

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 east lot directly adjacent to 3867 Glenwood, Cleveland Heights, Ohio has been annexed to 3867 Glenwood. Given the configuration of the new lot, there is room to build an attached front-facing garage next to a small addition to the existing house. This will allow for a large, continuous back yard and bring added value to the property. The new ratio of green space to built space/paved space will be 70:30, creating a positive, sustainable environment. The garage is smaller in scale than the main house; the materials, roof pitch and details of the garage match/compliment those of the house, and the garage is 16'-11" set back from the main front elevation of the existing house. In addition, the garage will provide privacy to the back yard.

- 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.

This design will provide a more than reasonable return; the property will increase in value - and the increased value of the property will reflect positively on the neighboring homes.

- C. Explain whether the variance is insubstantial:

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

This variance will enhance the property by creating a continuous back yard and enabling residents to reach their cars without going outdoors, which is particularly important in snowy winters. The driveway will be sloped to minimize the vertical distance between the slab of the garage and the first floor. There will be an interior door between the garage and the narrow addition. These design features will support aging-in-place principles.

- 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 addition/garage are designed to compliment the existing home. While 75% of the properties on the block do not have attached, front-facing garages, several properties in the neighborhood do have this condition. Looking across the street from, one can see 2 homes with attached garages, both facing Glenwood, so this design fits in with its immediate surroundings. All but 1 home on the south side of Glenwood have front-facing attached garages. Also, the neighbors to the east, most directly affected by the project, are supportive of the project.

- 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?

No.

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

A. The conditions are not the result of actions by the 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).

A. No.

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

The spirit and intent of the zoning requirement will not be altered by granting the variance.

- 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.

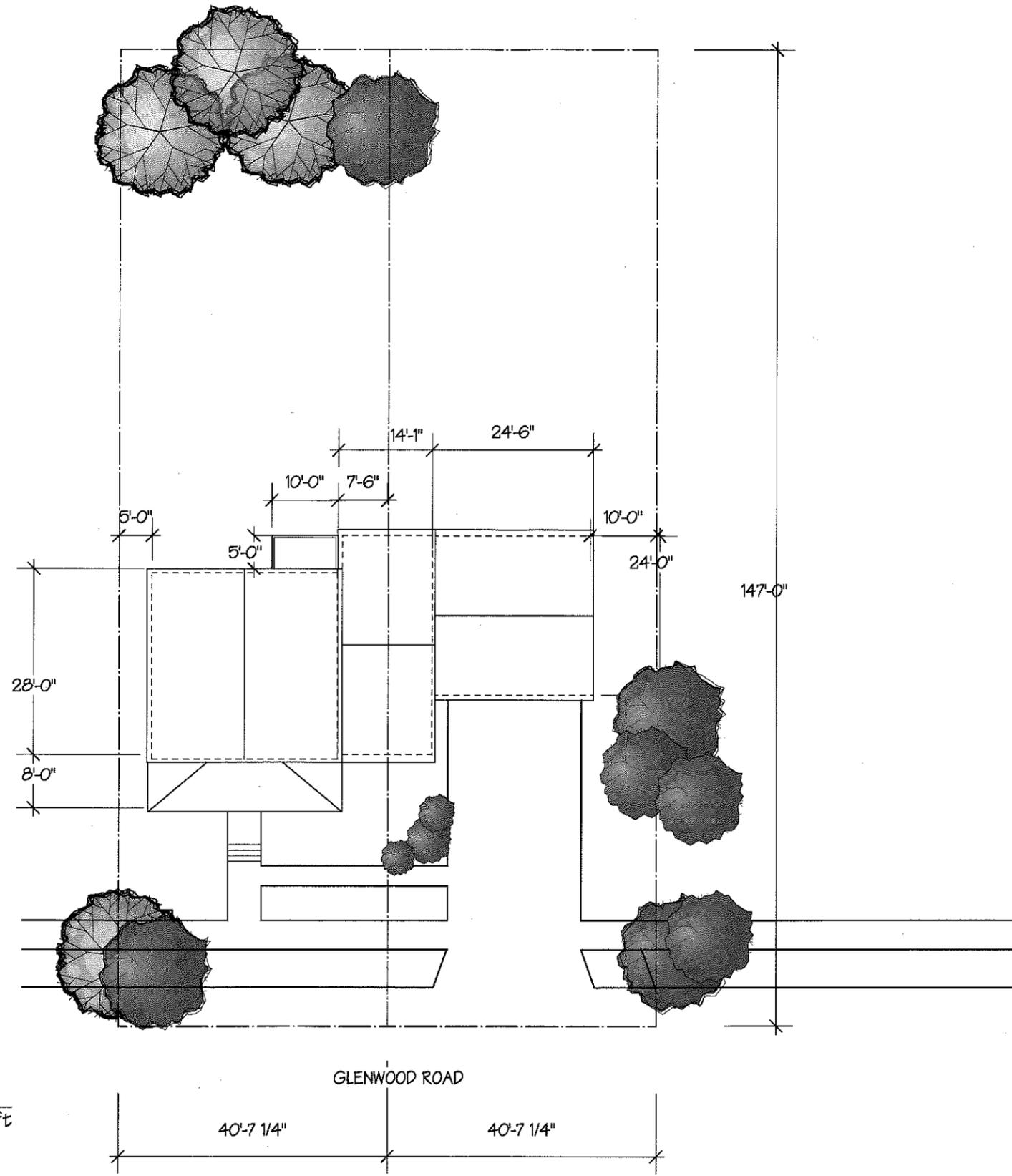
This request will not have an affect on other properties, as there are no other double lots in the immediate neighborhood. In fact, the improvements to the property will have a positive impact on the immediate neighborhood.

