



BOC Summary Document

Printed Date: June 11, 2025

Permit Number:	SV25-000019	Permit Type:	Board of Zoning Appeals Standard Variance
Property Address:	7 SEVERANCE CIR CLEVELAND HEIGHTS, OH 44118		
Application Date:	05/15/2025		
Applicant Name	Darren Crump	Applicant Email	
Applicant Address		Applicant Company Name	Lakeshore Construction
Applicant Company Address		Applicant Home Phone	
Applicant Cell Phone		Applicant Work Phone	
Applicant Relationship to Property	Representative		
Property Owner Name	Charter Communications		
Property Owner Address	7 Severance Cir		
Property Owner City/State /Zip	Cleveland Heights, OH 43227		
Property Owner Phone			
Property Owner Email			
Property Type	Multi-Family Residential, Commercial, etc.		
Brief Summary of Variance Request	BOARD OF CONTROL: Furnish and install (1) 3,000 gallon auxiliary fuel tank. New fuel tank will be connected to the existing auxiliary fuel system. Tank location to be next to the existing for efficiency of operation. The additional fuel storage will bring the emergency power supply rating up to Charter's requirements.		
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			
Fuel tank location is within proximity of the generators to minimize the length of fuel lines.			

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.

Without the additional 3,000-gallon fuel tank the emergency generators will not have the capacity to run for the minimum requirement of 48 hrs.

C. Explain whether the variance is insubstantial.

N/A

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

The fuel tank location is the most efficient use of land near the emergency generators.

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.

No adjoining properties would be affected by the addition of this auxiliary fuel system.

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

Providing emergency power to the internet infrastructure of this area is of utmost importance. Loss of internet services due to insufficient emergency power reserves would adversely affect the delivery of government services.

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

N/A

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

Charter is consistently upgrading and proactively monitoring the internet service being provided. The upgrade in data center equipment has resulted in increased power requirements. This has created the need to increase their emergency power capacity.

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 options to resolve this have been considered and this was the most efficient method.

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.

No special privileges will be granted to this property owner by granting this variance, as this request is unique to this property owners business requirements.

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