

DAVID SABOL ARCHITECT LLC

10065 Echo Hill Drive
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(440) 821-7303
E-Mail: Sabol.Arch@gmail.com

January 27, 2016

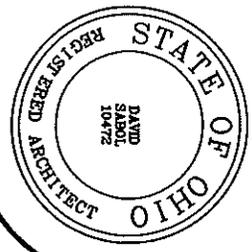
To: City of Cleveland Heights Board of Zoning Appeals
RE: Statement for Practical Difficulty for:
2701 Fairmount Blvd.
Cleveland Heights, Ohio

1. The Alt Family, Owners of the residence at 2710 Fairmount Boulevard are requesting variances for the construction of a replacement garage in a new location as well as a second floor bedroom addition, due restrictions associated with the site and the desire to preserve natural landscape elements. The existing Garage could not be used for modern vehicles as it was approximately 18'-0" deep. The existing Garage also had access restrictions due to the limited space available for a side load garage. The existing Garage had a Second Floor Bedroom, but the structure was removed due to the decay of existing structural elements. There is a large existing Oak tree on the rear portion of the property, and locating the proposed garage in other areas of the site will require the removal of this significant tree which has a caliper of approximately 36".
2. The Owner and the Architect studied multiple locations and configurations ranging from a detached garage in the rear of the property to replacement of the existing two story structure and determined that a greater value for the property would occur if an attached garage was constructed with the appropriate depth and width to accommodate modern vehicles. Due to side yard restriction, a configuration was developed to orientate the garage doors to the front of the property. By setting back the new Garage, aesthetic impact to Fairmount Boulevard could be minimized. Architectural elements being incorporated into the addition include a face brick veneer, roof pitch and massing to match the original house, and the previously removed two story structure. Window sizes and details such as rowlock sills and soldier course details are also incorporated into the new addition. The design is being developed to reflect and enhance the essential character of the neighborhood.
3. The residence was constructed in the 1920's. The Owner has been in the residence for approximately 20 years, but was not aware of the side yard restrictions in this area of Cleveland Heights.
4. The variances will not impact delivery of governmental services such as water, sewer and trash pickup, and will not impact site lines and general safety. The addition is being designed to with similar architectural elements as the existing residence.
5. The spirit and intent of the zoning code will remain, as the granting of the requested variances will not be unique in this area, and will create a density similar to other residences and structures on the street and in the general area. The granting of the variance will not confer on the applicant any special privileges as these residences of this size have similar two car garage configurations.

Thank you for your consideration.

