

May 26, 2016

William & Debra Patterson
2260 S. Overlook Rd.
Cleveland Heights, OH 44106

Standard Variance Statement of Practical Difficulty

We are respectfully requesting a variance for a garage construction project on our property at 2260 S. Overlook Rd. We understand that our construction project would be considered new construction under Cleveland Heights Codified Ordinance 1121.12 and our new garage would have to be located a minimum of 10' from our house as per this code.

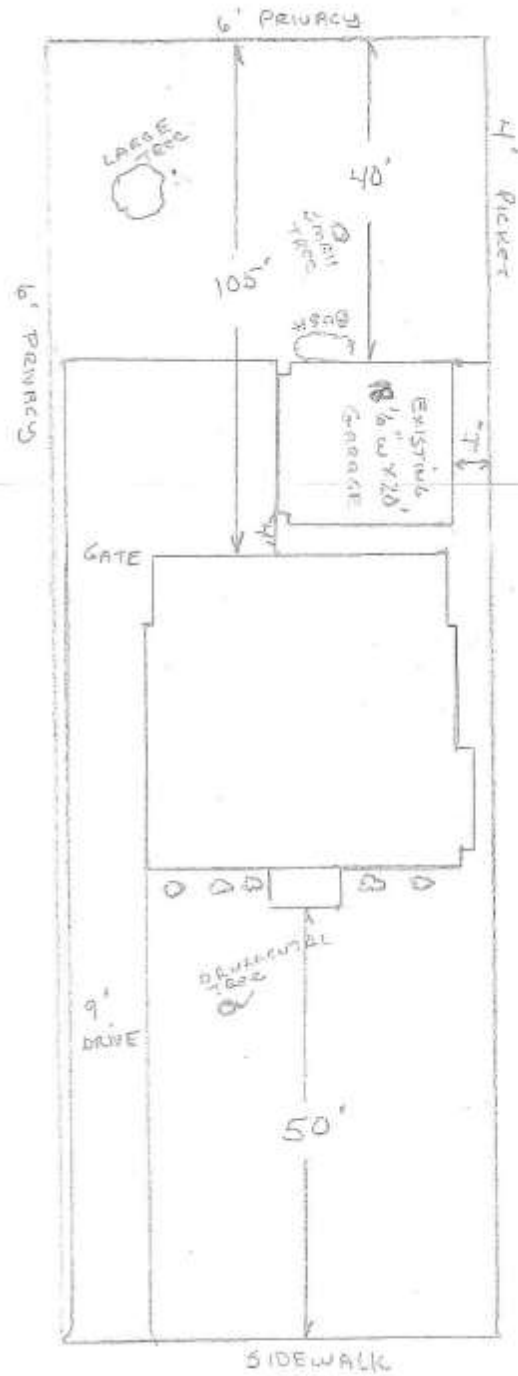
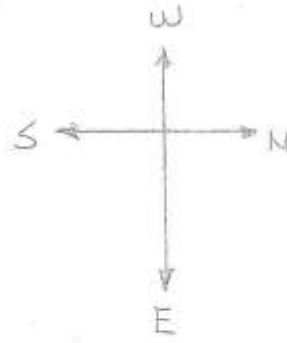
We are requesting that we be allowed to build the new garage on the existing location as per the attached site plans. We feel this option provides for the best practical use of space in the back yard and would cause the following practical difficulties if we could not build on the existing garage location:

- 1) Our second option would be to cut down a large maple tree (see attached photos) in the back of our property and locate the garage in a more traditional space. We do not want to cut down this beautiful maple tree that is likely as old as our 1925 house, but will have to build the garage here without the variance.
- 2) Building a new garage 10' from the house situated in the current garage location would devalue our property. The 10' space between the side of the garage and the back of our house would be wasted space. We would only be adding more concrete and reducing the green space in our small backyard.

We hope we can reconstruct a new garage in the exact location of the current structure and keep the integrity of the original building plans for our home.

Thank you for your consideration.

Cal. No. 3404
2260 S. Overlook Rd.



SCALE $\frac{1}{16}'' = 1'$

RECEIVED

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S. OVERLOOK