



## **BOC Summary Document**

Submitted Date: December 15, 2023

<b>Permit Number:</b>	SV23-000009	<b>Permit Type:</b>	Board of Zoning Appeals Standard Variance
<b>Property Address:</b>	2489 COVENTRY RD CLEVELAND HEIGHTS, OH 44118		
<b>Application Date:</b>	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.

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.

C. Explain whether the variance is insubstantial.

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.

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

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

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.

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.

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

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

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

Yes. The property was purchased in 1991.

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

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

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.)

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

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

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. public right-of-way and adjacent properties.

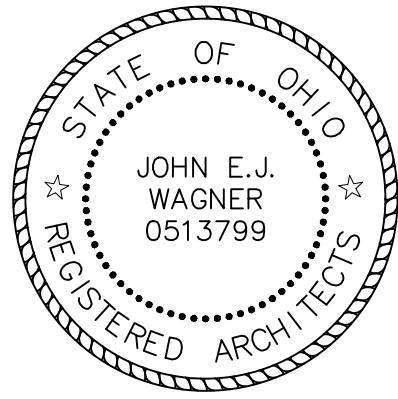
K. Explain whether the granting of the variance requested will or will not confer on the applicant any special privilege that is denied by this regulation to other lands, structures, or buildings in the same district.

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

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.

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  
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www.cityarch.com

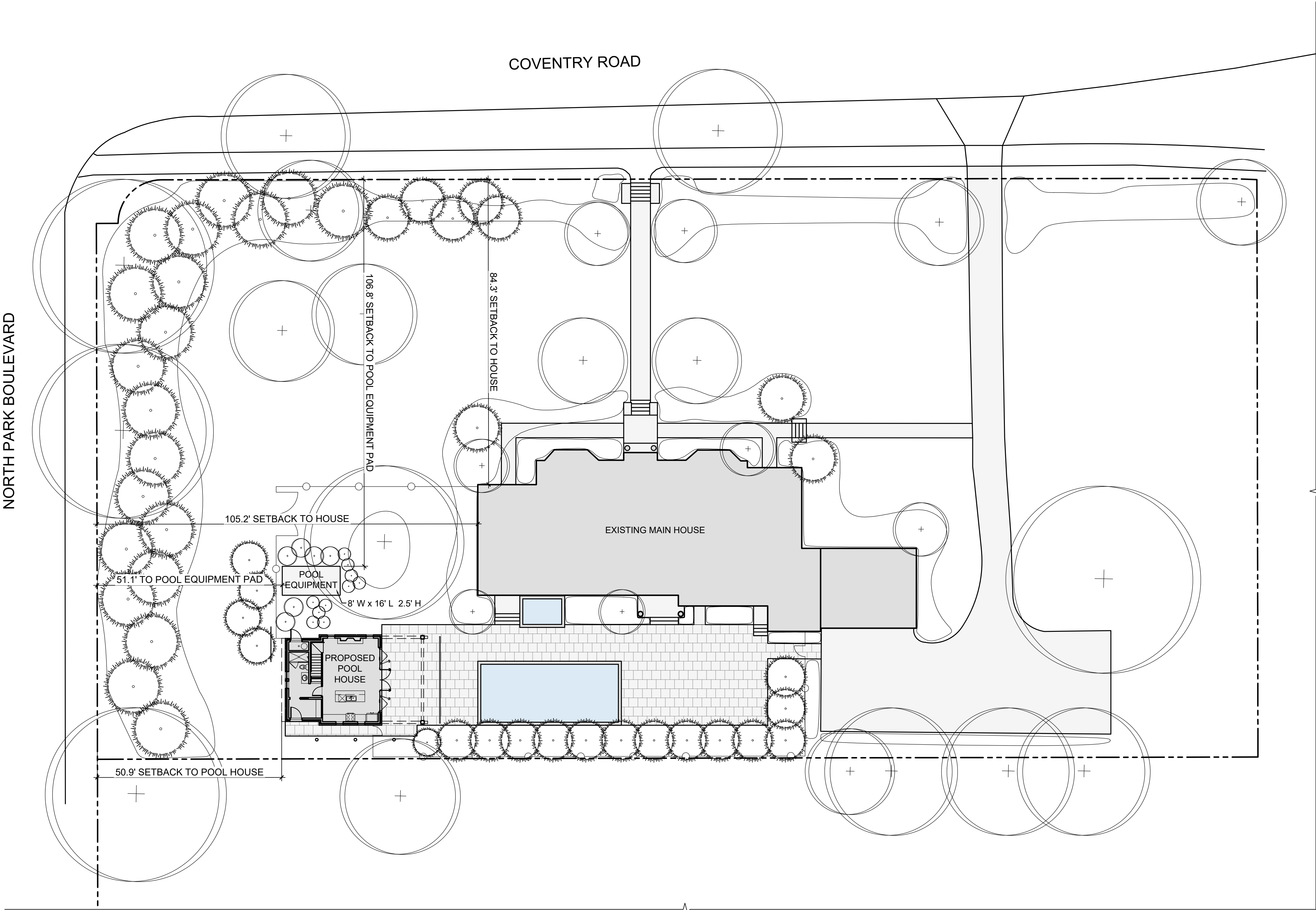
Project Number:

22039

Sheet Number:

AS1.0

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OVERALL SITE PLAN

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