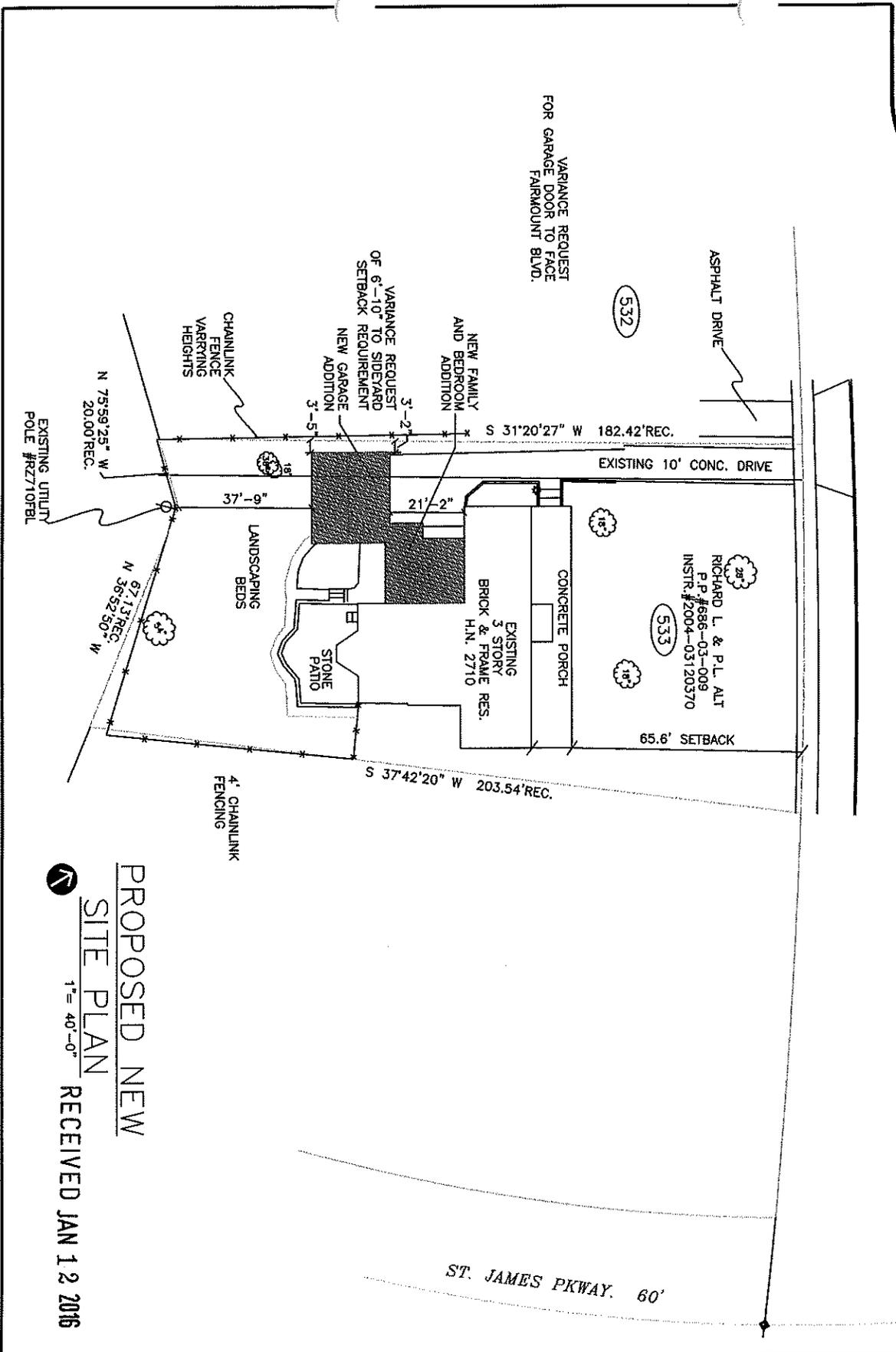
David Sabol

David Sabol
Registered Architect #10472



FAIRMOUNT BLVD. 100'

