



## BZA Summary Document

Printed Date: October 21, 2024

<b>Permit Number:</b>	SV24-000016	<b>Permit Type:</b>	Board of Zoning Appeals Standard Variance
<b>Property Address:</b>	2418 PRINCETON RD CLEVELAND HEIGHTS, OH 44118		
<b>Application Date:</b>	11/20/2024		
Applicant Name	ALEXANDER FERRIS & REBEKAH DAVIS		Applicant Email [REDACTED]
Applicant Address	CLEVELAND HEIGHTS OH 44118	Applicant Company Name	
Applicant Company Address	Applicant Home Phone		
Applicant Cell Phone	Applicant Work Phone		
Applicant Relationship to Property	Owner		
Name	Alex Ferris		
Home Address	[REDACTED]		
Home Address City/State/Zip	Cleveland Heights, OH 44118		
Phone Number	[REDACTED]		
Email Address	[REDACTED]		
Property Type	Single Family Residential		
Brief Summary of Variance Request	We require an approximately 2 foot variance to the street setback requirement in order to build a garage on the property as required by our POS. We are building the garage on the footprint of the old garage that was previously on the property, but demolished by previous owners.		
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	EXCEPTIONAL IRREGULARITY DUE TO CORNER LOT AND RESULTING DRIVEWAY		

District. (examples of this are: exceptional irregularity, narrowness, shallowness or steepness of the lot, or adjacency to nonconforming and inharmonious uses, structures or conditions.)

LOCATED ON SIDE OF 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.

REPLACEMENT OF THE GARAGE IS A POS VIOLATION

C. Explain whether the variance is insubstantial.

YES, THE VARIANCE IS INSUBSTANTIAL WHEN CONSIDERING IT MAINTAINS THE HISTORICAL LOCATION OF THE GARAGE AND ALSO MIRRORS THE HOUSE /GARAGE CONFIGURATION OF THE NEIGHBORING PROPERTY WHICH IS ALSO ON A CORNER LOT – SEE AERIAL OF 2419 KINGSTON RD IN ATTACHMENT

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

YES, THIS IS THE MINIMUM. WE HAVE CONSIDERED REDUCING THE GARAGE FOOTPRINT (DEPTH), HOWEVER THE RESULTING CLEARANCE WOULD NO LONGER BE FIT FOR PURPOSE. WE HAVE ALSO CONSIDERED MOVING THE GARAGE FURTHER FROM THE STREET, HOWEVER THIS WOULD LOCATE THE GARAGE TOO CLOSE TO THE NEIGHBORING PROPERTY LINE. THE HISTORICAL LOCATION OF THE GARAGE IS CONSIDERED TO BE THE BEST PLACEMENT AS IT BALANCES THE DISTANCES BETWEEN THE RIGHT-OF-WAY TO THE NORTH AND PROPERTY LINE TO THE SOUTH, THEREFORE THE HISTORICAL LOCATION IS PROPOSED TO BE MAINTAINED.

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 VARIANCE WOULD RETAIN THE CHARACTER OF THE NEIGHBORHOOD SINCE THIS IS A REPLACEMENT OF A GARAGE THAT WAS IN THE SAME LOCATION

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

NO CHANGE FROM CURRENT CONFIGURATION SO THERE IS NO IMPACT IN THIS REGARD.

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

THE HOMEOWNER DID NOT HAVE KNOWLEDGE OF THE ZONING RESTRICTION. IT WAS RECENTLY MADE AWARE TO THE HOMEOWNER UPON APPLYING FOR ABR APPROVAL. THE PROPERTY WAS PURCHASED ONLY KNOWING THE POS VIOLATION TO REPLACE THE GARAGE.

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

THIS WAS A PRE-EXISTING CONDITION PRIOR TO PURCHASE, SO THIS IS NOT A RESULT OF THE OWNER'S ACTIONS.

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.)

OTHER SOLUTIONS WERE EXPLORED HOWEVER THE VARIANCE COULD NOT BE AVOIDED. REFER TO QUESTION "D" FOR ADDITIONAL DETAILS

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

THE VARIANCE IS FOR ONLY 22", SO 278" OF THE REQUIRED 300" (25') IS MAINTAINED, THEREFORE THE MAIN SPIRIT AND INTENT OF THE REQUIREMENT IS STILL BEING OBSERVED.

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.

THE PROPOSED VARIANCE WOULD BE THE SAME CONFIGURATION FOUND AT SIMILAR CORNER PROPERTIES WHERE THE DRIVEWAY IS LOCATED ON THE SIDE OF THE HOUSE (E.G. NEIGHBORING PROPERTY AT 2419 KINGSTON RD)

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