

STATEMENT OF PRACTICAL DIFFICULTY

To obtain a variance, an applicant must show by a preponderance of the evidence, to the satisfaction of the Board of Zoning Appeals (BZA), that strictly adhering to the Zoning Code's standards would result in a "practical difficulty" for the applicant. To this end, a written statement of practical difficulty must accompany an application for a standard variance. Please complete this Statement of Practical Difficulty, **by addressing all of the factors listed below that are relevant to your situation**. Additional documents may be submitted as further proof.

In deciding whether to grant a variance, BZA will consider the following factors in determining whether a practical difficulty exists:

A. Explain special conditions or circumstances that exist which are peculiar to the land or structure involved and which are not applicable generally to other lands or structures in the same Zoning District. (examples of this are: exceptional irregularity, narrowness, shallowness or steepness of the lot, or adjacency to nonconforming and inharmonious uses, structures or conditions):

house is 5' off prop line on one side, right next to driveway on the other side, no where to add a sun porch. street is already built up and adjacent homes don't have front porches because they have 3-season rooms on the sides of their house.

B. Explain how the property in question would not yield a reasonable return or there could not be any beneficial use of the property without the variance.

doesn't have a 3 - season room, which is common in most cleveland heights homes

C. Explain whether the variance is insubstantial:

variance is insubstantial in that it's just enclosing an existing front porch, not making the structure of the home any closer to the street. the minimum 25' setback is still being met even with enclosing the front porch.

Explain whether the variance is the minimum necessary to make possible the reasonable use of the land:

no other location on the property to add a 3-season room. can't enclose back porch, can't add on sides.

D. Explain whether the essential character of the neighborhood would be substantially altered or adjoining properties would suffer a substantial detriment as a result of the variance.

no, there are many other homes in the area with enclosed front porches.

E. Explain whether the variance would adversely affect the delivery of governmental service (e.g., water, sewer, garbage).

no, will have no impact on governmental services

F. Did the applicant purchase the property without knowledge of the zoning restriction?

no, enclosing the porch wasn't a plan at the time of purchase, so no reason to look into that restriction.

G. Explain whether the special conditions or circumstances (listed in response to question A above) were a result of actions of the owner.

n/a

H. Demonstrate whether the applicant's predicament feasibly can be resolved through a method other than a variance (e.g., a zone-conforming but unworkable example).

no where else to add a 3-season room without significantly more expensive construction.

I. Explain whether the spirit and intent behind the zoning requirement would be observed and/or substantial justice done by granting the variance.

yes, the spirit of the zoning requirement is done justice by granting the variance. having a space where we can enjoy being outdoors for more of the year will give us more pleasure in using our home. we still meet the 25' min. setback requirement, we'll just be a few feet in front of our neighbors.

J. Explain whether the granting of the variance requested will or will not confer on the applicant any special privilege that is denied by this regulation to other lands, structures, or buildings in the same district.

no special privileges will be granted. many other homes have enclosed front porches.

If you have questions regarding the BZA or this application, please contact Planning & Development staff at 216.291.4878 or via email at bza@clevelandheights.gov.

The factors listed above can be found in Subsection 1115.07(e)(1) of the Cleveland Heights Zoning Code.