it possible to have a functional garage. A two-story addition with a second floor above the garage level would create more storage area and eliminate the clutter that now exists.

The distance from the rear wall of this new garage to the rear property line would be more in keeping with many of the adjacent homes in the neighborhood. We have tried to resolve the problem by designing a detached garage and had several discussions with the planning department, but these solutions would also require a variance and would not solve the existing storage problem.

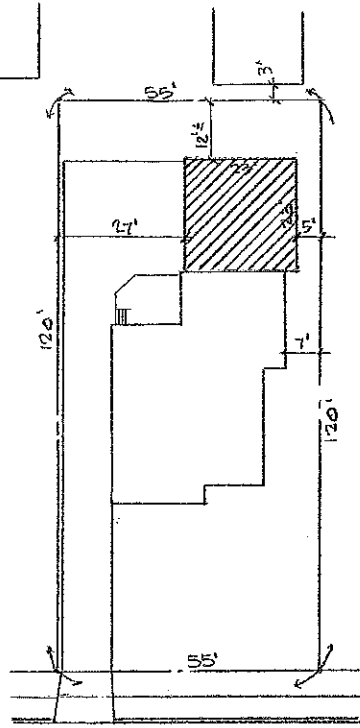
We are asking that the Board please grant this variance in order to resolve the hardship that exists today and make the property more pleasing for their neighbors.

On behalf of the Munk family I am,

Sincerely yours,

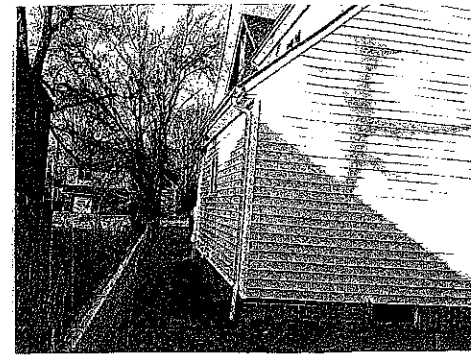
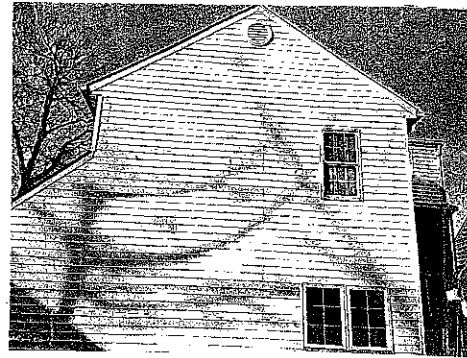


Eli Mahler
Registered Architect 3938



SEVERN ROAD
 - PLOT PLAN -
 SCALE 1"=20'-0"

AL. No. 3430



GENERAL REQUIREMENTS

EXISTING WALLS
NEW WALLS	=====
EXISTING TO BE REMOVED	-----

1. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS
2. OBTAIN ALL PERMITS
3. REMOVE EXISTING GARAGE
4. HAUL AWAY ALL DEBRIS
5. ALL FRAMING LUMBER TO BE FIRST QUALITY NO 2 OR BETTER, HEALOCK, FIR OR YELLOW PINE
6. MIN. WOOD STRESS 900 PSL
7. NAILING & SCHEDULE PER CODE
8. ALL NEW ELECTRICAL WORK TO MEET THE NATIONAL ELECTRICAL CODE.
9. NEW GUTTERS & DOWNSPOUTS TO BE CONNECTED TO EXISTING STORM.
10. MATCH EXISTING SIDING, ROOFING, BRICK, WINDOW STYLE & TRIM

