

Regarding the Statement of Practical Difficulty, the reason this variance is necessary is the large 3<sup>car</sup> garage has us at the 60% limit already. Our hope is to add a Deck so we can add to the beauty and value of the home. The neighbors support the idea, as we would entertain more, and most have some similar decks. The services would not be affected, and our intent would be remaining in zoning restrictions.

We bought this house without the knowledge that the back yard was at 60% limit. Our intent is to remain in code, but the only option is to obtain a variance in this situation. Allegedly, our 1 family home is smaller than standard code, so hopefully that bears weight in your granting us this request. Adding a Back Deck will yield a reasonable return. Thank you.

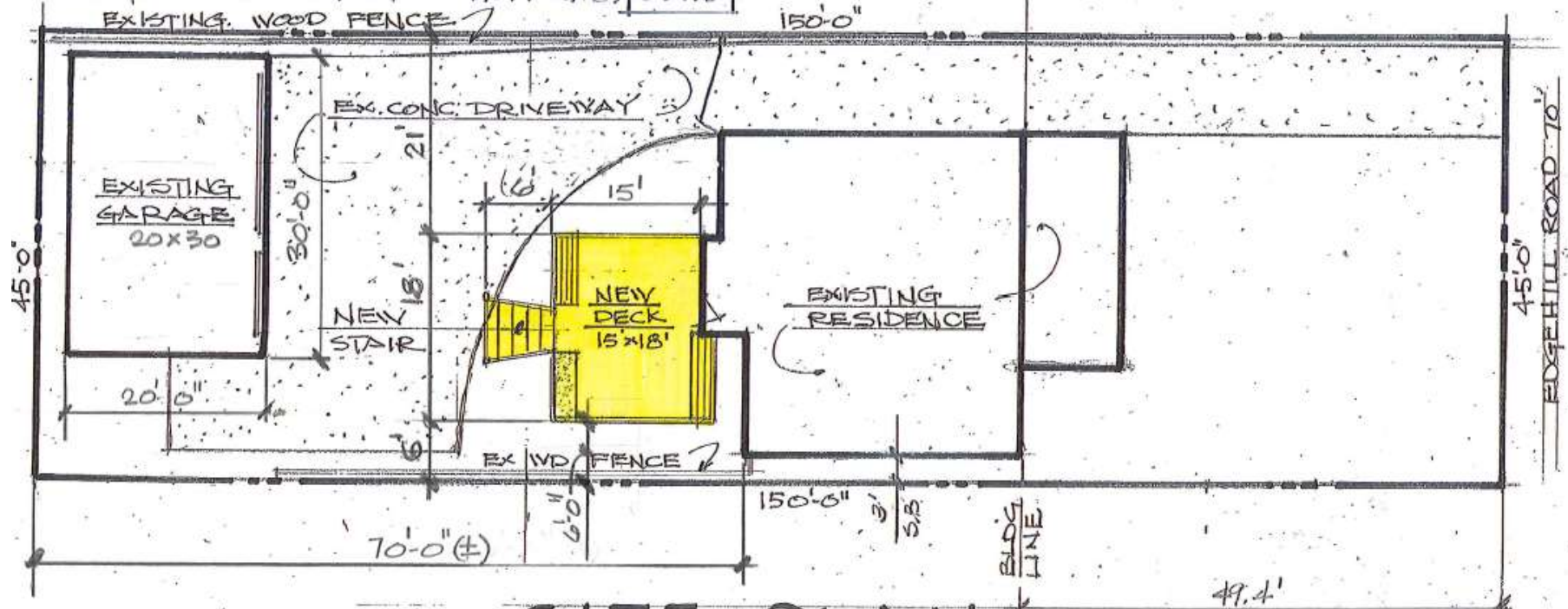
Cal. No. 3399  
2521 Edgehill Rd.

- \* REAR LOT COVERAGE
- REAR LOT 45' x 70' = 3,150 S.F. (±)
  - EXIST'G GARAGE 600 S.F. (±) 19%
  - EXIST'G CONC DRIVEWAY 1,314 S.F. (±) 41%
  - TOTAL EXIST'G COVERAGE 1,914 S.F. ± 60%
  - NEW DECK & STAIR 305 S.F. (±) 9.7%
  - TOTAL NEW COVERAGE 4,219 S.F. (±) 69.7%

NEW DECK DESIGN  
COAKLEY RESIDENCE  
2521 EDGEHILL ROAD - CLEVELAND HTS, OH  
COMM. NO. 1631 26 APRIL 2016

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4/27/2016  
5/11/2016



**SITE PLAN**  
1" = 100'  
0 5 10 20 30 50