Addition & Garage
Goldurs Residence

3867 Glenwood Rd
 Cleveland Hts., Ohio
 44121

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1 Site Plan
 A1 Scale: 1" = 20 ft

14 June 2017

A1

CAL. NO. 3431
 Rcvd. 6/14/17

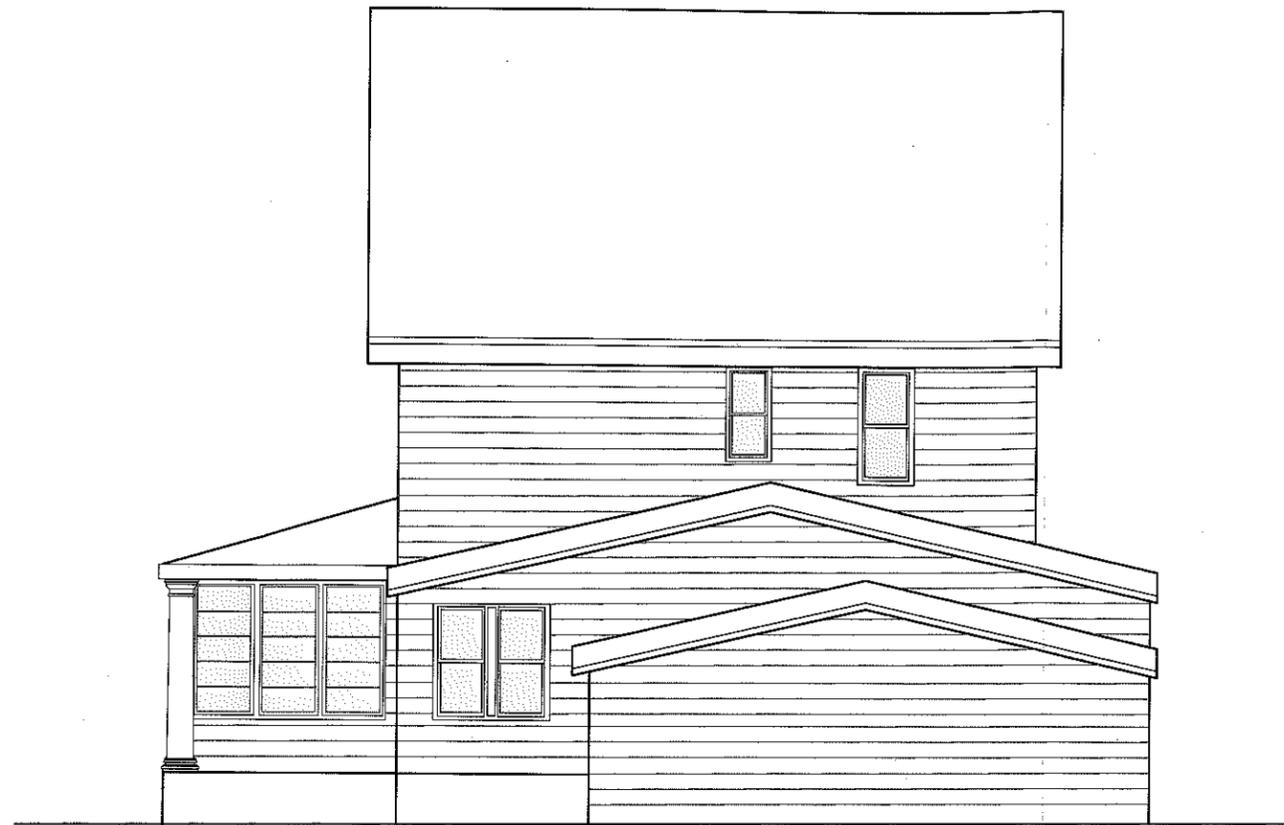
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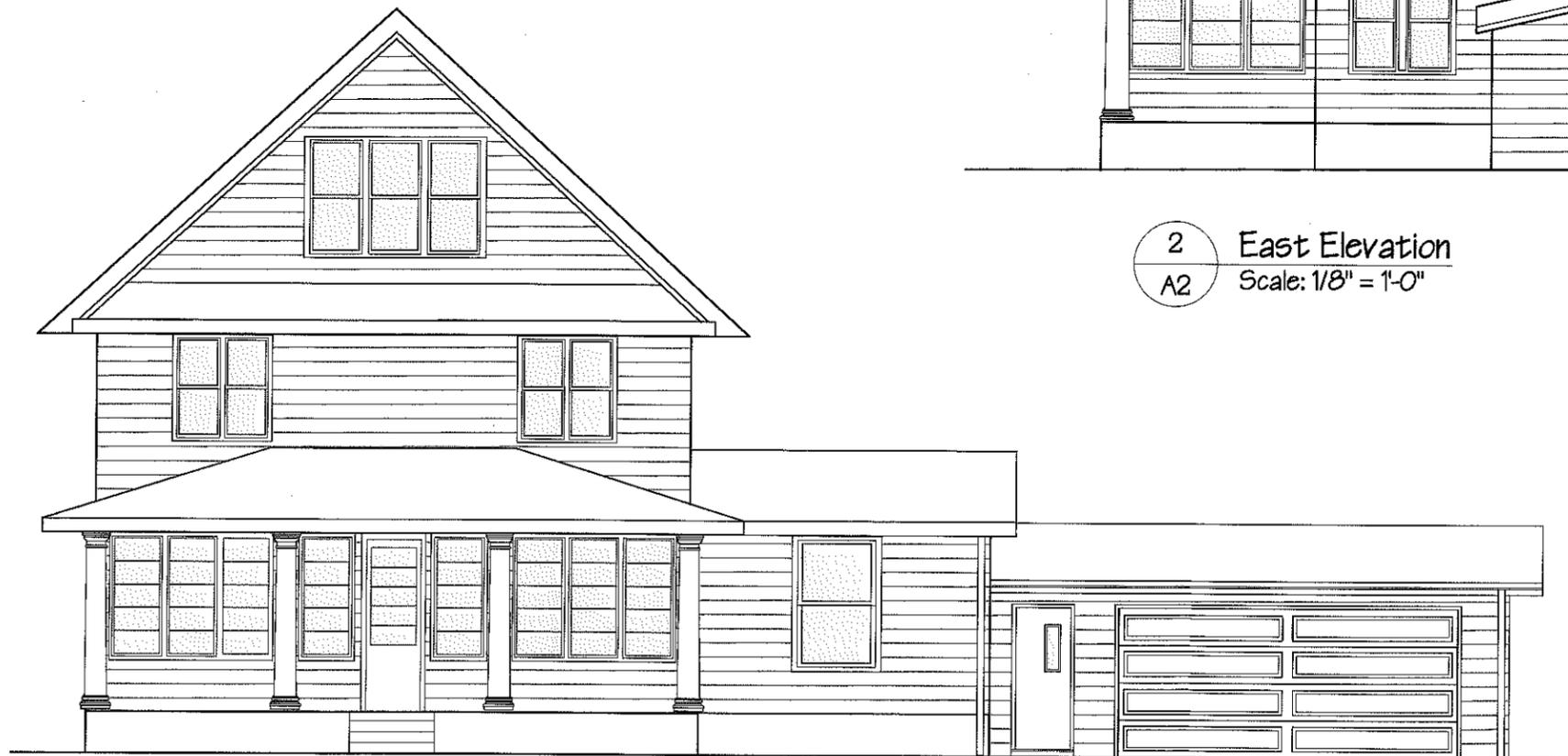
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2 East Elevation
A2 Scale: 1/8" = 1'-0"