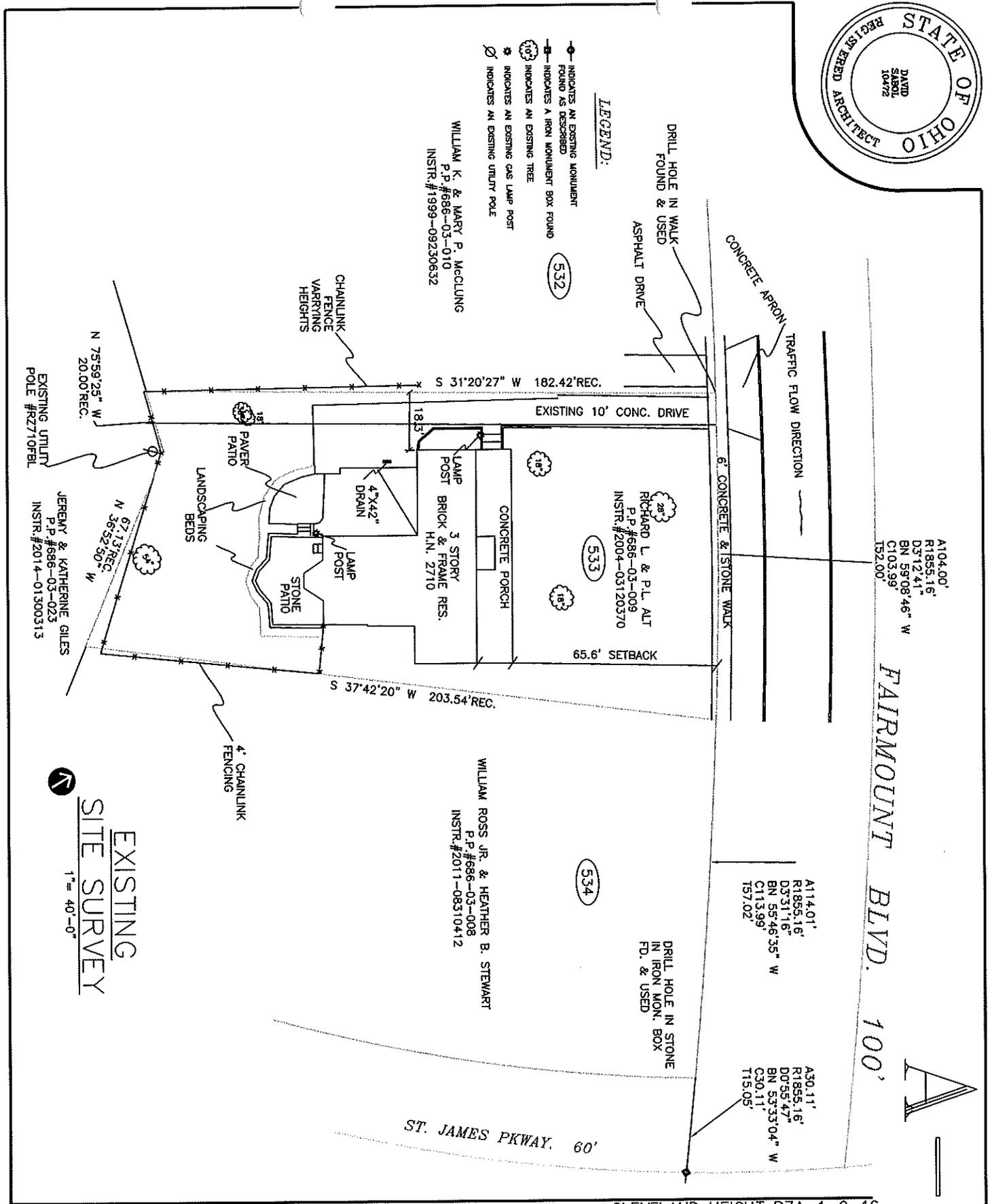
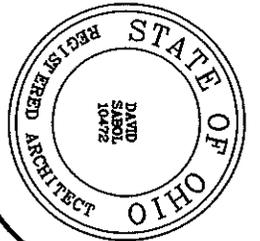
A-2



PROPOSED NEW
SITE PLAN

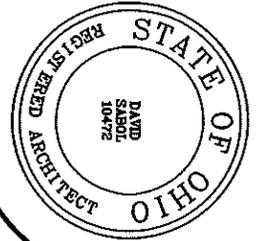
1" = 40'-0" RECEIVED JAN 12 2016

ADDITIONS AND ALTERATIONS FOR: CLEVELAND HEIGHT BZA-1-11-16
THE ALT FAMILY
 2710 FAIRMOUNT BOULEVARD * CLEVELAND HEIGHTS * OHIO * 44118
DAVID SABOL * ARCHITECT * LLC
 10065 Echo Hill Drive * Brecksville * Ohio * 44141 * (440) 821-7303 * sabol.arch@gmail.com



