

March 29, 2016

The Great Garage Company
8550 Wallings Road
North Royalton, OH 44133
440-230-9900
John D'Amico

The City of Cleveland Heights
Board of Zoning
Re: Property located at 2592 Princeton Rd.

Dear Board,

My client is requesting a variance of 18" on the sideline of their proposed detached garage. The location of the new garage will be in the exact location of their existing garage. There are two reasons for letting the garage remain in the same location.

First they want to keep the shrubs in tact and not get too close to their stone patio.

The second reason is to keep the garage door flush with the driveway.

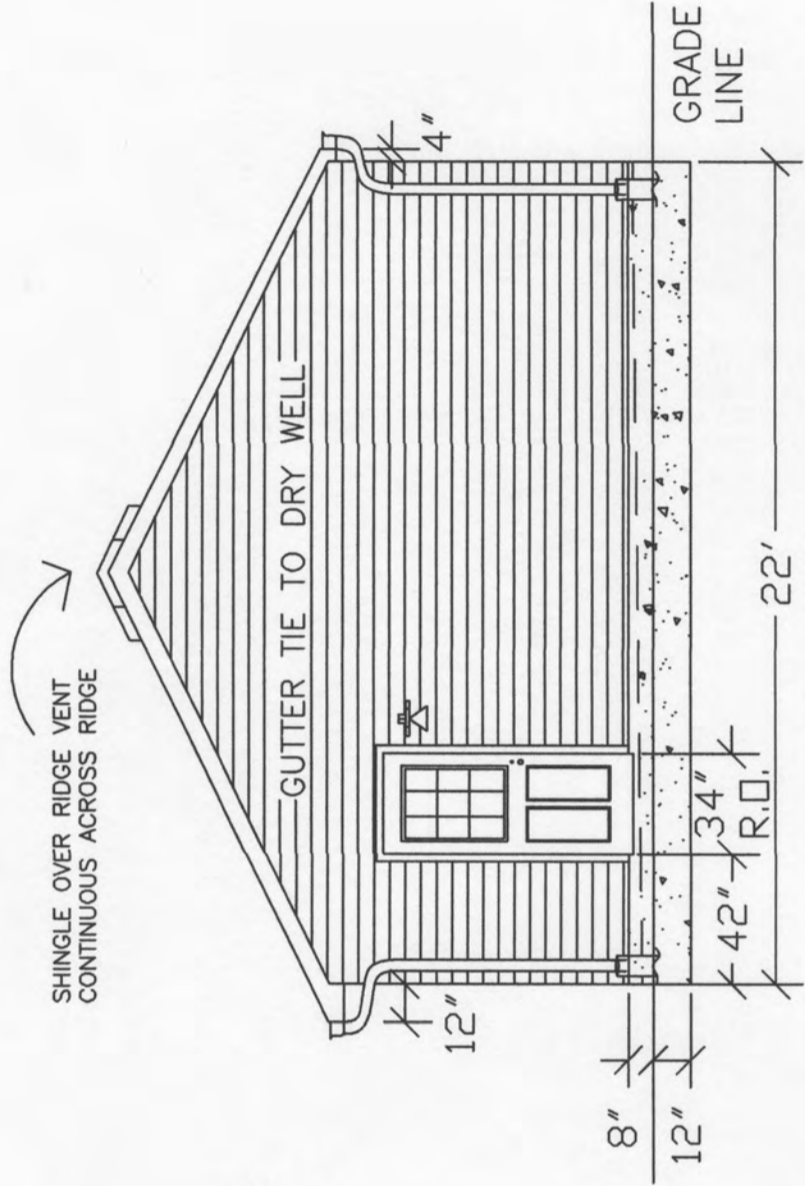
If the garage is moved over any further, the overhead door will go beyond the driveway. Adding an 18' strip of concrete to a driveway never looks good and doesn't perform very well with our winter conditions. Small sections of driveway will tend to move or lift easily. Plus there would be the removal of landscape shrubbery.

So we feel because the garage would remain in the exact same place, it would not impact any of the properties around them or impact the maintaining of those properties or buildings.

