



BZA Summary Document

Printed Date: November 25, 2024

Permit Number:	SV24-000019	Permit Type:	Board of Zoning Appeals Standard Variance
Property Address:	905 KEYSTONE DR CLEVELAND HEIGHTS, OH 44121		
Application Date:	11/20/2024		
Applicant Name	Rebecca Pantuso	Applicant Email	
Applicant Address		Applicant Company Name	Pantuso Architecture
Applicant Company Address		Applicant Home Phone	
Applicant Cell Phone		Applicant Work Phone	
Applicant Relationship to Property	Representative		
Property Owner Name	Fred Blackman		
Property Owner Address	905 Keystone Drive		
Property Owner City/State /Zip	Cleveland Heights, OH 44121		
Property Owner Phone			
Property Owner Email			
Property Type	Single Family Residential		
Brief Summary of Variance Request	Requesting variance to allow a small front porch addition, the proposed porch with the existing driveway puts the front yard coverage at 38% with a limit of 30%. Requesting variance for porch to extend more than 6 feet into the required setback.		
Number of Variances Requested	2		
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	Small lot that is difficult to add a front porch without exceeding the front yard coverage & setback.		

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 property would not yield a beneficial return, the Owner just wants to enjoy the front porch and be neighborly with the community.

The variance is insubstantial as the proposed front porch is modest in size.

The variance is the minimum size to allow for a front porch. The porch is small in size and just large enough to allow for furniture.

The essential character of the neighborhood would not be substantially altered and there are other homes in Cleveland Heights that have a front porch.

The variance would not affect the delivery of governmental services.

No, the owner did not have prior knowledge of the zoning restriction before purchasing the property.

These were not actions by the Owner. The Owner did not have prior knowledge of the zoning restriction prior to purchasing the property.

The proposed porch would not be able to be resolved other than a variance due to the small lot and the existing driveway.

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 behind the zoning requirement would be observed as the proposed front porch is small and modest in size.

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.

Granting of the variance will not be special privilege, the existing lot is just small in size.

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