LIVE LOAD 1	FLOOR LIVE LOAD	40 PSF
	ROOF LIVE LOAD	30 PSF
	WIND LOAD	20 PSF

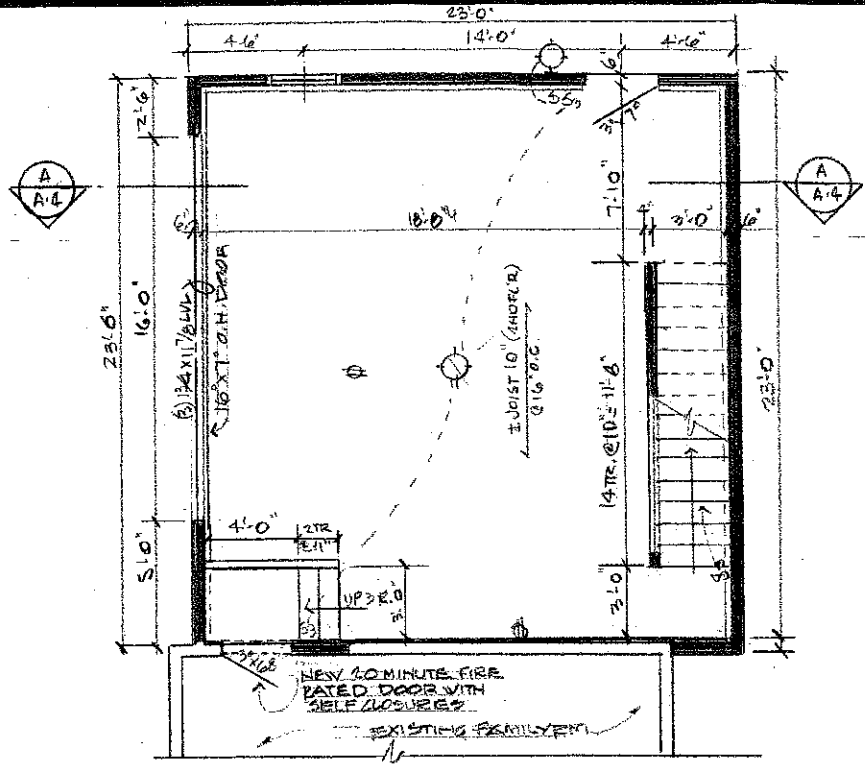
REVISIONS	BY

Garage Addition for
 Mr. & Mrs. Simon Munk
 3722 Severn Road
 Cleveland, Ohio

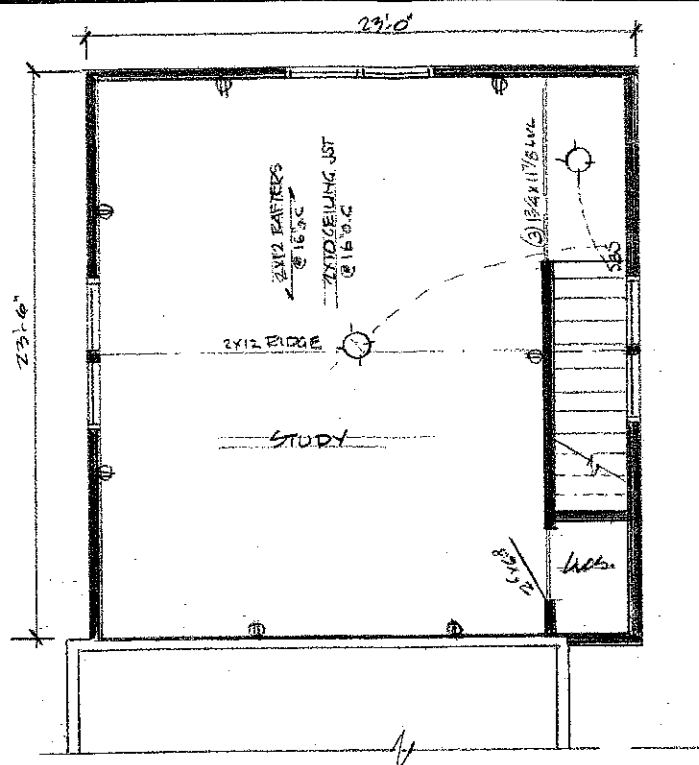
ELI MAHLER - ASSOCIATES
ARCHITECTS & PLANNERS
 3947 WEST ASH LANE
 TEL. (216) 831-3847
 CLEVELAND, OHIO 44122

DRAWN
CHECKED
DATE MAY 29 2017
SCALE
JOB NO.
SHEET





PARTIAL FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"



PARTIAL SECOND FLOOR PLAN
SCALE 1/4" = 1'-0"

REVISIONS	BY

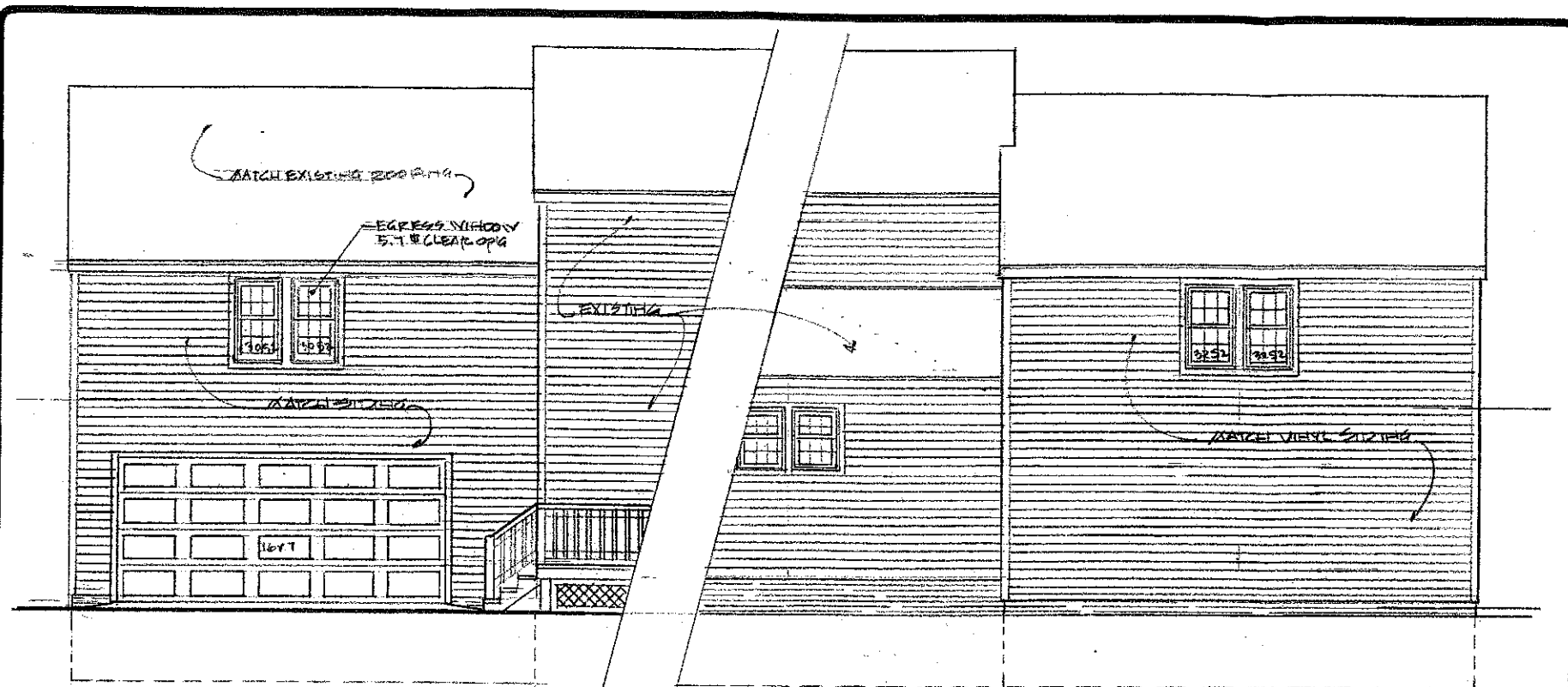
Garage Addition for
Mel & Mrs. Shiman Munk
3732 Seavern Road
Cleveland, Hts., Ohio