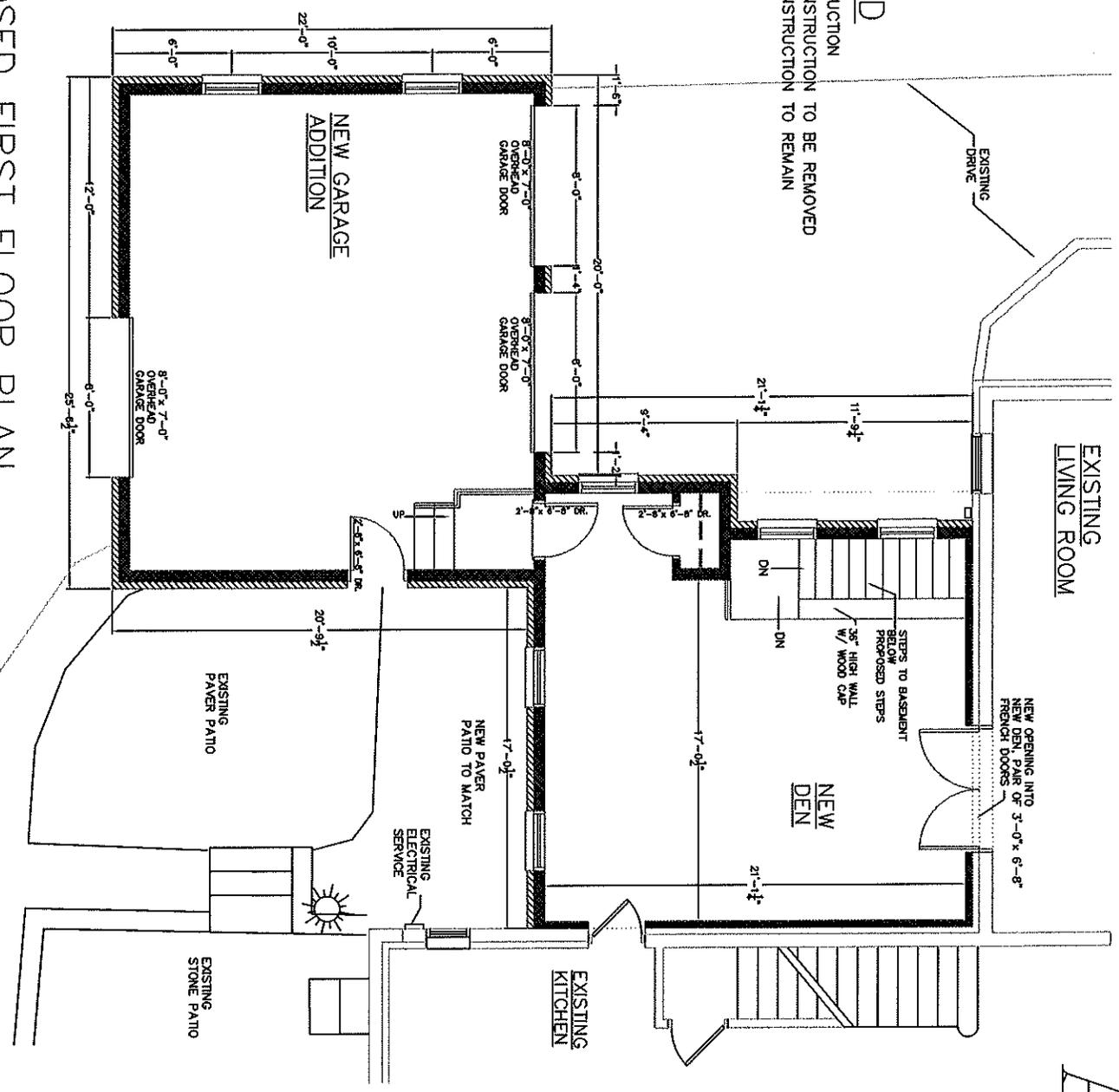
EXISTING SITE SURVEY
 1" = 40'-0"

ADDITIONS AND ALTERATIONS FOR: CLEVELAND HEIGHT BZA-1-9-16
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LEGEND
 [Hatched pattern] NEW CONSTRUCTION
 [Dotted pattern] EXISTING CONSTRUCTION TO BE REMOVED
 [Solid line] EXISTING CONSTRUCTION TO REMAIN

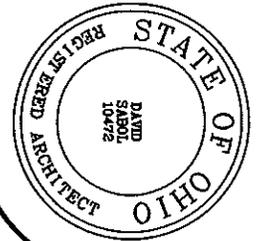
PROPOSED FIRST FLOOR PLAN
 1/8" = 1'-0"



