



## BZA Summary Document

Printed Date: November 24, 2025

|  |  |                        |  |
|--|--|------------------------|--|
| Permit Number:   | SV25-000028  | Permit Type:           | Board of Zoning Appeals<br>Standard Variance |
| Property Address:  | 3638 SEVERN RD CLEVELAND HEIGHTS, OH 44118   |                        |  |
| Application Date:  | 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  | Yechezkel and Chaya Hertz  |                        |  |
| Property Owner Address   | 3638 Severn Road   |                        |  |
| Property Owner City/State /Zip   | Cleveland Heights  |                        |  |
| Property Owner Phone   |  |                        |  |
| Property Owner Email   |  |                        |  |
| Property Type  | Single Family Residential  |                        |  |
| Brief Summary of Variance Request  | Garage distance behind front porch is less than 5' (2'10") Driveway width is 16 ' instead of 12' |                        |  |
| 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 irregularity, narrowness, shallowness or steepness of  | No special conditions exist  |                        |  |

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 requirement would be observed and/or substantial

For this family, a 2 car wide driveway is essential for parking. The front elevation of the porch provides useful space. the design of the home would not function properly if the garage were setback further.

Insubstantial

To meet the needs of this homeowner and the needs of future residents who will require access to modern housing these would be required.

We believe this will be an enhancement to the character of the neighborhood.

There will be no adverse impact.

Yes.

None of these were the result of any action of the owner.

The driveway could be narrowed, which would be conforming but will create a pinch point at the sidewalk. The home could be reconfigured to allow the garage to be 5' behind the porch but in essence would alter the overall design and functionality of the home.

The spirit behind the zoning code would be maintained and substantial justice would be done.

justice done by granting the 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 would be no special privilege granted as these variances exist within the community.

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