BZA Summary Document

Printed Date: June 20, 2024

Permit Number:	SV24-000010	**Permit Type:**	Board of Zoning Appeals Standard Variance
Property Address:	3427 ORMOND RD CLEVELAND HEIGHTS, OH 44118		
Application Date:	06/18/2024		
Applicant Name	TODD SCHMIDT	Applicant Email	PERMITS@JOYCEFACTORYDIRECT.COM
Applicant Address	13620 S PARTRIDGE DRIVE VALLEY VIEW OH 44125	Applicant Company Name	JOYCE FACTORY DIRECT
Applicant Company Address	1125 BEREA INDUSTRIAL PKWY BEREA OH 44017	Applicant Home Phone	
Applicant Cell Phone	(440) 274-5195	Applicant Work Phone	
Applicant Relationship to Property	Representative		
Property Owner Name	Allison Hite		
Property Owner Address	3427 Ormond Road		
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	Construct screen enclosure on existing front porch space		
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 nonconforming and inharmonious uses, structures or conditions.)

The existing porch is already within the front yard setback area. There is no way to construct a front porch that is not within the setback, as the house extends to the setback.

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.

The home sits on the setback line, so it is not possible to provide a screened porch without a variance.

C. Explain whether the variance is insubstantial.

The variance is not substantial, as screening the front porch will still have a 30' set back line. Being a screen enclosure, the feel of the property will remain much the same as currently.

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

The home sits on the setback line, so it is not possible to provide a screened porch without a variance.

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 existing porch will remain, and the footprint is not being expanded. Existing round columns will remain also.

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

The variance will have no negative effect on the delivery of government services.

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

Yes

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

The placement of the porch per-dates to the current owners.

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.)

The home sits on the setback line, so it is not possible to provide a screened porch without a variance.

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

Screening the front porch will still have a 30' set back line. Being a screen enclosure, the feel of the property will remain much the same as currently.

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.

There is no special privileges' involved in this variance request.

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