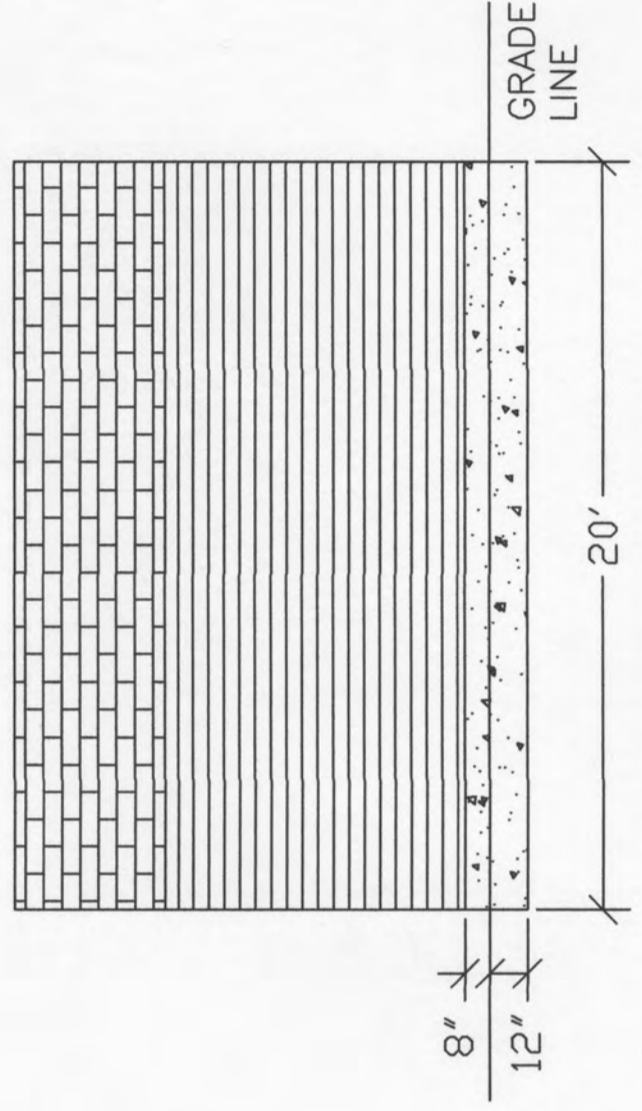
We ask that the board would strongly consider our recommendation.