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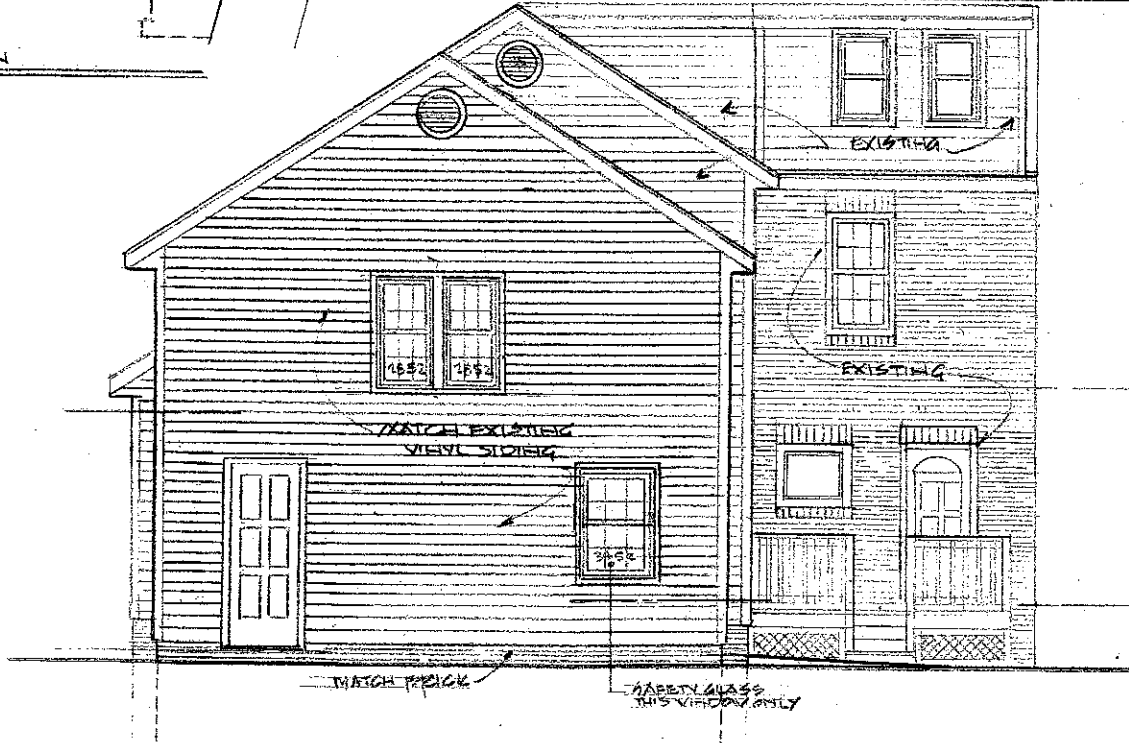
DRAWN
CHECKED
DATE MAY 29 1957
SCALE
JOB NO.
SHEET

A-2



PARTIAL LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

PARTIAL RIGHT SIDE ELEVATION SCALE: 1/4" = 1'-0"



REVISIONS	BY

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GARAGE ADDITION FOR:
 MR. & MRS. SHIMON MUNK
 3732 SEVEAN ROAD
 CLEVELAND HTS, OHIO

DRAWN
CHECKED
DATE MAY 29 2017
SCALE
JOB NO.
SHEET A-13