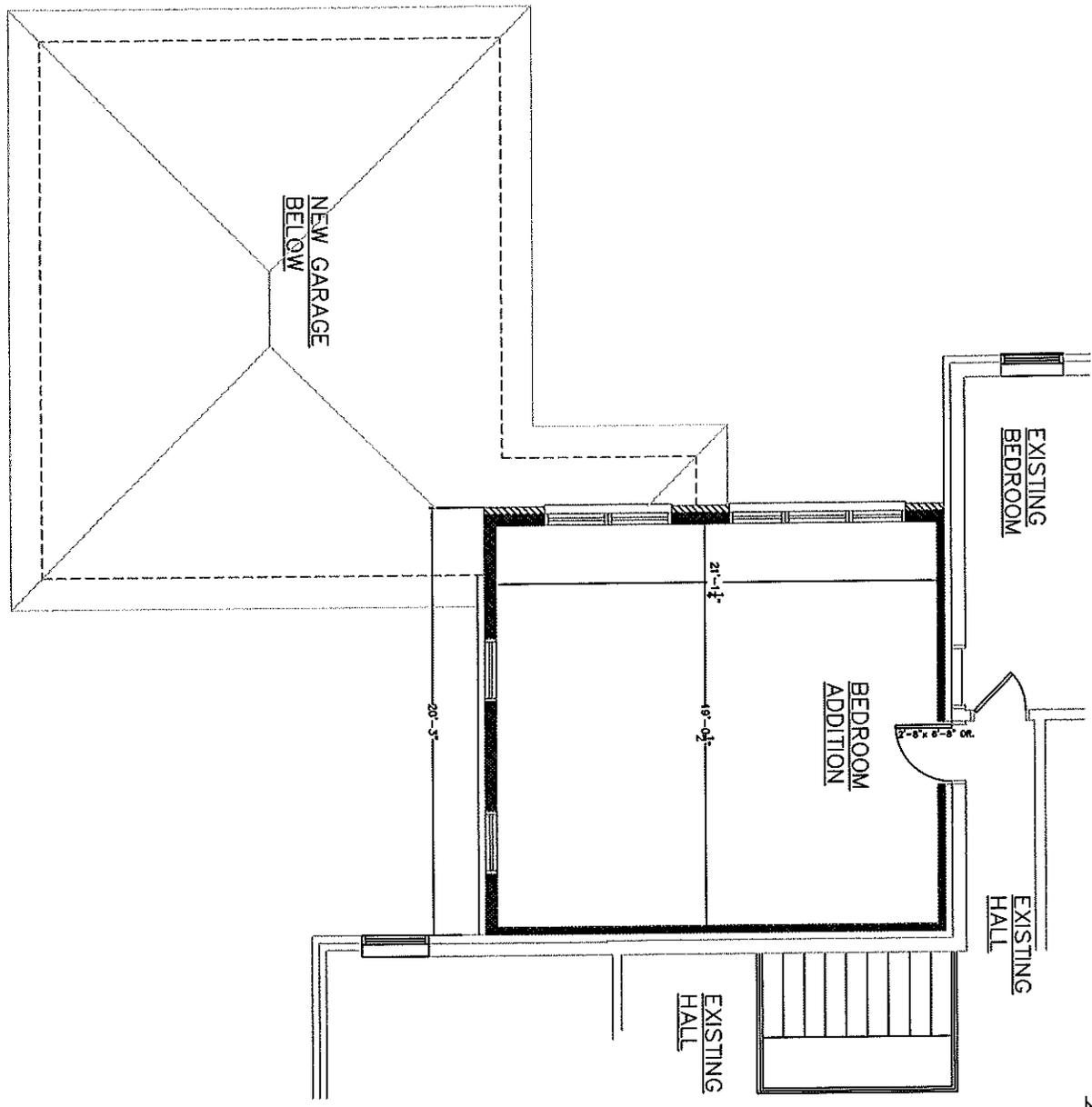
CLEVELAND HEIGHT BZA-1-11-16

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