Thank You,

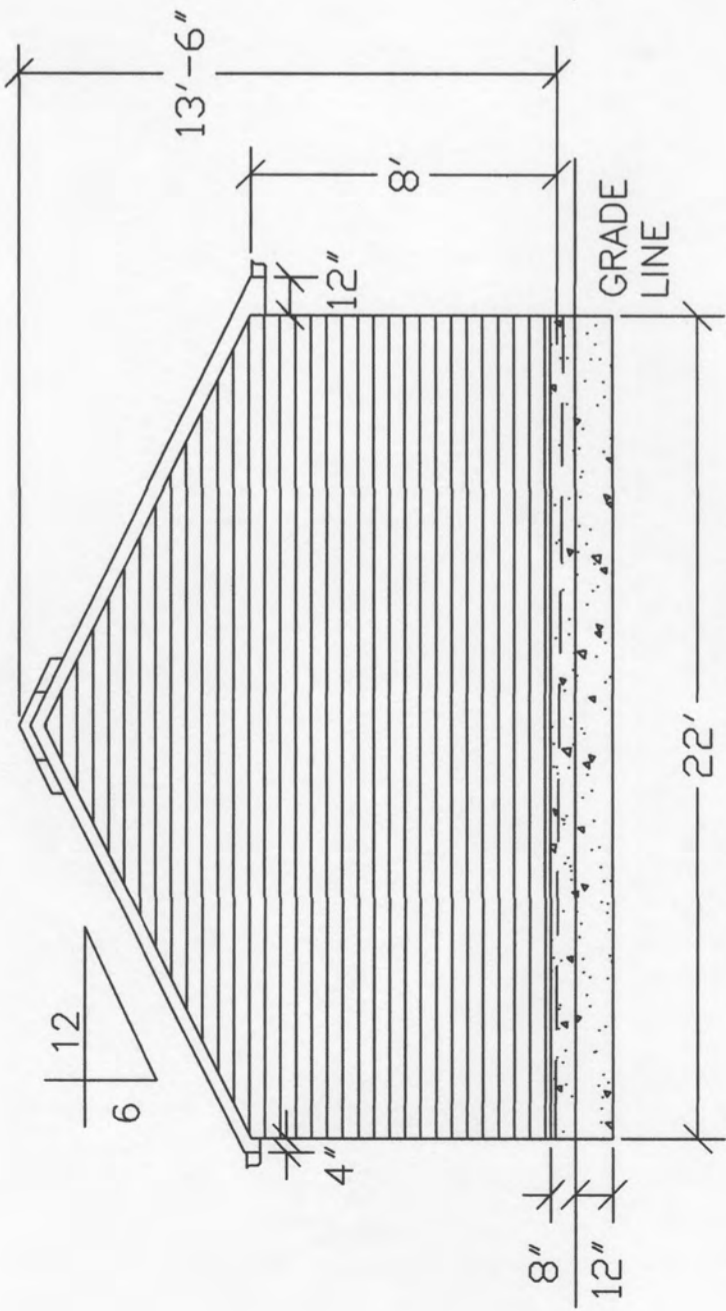
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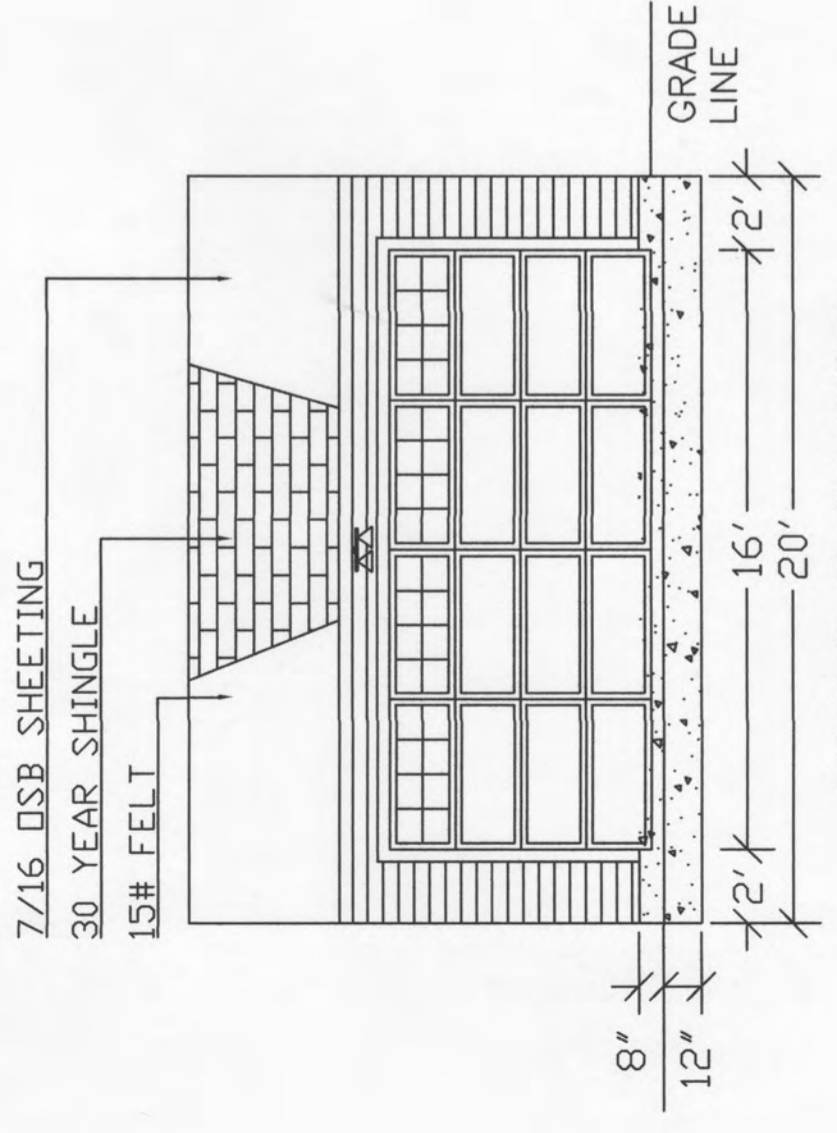
RIGHT ELEVATION



