



## **BZA Summary Document**

Printed Date: November 26, 2024

<b>Permit Number:</b>	SV24-000020	<b>Permit Type:</b>	Board of Zoning Appeals Standard Variance
<b>Property Address:</b>	2524 Arlington Rd., Cleveland Heights, OH 44118		
<b>Application Date:</b>	11/20/2024		
Applicant Name	Vincent & Cynthia DiTrollo	Applicant Email	
Applicant Address	2524 Arlington Rd. 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	Cynthia DiTrollo		
Home Address	2524 Arlington Rd.		
Home Address City/State/Zip	Cleveland Heights, OH 44118		
Phone Number			
Email Address			
Property Type	Single Family Residential		
Brief Summary of Variance Request	We would like to request a variance to allow for a 8x8 additional accessory building that holds a snow blower and gardening supplies on the lower back fenceline of our property.		
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,	Our property has a very large oak tree in the back yard that consistently drops acorns on our property. We need the additional structure to hold gardening supplies so that our vehicles, which have already sustained acorn dropping damage, can be protected in the garage. We did not know we were not allowed an additional structure. Photos of acorns in grass and damage to vehicles can be provided.,		

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.

n/a

C. Explain whether the variance is insubstantial.

this variance is insubstantial as it does not affect any other property in the area and in fact is a movable shed. The shed in question is approximately 8x8 feet, made of plastic (Rubbermaid), and is sold at many local stores. I have seen other homes in Cleveland Heights with similar structures.

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

this variance is the minimum necessary to make possible the use of the land, it is small and movable if necessary.

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 substantially altered, nor would adjoining properties suffer a substantial detriment as a result of this variance.

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

the variance would NOT adversely affect the delivery of governmental service.

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

Yes, we did not know of this 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.

n/a

I. Demonstrate whether the applicant's predicament feasibly can be resolved through a method other than a variance (e.g., a zone-

Nothing more than a variance is needed.

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.

n/a

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 granting of the variance requested will not confer on the applicant any special  
privilege that is denied by this regulation to other lands, structures, or building in the  
same district. There are other properties in Cleveland Heights that have multiple  
accessory buildings besides ours.

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