1 South Elevation
A2 Scale: 1/8" = 1'-0"

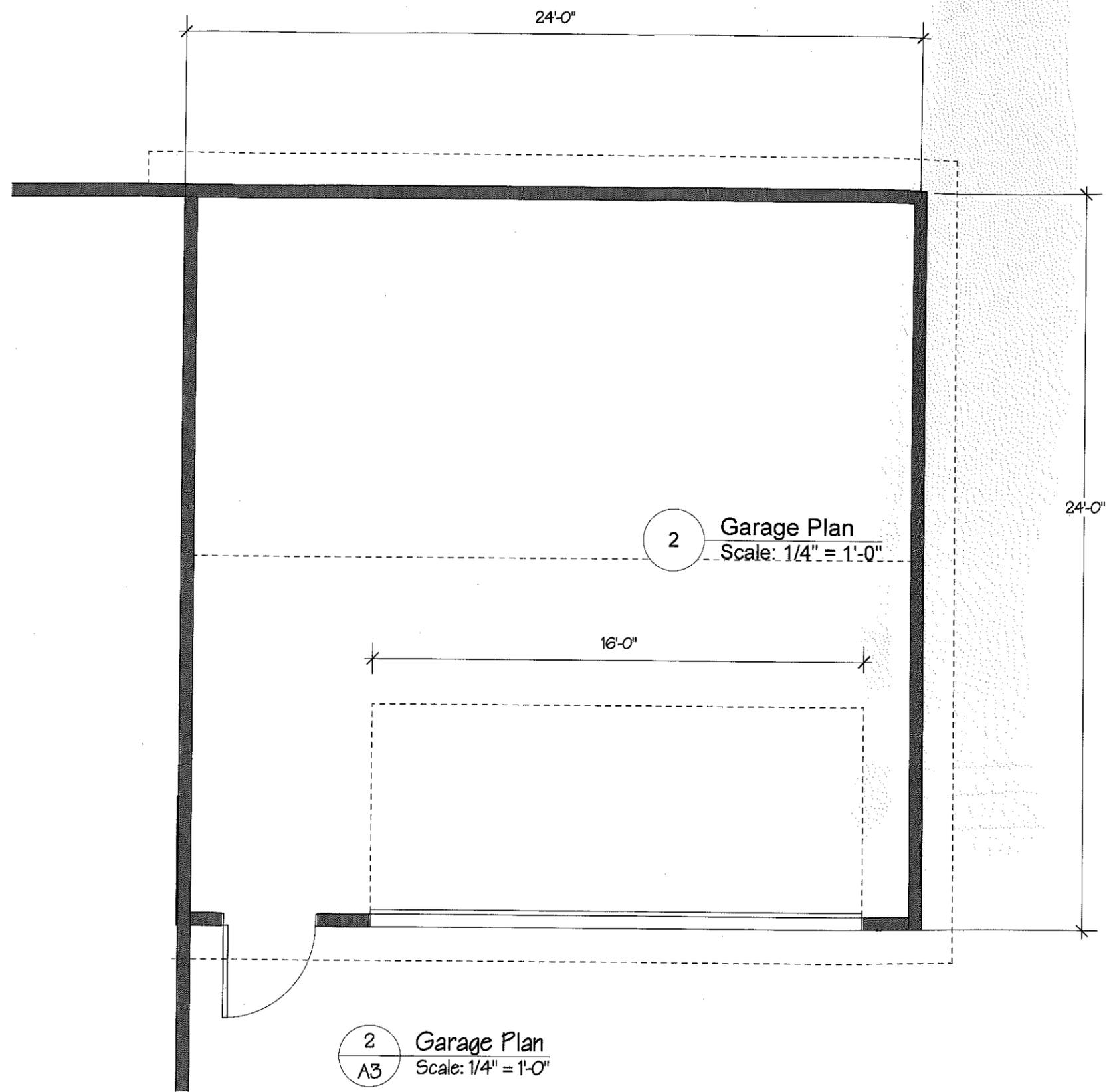
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A2

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A3