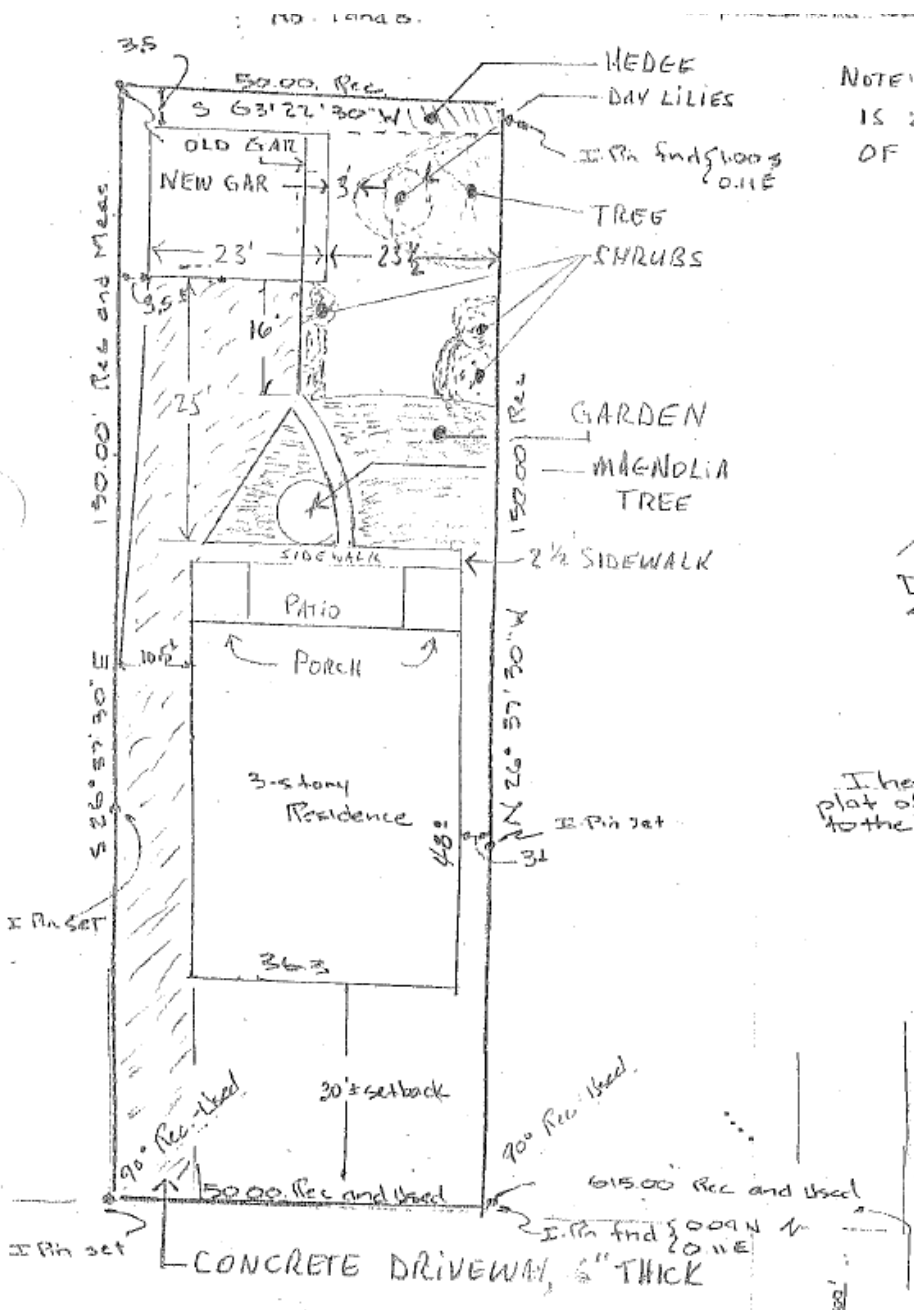


CAL. NO 3408 2643 - 2645 HAMPSHIRE RD. SITE



NOTE: CONCRETE DRIVE IS 20' 4" WIDE AT FRONT OF OLD GARAGE



Date: March 11, 1985
Scale: 1" = 20'

I hereby certify this plat of survey to be correct to the best of my knowledge

Edward B. Dudley



Written Statement of Practical Difficulty

A. Our house's nonconforming lot is 50' wide. A four car garage, typically about 44' wide, easily exceeds the space available when the required setback from the property lines is included and would not fit across the width of the back yard. The existing garage is 3.5' from the rear (west) property line and 3.5' from the south property line (see Plat Map). Additionally, the lack of a storm water sewer that could be used to handle the runoff water from a four car garage adds another level of practical difficulty. (The existing house's downspout sewer is too shallow to allow the correct pitch to the corners of the garage without freezing in the winter).

C. Our requested variance, to replace the existing garage with a new garage that is slightly larger than the existing garage, and with the same setbacks, is the minimum variance necessary to preserve the use and look of the back yard and retain the character of the property and neighborhood. This variance will allow us to keep the existing plantings and character of our back yard while allowing residents to park their cars off the street.

D. As seen in the aerial photo, neighboring garages are all two car or two car+ garages at duplex residences. Building a four car garage with its attendant driveway would destroy the back yard as a livable green space and change the character of the neighborhood. It would require removal of additional trees, several blooming shrubs, three perennial flower gardens, and a picturesque sandstone sidewalk.

E. The Northeast Ohio Regional Sewer District with its Regional Storm Water Management Program is actively promoting the creation of landscaping that retains storm water and releases it over a longer period of time. A four car garage with the required driveway is exactly what they are campaigning against, and the effects of such 'hardscaping' is what our tax money is being used to mitigate. We have created exactly the kind of landscaping next to our two car garage that the NEORS D says is essential.

I. The spirit and intent of this zoning variance is to preserve the essential character of the neighborhood and usefulness of the back yard as a recreational area for residents and their children. Not granting this variance would destroy this back yard. By granting the variance, substantial justice would be done by the board.

J. Since most of the homes on Hampshire Road are duplex residences that have similar garages and back yards, granting the variance will not confer any special privileges that are denied other lands, it will simply preserve the essential character and usefulness of the neighborhood.