



## **BZA Summary Document**

Printed Date: September 22, 2025

<b>Permit Number:</b>	SV25-000025	<b>Permit Type:</b>	Board of Zoning Appeals Standard Variance
<b>Property Address:</b>	2564 SOUTH TAYLOR RD CLEVELAND HEIGHTS, OH 44118		
<b>Application Date:</b>	09/17/2025		
<b>Applicant Name</b>	Charles Hall	<b>Applicant Email</b>	-
<b>Applicant Address</b>		<b>Applicant Company Name</b>	Charles
<b>Applicant Company Address</b>		<b>Applicant Home Phone</b>	
<b>Applicant Cell Phone</b>		<b>Applicant Work Phone</b>	
<b>Applicant Relationship to Property</b>	Representative		
<b>Property Owner Name</b>	Tas J. Nadas		
<b>Property Owner Address</b>	2564 S. Taylor Road		
<b>Property Owner City/State /Zip</b>	Cleveland Heights, Ohio 44118		
<b>Property Owner Phone</b>			
<b>Property Owner Email</b>			
<b>Property Type</b>	Single Family Residential		
<b>Brief Summary of Variance Request</b>	#1. NEW CONCRETE WALK; requesting review and approval to allow the new concrete walk behind the existing garage to encroach into the 3-foot setback from the property line. This is caused by the limited space between the existing garage and the property line. #2. NEW STAIRS; requesting review and approval to allow the new stairs behind the existing garage to encroach into the 5-foot setback from the property line. This is caused by the limited space between the existing garage and the property line. The Homeowner would like to build a new stair to their upstairs addition that is not visible from the street. This is a security concern for their family raising a young child. Thankyou.		
<b>Number of Variances Requested</b>	2		
<b>A. Explain special conditions or circumstances that exist which are peculiar to the land or structure involved and which are not applicable</b>			

# STATEMENT OF PRACTICAL DIFFICULTY

Brief Summary of Variance Request:

#1. NEW CONCRETE WALK; requesting review and approval to allow the new concrete walk behind the existing garage to encroach into the 3-foot setback from the property line. This is caused by the limited space between the existing garage and the property line. #2. NEW STAIRS; requesting review and approval to allow the new stairs behind the existing garage to encroach into the 5-foot setback from the property line. This is caused by the limited space between the existing garage and the property line. The Homeowner would like to build a new stair to their upstairs addition that is not visible from the street. This is a security concern for their family raising a young child. Thankyou.

Number of Variances Requested: 2

To obtain a variance, an applicant must show by a preponderance of the evidence, to the satisfaction of the Board of Zoning Appeals (BZA), that strictly adhering to the Zoning Code's standards would result in a "practical difficulty" for the applicant. To this end, a written statement of practical difficulty must accompany an application for a standard variance. Please complete this Statement of Practical Difficulty, **by addressing all of the factors listed below that are relevant to your situation.** Additional documents may be submitted as further proof.

In deciding whether to grant a variance, BZA will consider the following factors in determining whether a practical difficulty exists:

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 the lot, or adjacency to nonconforming and inharmonious uses, structures or conditions):

**There are no special conditions, just a narrow area between the garage and the property line.**

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.

The value of the property is better served by not having a stair to the second floor that is visible from the street. It is better served not to advertise easy access to the second floor of the home. The proposed location of the new stair will be in effect 'hidden' from the street and within a fenced in yard.

C. Explain whether the variance is insubstantial:

The proposed location of the new stair is critical to the Owner of the home and their sense of security for their young family. It is a requirement for the project to move forward.

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

The variances are necessary due to the location of the proposed addition between existing structures and their proximity to the property line.

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 and adjoining properties would not suffer a substantial detriment as a result of the variance due to a new concrete walk and stairs that are not visible from the street.**

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

**No, the proposed project does not adversely affect the delivery of governmental services.**

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

The addition plans were thought of after living in the home for some time.

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

**No.**

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).

Not without adversely affecting the aesthetics and value of the home.

J. Explain whether the spirit and intent behind the zoning requirement would be observed and/or substantial justice done by granting the variance.

The proposed concrete walk and stairs will not have the same impact on the spirit and intent of the zoning requirement as the wall of a building would and therefore we believe this allows for the spirit and intent.

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.

We believe this will not, due to the concrete walk is similar to a concrete driveway and the stairs encroach approximately 16-inches into the required setback.

If you have questions regarding the BZA or this application, please contact Planning & Development staff at 216.291.4878 or via email at [bza@clevelandheights.gov](mailto:bza@clevelandheights.gov).

The factors listed above can be found in Subsection 1115.07(e)(1) of the Cleveland Heights Zoning Code.