

Statement of Practical Difficulty

We are requesting a variance of 1173.01 (d) for parcels 684-36-005 (1450 Rydalmount Road) and 684-36-027 (vacant, 1474 Rydalmount Road). Both lots are currently zoned as Multi-Family 1.

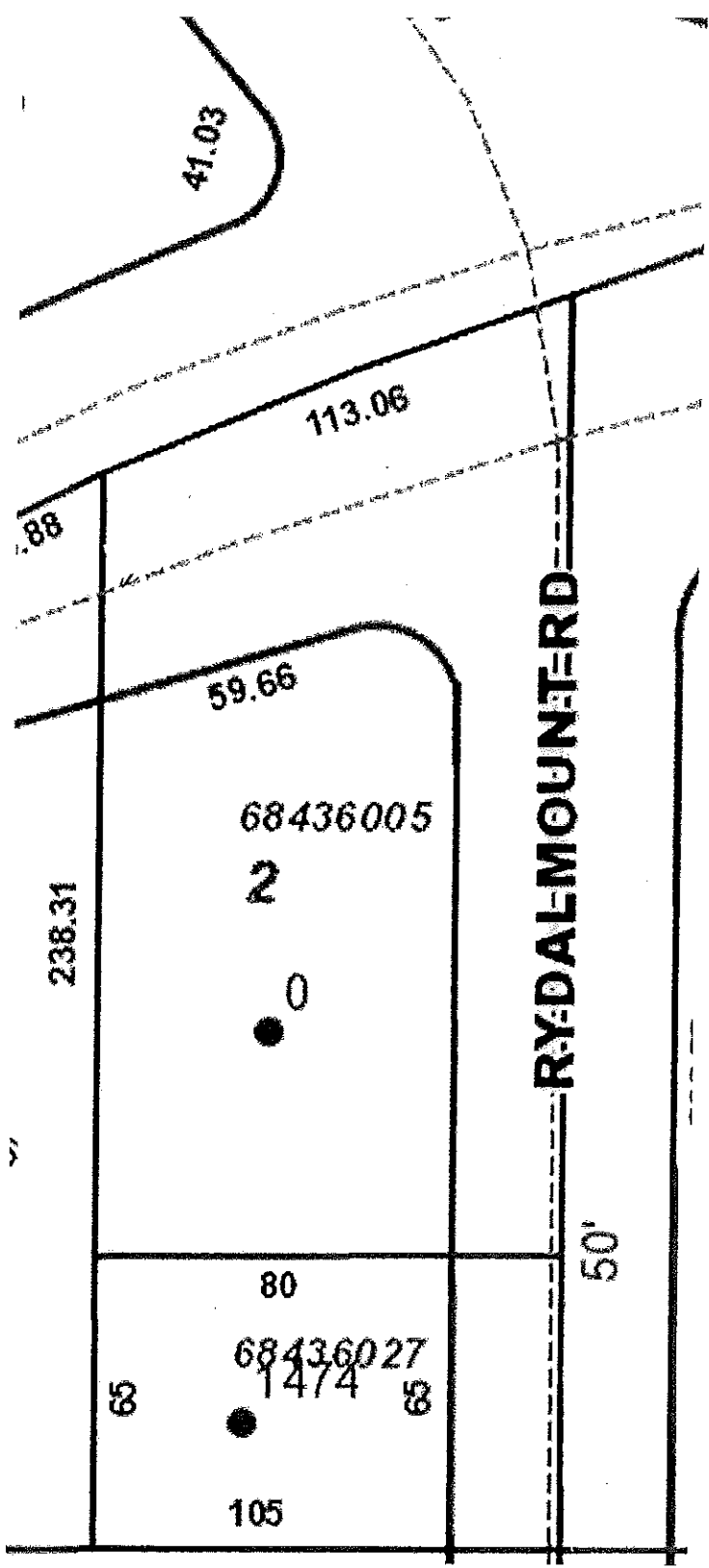
We purchased our home, a single-family home, located at 1450 Rydalmount Road in May of 2013. The home was built in 1920 and is positioned on the lot in such a way that there is no backyard (see attached aerial picture). When we purchased the home, it had been on the market for nearly two years. The lack of a yard was a big drawback, but we saw an opportunity to someday purchase the adjacent vacant lot to rectify that.

We acquired the vacant lot located at 1474 Rydalmount Road in October of 2015. We immediately inquired with the City of Cleveland Heights about what would be needed to join the properties. We were eager to move forward with the development of our backyard. We learned that we needed to request to join the properties through a resubdivision if we ever wanted to build a shed or have any type of play structure on the property. We moved forward with submitting the request and subsequently learned of the issue with the zoning of these two parcels.

There has never been multi-family home on either parcel, so it never occurred to us that the zoning would be an issue. The property that once stood at 1474 Rydalmount was also a single-family home. That parcel is considered to be nonconforming size at 5,200 sq. ft. With that small of a lot, it's hard to imagine how a single-family dwelling on it, let alone a multi-family dwelling.

With the joining of these two properties, our home at 1450 Rydalmount will gain a much needed backyard for our children to play in and for us to be able to have more storage. The existing two-car garage, does not have sufficient storage space for our bikes, strollers, wagon, and other outside play items. Most of these items are currently being housed in our three-season porch, which we'd like to have to use as living space.

We are excited to move forward with the development of our new space and appreciate your consideration.



41.03

113.06

88

59.66

68436005

2

0

238.31

RYDALMOUNT RD

50'

80

68436027

1474

8

8

105

10,800 sq

5,200 sq.

Request to join parcels 684-36-005 (1450 Rydalmount) and 684-36-027 (vacant, 1474 Rydalmount)

