



BOC Summary Document

Submitted Date: December 15, 2023

Permit Number: SV23-000009 **Permit Type:** Board of Zoning Appeals Standard Variance

Property Address: 2489 COVENTRY RD CLEVELAND HEIGHTS, OH 44118

Application Date: 12/15/2023

Applicant Name Katie Gillette Applicant Email

Applicant Address Applicant Company Name City Architecture

Applicant Company Address 12205 Larchmere Blvd
Cleveland OH 44120 Applicant Home Phone

Applicant Cell Phone Applicant Work Phone

Applicant Relationship to
Property Representative

Property Owner Name Vanessa L. Whiting

Property Owner Address 2489 Coventry Blvd

Property Owner City/State
/Zip Cleveland Heights, OH 44118

Property Owner Phone

Property Owner Email

Property Type Single Family Residential

Brief Summary of Variance
Request Request to locate pool equipment on North Park frontage of 2489 Coventry Road.
Equipment will be located within fenced enclosure and concealed with landscaping.

Number of Variances
Requested 1

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

Special conditions exist in that this property sits at the corner of Coventry Road and North Park Blvd. The home's front entrance faces Coventry, but the zoning code deems the front of the property to be North Park Blvd. Previous variances for a pool, pool house, and fencing were approved at this property in 2022. The pool house required setbacks, as approved by the BZA, are for 48' setback off North Park Blvd. and 6' off adjacent property line. Proposed pool equipment is located within these setbacks.

nonconforming and inharmonious uses, structures or conditions.)

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.

C. Explain whether the variance is insubstantial.

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

E. 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.

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

G. Did the applicant purchase the property without knowledge of the zoning restriction.

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

I. 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.)

J. Explain whether the spirit and intent behind the zoning requirement would be observed and/or substantial

Pool equipment is required to operate the pool and spa. Due to the narrowness of the perceived rear yard (actual side yard), the equipment must be located to the south of the existing house, placing it in the actual front yard.

Yes – In consideration of the overall property size and breadth of landscaping, this is an insubstantial request. As landscaping matures around the perimeter of the property and around the pool equipment itself, it will not be visible from view outside of the property.

Without approval of the pool equipment in the front yard, the pool and spa will not be operational.

The essential character of the neighborhood would not be compromised by approving this variance. As landscaping matures around the perimeter of the property and around the pool equipment itself, the pool equipment will not be visible from the public way or adjacent properties.

Approval of this variance will have no affect on the delivery of governmental service.

Yes. The property was purchased in 1991.

No. Special conditions are a function of the zoning code's definition of front yard.

Due to the narrowness of the perceived rear yard (actual side yard), a zoning code-conforming solution is not available.

The spirit of the zoning code requirement will be observed. The pool equipment will not be located in the perceived front yard on Coventry Boulevard. The equipment will be screened by multiple layers of landscaping and will be concealed from views from the

justice done by granting the variance.

K. 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.

Once you submit your application you will be taken to the payment page. Enter your payment information and submit. I understand review won't start until payment is made.

public right-of-way and adjacent properties.

No special privilege will be conferred by granting this variance. The request considers maintaining high aesthetic standards of this property.

Yes

Case Number 3575



WHITING RESIDENCE POOL HOUSE

2489 COVENTRY ROAD
CLEVELAND HEIGHTS, OHIO 44118

Issue:
2023-12-15 - BZA

OVERALL SITE PLAN

City Architecture

12205 Larchmere Blvd.
Cleveland, Ohio 44120
phone: 216.881.2444
fax: 216.881.6713
www.cityarch.com

Project Number:
22039

Sheet Number:

AS1.0

OVERALL SITE PLAN

SCALE: 1/16" = 1'-0"

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