



BZA Summary Document

Printed Date: November 24, 2025

Permit Number:	SV25-000028	Permit Type:	Board of Zoning Appeals 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.

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.

C. Explain whether the variance is insubstantial.

Insubstantial

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

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

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.

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

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

There will be no adverse impact.

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

Yes.

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

None of these were the result of any action 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.)

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.

J. Explain whether the spirit and intent behind the zoning requirement would be observed and/or substantial

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