



## BZA Summary Document

Printed Date: November 24, 2025

<b>Permit Number:</b>	SV25-000027	<b>Permit Type:</b>	Board of Zoning Appeals Standard Variance
<b>Property Address:</b>	3756 BENDEMEER RD CLEVELAND HEIGHTS, OH 44118		
<b>Application Date:</b>	11/19/2025		
Applicant Name	George Pelesky	Applicant Email	
Applicant Address		Applicant Company Name	The Drees Company
Applicant Company Address		Applicant Home Phone	
Applicant Cell Phone		Applicant Work Phone	
Applicant Relationship to Property	Representative		
Property Owner Name	Yisroel and Rochel Kleinman		
Property Owner Address	3756 Bendemeer		
Property Owner City/State /Zip	Cleveland Heights OH 44118		
Property Owner Phone			
Property Owner Email			
Property Type	Single Family Residential		
Brief Summary of Variance Request	Side yard variance in the amount of 6" per side for home, deck and front porch. Concrete walkway distance to side lot line for access. Attached parking for 1 car: garage distance behind front elevation.		
Number of Variances Requested	4		
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,	The homesite is 49' wide. The proposed home, in order to meet the requirements of the owner necessitates a 40' wide footprint. We have evaluated the layout, and this is the minimum needed. It is typical to have a width of 50' which would have provided full compliance.		

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 variance (e.g., a zone-conforming but unworkable example.)

J. Explain whether the spirit and intent behind the zoning

The current residence does not meet the needs of the owners with respect to lifestyle and their growing family's needs. A more modern home with adequate living space is more suitable.

The variances requested are insubstantial. In that they will not affect the appeal or character of the neighborhood. In our view they will provide improvement with no negative impact.

To meet the needs of the Kleinman family and future residents of the city, we feel this plan and layout meets essential design criteria.

No. this would be an enhancement

No. there will be no adverse impact.

Yes.

No.

Modifications to the home could be made, however it would be unworkable for the buyer. For example, a 39' wide residence would be conforming, but would render the home design useless in this instance.

requirement would be observed and/or substantial justice done by granting the variance.

By providing the ability to construct a new home that meets the needs and reflects the style of homebuyers now and likely for future residents, substantial justice would be achieved.

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 will be no special privilege granted to the owners.

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