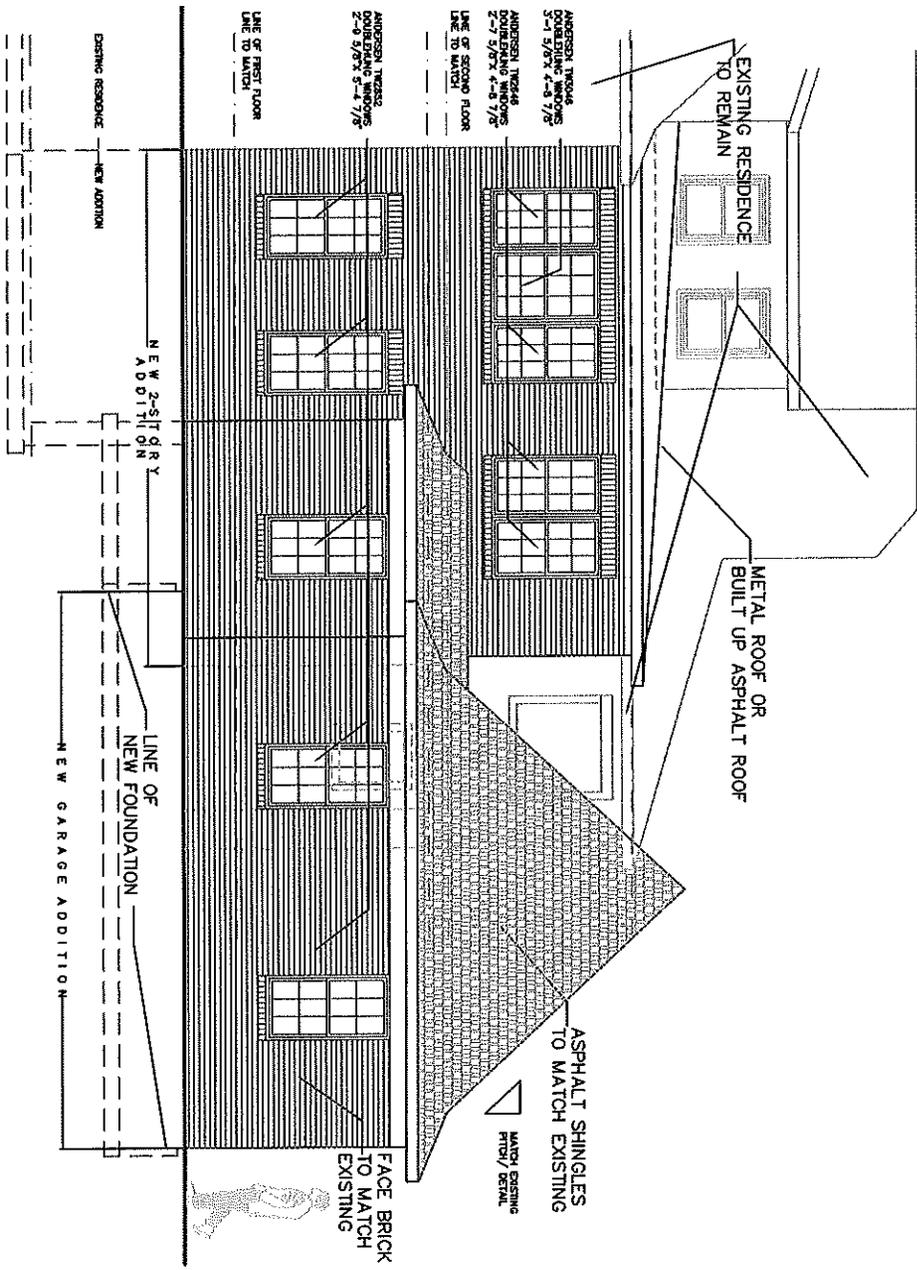
PROPOSED SECOND FLOOR PLAN
1/8" = 1'-0"



