



## BZA Summary Document

Printed Date: October 21, 2024

<b>Permit Number:</b>	SV24-000017	<b>Permit Type:</b>	Board of Zoning Appeals Standard Variance
<b>Property Address:</b>	1832 LEE RD CLEVELAND HEIGHTS, OH 44118		
<b>Application Date:</b>	10/16/2024		
Applicant Name	Charles Miller	Applicant Email	[REDACTED]
Applicant Address	[REDACTED]	Applicant Company Name	C2 Architect
Applicant Company Address	[REDACTED]	Applicant Home Phone	
Applicant Cell Phone	[REDACTED]	Applicant Work Phone	
Applicant Relationship to Property	Representative		
Property Owner Name	Mark Lipscomb and John Ladner		
Property Owner Address	[REDACTED]		
Property Owner City/State /Zip	Cleveland Heights, Ohio 44118		
Property Owner Phone	[REDACTED]		
Property Owner Email	[REDACTED]		
Property Type	Multi-Family Residential, Commercial, etc.		
Brief Summary of Variance Request	Zoning Code requires a business signage variance even though the use variance for the property has already been granted.		
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	<p>This is a business use that has been approved for this zoning district. However, a separate signage variance is required. The business cannot realistically operate without</p>		

District. (examples of this are: exceptional irregularity, narrowness, shallowness or steepness of the lot, or adjacency to 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

the business identification signage,

This is a business. It requires identification if it is able to operate.

This is a variance for the business signage. The size and location of the proposed signage meets all of the zoning code requirements for commercial signage.

At minimum, the business requires identification.

The adjoining properties are a vacant lot and an auto repair company. Across the street is an auto repair company. This signage will not create any detriment to those uses.

It has no impact on these services.

No.

No.

It's not feasible to operate a business without identification signage.

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 justice done by granting the variance.

The spirit and intent of the zoning code is consistent with granting of this 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.

There is no special privilege granted to the owner for installing a business identification sign.

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