

Xcel Healthcare Providers, Inc.
1991 Lee Road
Cleveland Heights, Ohio 44118
P. (216) 426-9996 F. (216) 426-9802

Statement of Practical Difficulty

Xcel Healthcare Providers, Inc. purchased the property located at 1991 Lee Road under a holding company "Berkshire Services" in July 2014, then occupied the property in July 2015. During and since this period, we have encountered numerous incidents involving trespassing, theft, vandalism, drug use and a hangout for teenagers.

We have taken countless measures to combat these issues such as, placing Security Cameras around the perimeters of the building, placing no parking and no trespassing signs on the building, in and around the parking lot and constantly calling law enforcement. None of which has solved the problems.

Because the building sits on a corner lot, trespassers use the parking lot as a cut through and often times linger on the property, doing drugs, leaving trash and even feces. An attempt to patch an existing 4' ft. fence around the patio on the north side of the building has failed to stop traffic as the trespassers climb over the fence or continuously tear it down all together. Employees take their lunch/breaks on the patio and have been frightened by strangers walking onto the patio as a means to take a short cut to Lee Road. When there are events at Cain Park, workers often encounter strangers who are parked or sitting in their vehicle in the parking lot even though there are signs posted throughout the property.

We believe a 6' ft. fence is necessary to keep trespassers out and Xcel Healthcare employees safe. Presently, there is a 6'ft. aluminum fence that extends 45 ft. on the north side of the building between the 1991 Lee Road property and that of the "Fire Diner" next door (Please see attachment). We would like to extend that very fence another 60 ft. to continue to the corner of our building toward Lee Road. This would also be necessary because there is an elevation difference in this area. A sliding gate will be left open during normal business hours to allow access for delivery of governmental services.

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We also believe that an aluminum fence would require less maintenance and would conform to the architect of the building and would not alter the essential character of the neighborhood. Enhance landscaping will be included to offer added appeal.

Lastly, we believe the spirit and intent of the zoning code is to be reasonable and fair to all. Anything less than a 6 ft. fence would be purely ornamental and unable to provide us with a much needed sense of security.

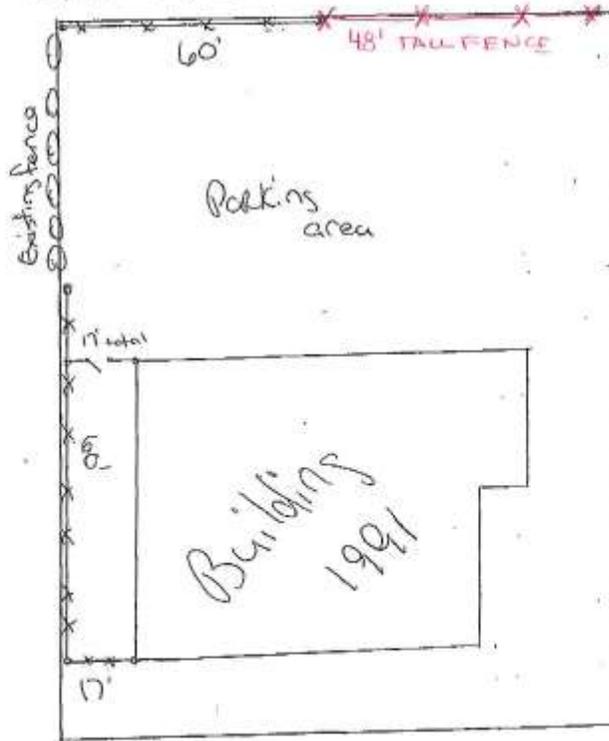
DRAWING
NOT TO
SCALE

Revised



Neighbors Driveway

Neighbor
Parking
Lot



Backside Road

Lee Road

Cal. No. 3397
 1991 Lee Rd.
 Proposed Fence