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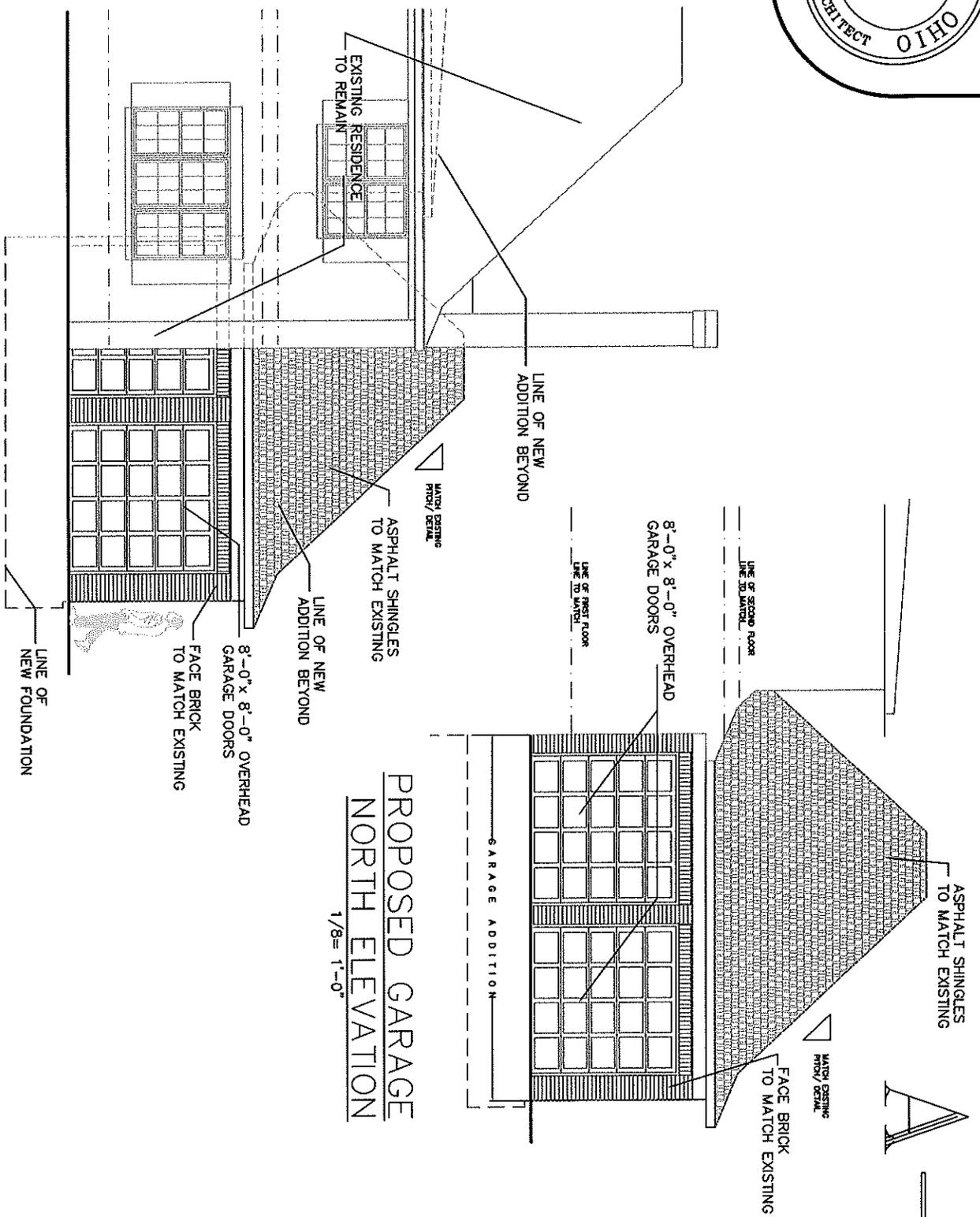
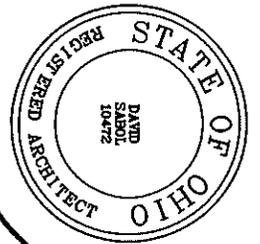


PROPOSED SIDE (WEST) ELEVATION
 1/8" = 1'-0"

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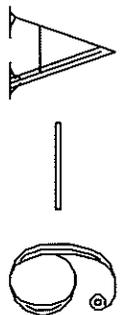
PROPOSED FRONT (FAIRMOUNT BLVD.)
NORTH ELEVATION

1/8" = 1'-0"