REAR ELEVATION



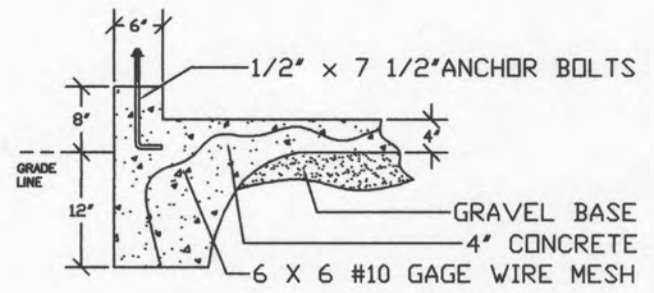
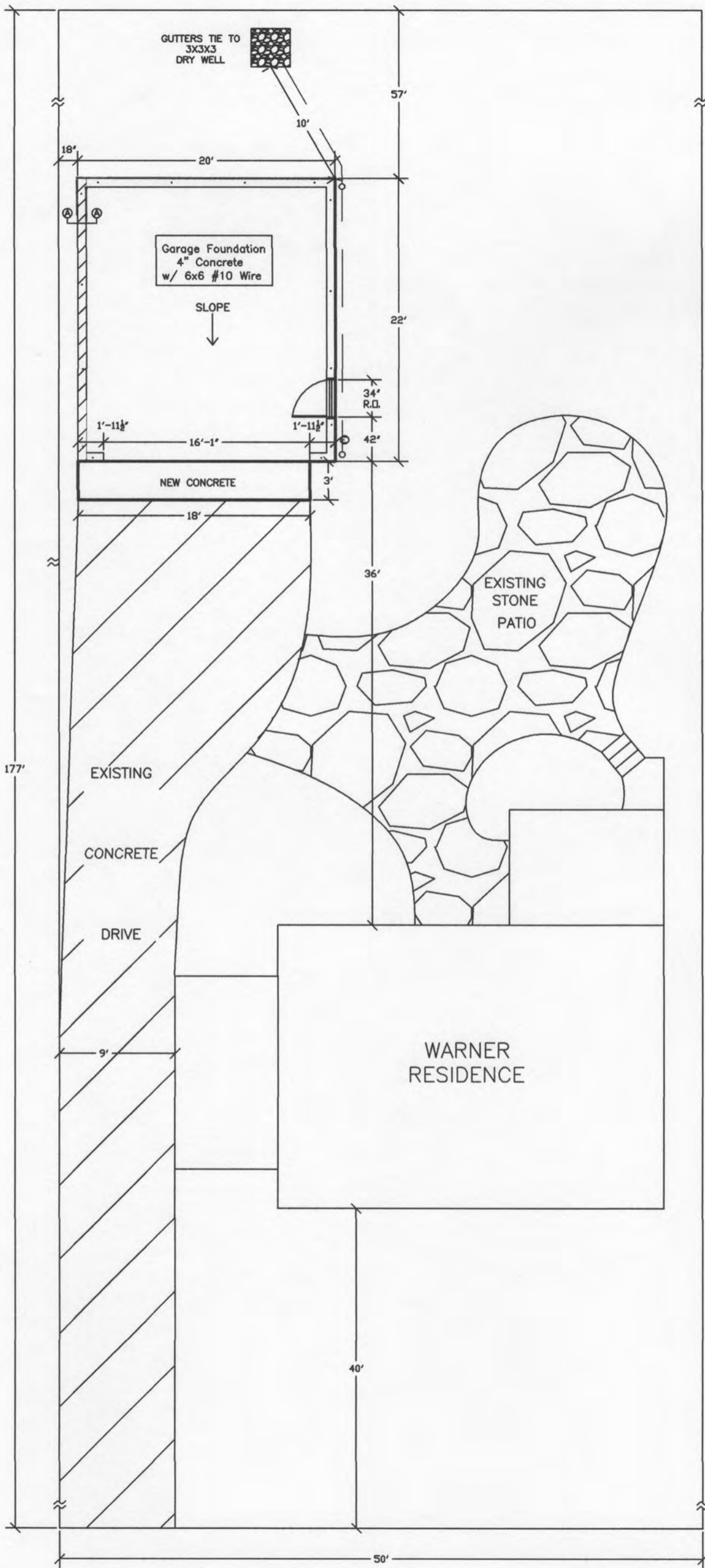
LEFT ELEVATION



FRONT ELEVATION

GENERAL NOTES	
16 X 7 OVERHEAD DOOR	
32 X 80 9-LITE SERVICE DOOR	

20 X 22 REVERSE GABLE
CONTRACTOR: THE GREAT GARAGE COMPANY 8550 WALLINGS ROAD NORTH ROYALTON, OH 44133 440-230-9900 JOHN D'AMICO
HOMEOWNER: MICHAEL & SHARLENE WARNER 2592 PRINCETON ROAD CLEVELAND HTS, OH 44118 216-932-9098



SECTION A

CONCRETE NOTES

PULL PLANTS BACK ON SOUTH SIDE WHILE WORKING, SO NOT TO DAMAGE.
RE-USE EXISTING UNDERGROUND ELECTRIC

FIREWALL ASSEMBLY 1-HOUR RATED
TEST: UL U309 & GA WP 3510

LEFT WALL

EXTERIOR SIDE: 5/8" EXTERIOR GRADE, FIRE-RATED SHEATHING, JOINTS LEFT UNTREATED W/ 1-7/8" GALVANIZED ROOFING NAILS @ 7" O.C.

FRAMING: 2 X 4 WOOD STUDS @ 16" O.C.

INTERIOR SIDE: 5/8" MOLD-RESISTANT, FIRE-RATED GYPSUM BOARD, JOINTS FINISHED, NOT PAINTED W/ 1-7/8" 6D COATED NAILS @ 7" O.C.

IMPORTANT NOTICE TO HOMEOWNER:
PLEASE HAVE POWER TO GARAGE SHUT OFF BEFORE DEMOLITION AND HAVE ELECTRIC POWER FROM THE HOUSE ACCESSIBLE FOR POWER TOOLS.

I (We) have reviewed this drawing and agree that it is a true representation of the work to be performed on my property. I also understand that I am responsible for the location of my property lines, painting, backfill and landscaping of my property.

Homeowner: _____

Homeowner: _____

Date: _____

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