



BZA Summary Document

Printed Date: December 23, 2025

Permit Number:	SV25-000032	Permit Type:	Board of Zoning Appeals Standard Variance
Property Address:	2094 LAMBERTON RD CLEVELAND HEIGHTS, OH 44118		
Application Date:	12/10/2025		
Applicant Name	Alicia & Steve Cadet	Applicant Email	
Applicant Address		Applicant Company Name	Cadet Ventures Llc
Applicant Company Address		Applicant Home Phone	
Applicant Cell Phone		Applicant Work Phone	
Applicant Relationship to Property	Owner		
Name	Cadet Ventures LLC		
Home Address			
Home Address City/State/Zip			
Phone Number			
Email Address			
Property Type	Single Family Residential		
Brief Summary of Variance Request	Requesting a variance to allow the conversion of the upper portion of the existing detached garage into a habitable bedroom. The project maintains the current building footprint and exterior structure while creating needed additional living space. The conversion will comply with all applicable building and safety codes and will enhance the functional use of the property without changing the garage's exterior dimensions.		
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	The property contains an existing detached garage with an upper level that was previously framed out by the prior owner without permits or approvals. This creates a unique condition not typical to other properties in the zoning district, where accessory structures generally do not include upper stories with viable enclosed space. Additionally, the placement of the garage and the configuration of the lot limit the ability to expand the		

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.

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

primary dwelling, making the upper garage level the most practical location for additional functional space. These circumstances are unique to this property.

Although the primary dwelling already provides substantial living area, the upper level of the detached garage contains an existing framed-out space that the prior owner began to improve without permits or a variance. As a result, this upper level cannot be put to any lawful or beneficial use under the current zoning restrictions. Granting the variance would allow the current owner to bring this space into full compliance with building and safety standards, correcting un-permitted work performed by the previous owner. The variance does not expand the structure or increase intensity of use; it simply enables proper legal use of an already-constructed area that would otherwise remain unusable.

The variance is insubstantial because no exterior changes are proposed. The existing footprint, height, and massing of the garage remain unchanged. All improvements occur entirely within the current building shell. There is no impact on setbacks, privacy, or neighboring properties. The variance merely allows permitted residential use of an existing enclosed area.

Yes. The variance is the minimum necessary because it merely permits the interior finishing of an already-existing upper level. No expansion, structural alteration, or exterior modification is proposed. This variance represents the least intrusive means of allowing reasonable use of the property.

The essential character of the neighborhood will not be altered. The project does not change the garage's appearance, footprint, or placement. All work is internal, with no additional structures added. Neighboring properties will not experience detriment, as there is no impact on light, air, privacy, noise, or drainage.

The variance will not adversely affect governmental services. The project does not alter utility connections, drainage patterns, or emergency access. Water, sewer, and garbage collection will function as they currently do, with no additional strain on municipal systems.

The applicant purchased the property without knowledge that the upper garage level could not be used as habitable space. The prior owner had already framed the upper level and installed windows, creating the appearance that the space was intended for expanded use. Only after consulting with the city did the zoning restriction become known.

The special conditions were not created by the current owner. The framing and window installation were performed by the previous owner without permits. The current owner is seeking a variance to correct these conditions and bring the structure into compliance.

The predicament cannot be reasonably resolved without a variance. The enclosed upper level already exists, but zoning restrictions prevent its lawful use as habitable space.

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 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.

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Leaving it unfinished as storage is impractical given its existing condition. No zone-conforming alternative allows meaningful use of the space.

Granting the variance maintains the spirit and intent of the zoning code. It ensures that all work is properly permitted, inspected, and brought up to safety standards. No additional density or visual impact is created. Substantial justice is served by allowing lawful use of an already-constructed space while respecting neighborhood character.

The variance does not confer a special privilege. Any similarly situated property with unique pre-existing conditions may request comparable relief. This request is based solely on correcting un-permitted work and allowing reasonable use of an existing enclosed area, not on receiving rights unavailable to others.

Yes