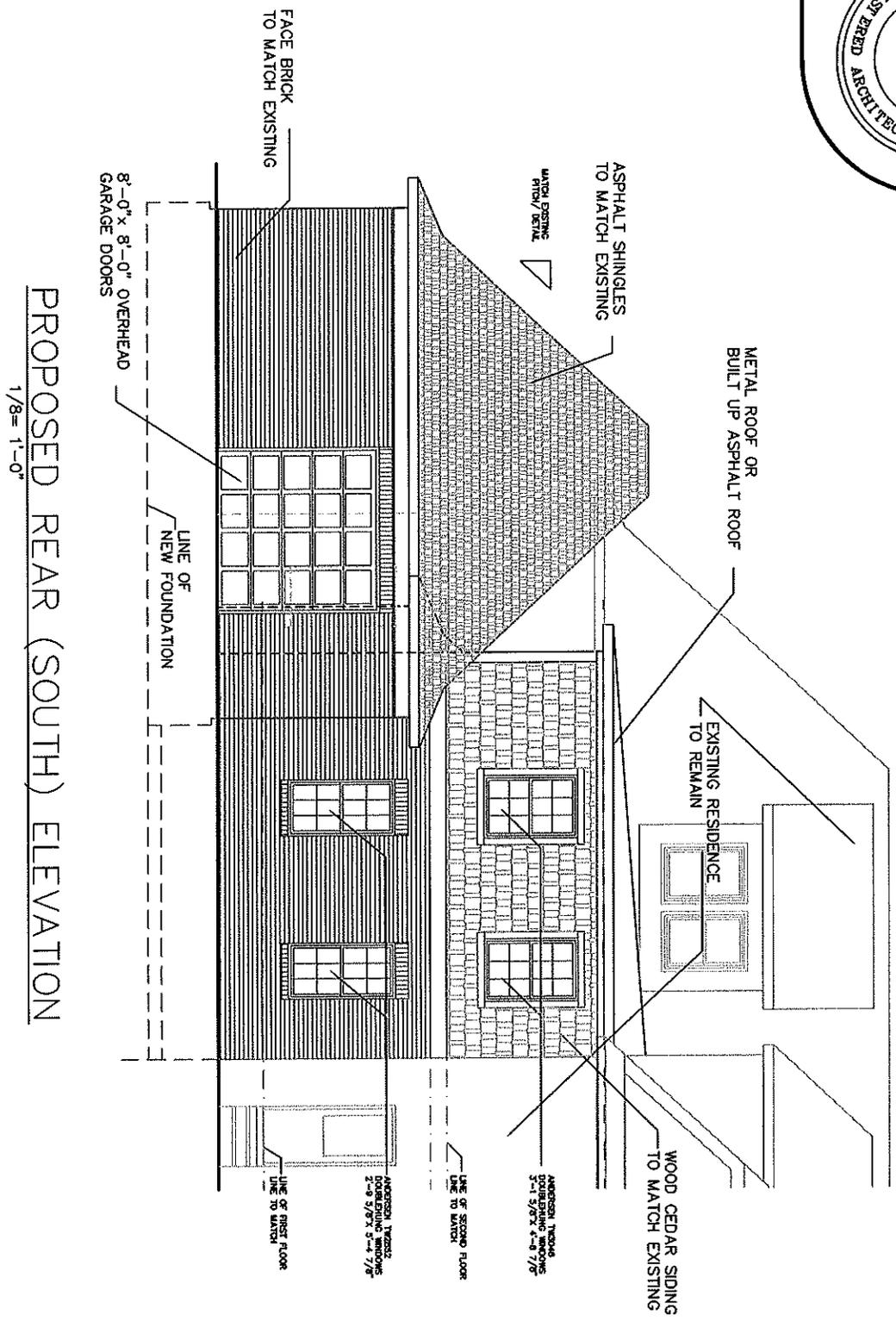
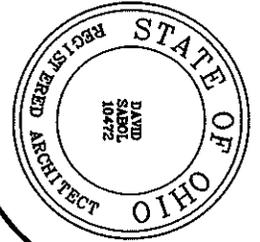
PROPOSED GARAGE
NORTH ELEVATION

1/8" = 1'-0"

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PROPOSED REAR (SOUTH) ELEVATION

1/8" = 1'-0"

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