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Detailed Statement of Practical Difficulty, Request for Variance, City of Cleveland Heights, Ohio,
Regarding property at 2964 Corydon Road, Cleveland Heights, Ohio 44118

13 January 2015

The Owner of the above-referenced property is requesting a variance of 7" from the 5'-0" side setback on the west side of the property. This area is needed to build a proposed addition. The design consists of two parts: 1) enclosing the existing Porch to create a Family Room and 2) extending new construction south of the family room to include a first floor Powder Room and Game Room with a Covered Deck beyond.

The existing Screened-in Porch is 4'-5" from the property line. The objective is to keep the existing footprint. The existing foundation and slab are in excellent condition, and their continued use is the most sustainable way to approach the project. The front elevation dimensions will remain the same. Any requirement to decrease the width of the existing porch slab and foundation would create a hefty additional expense.

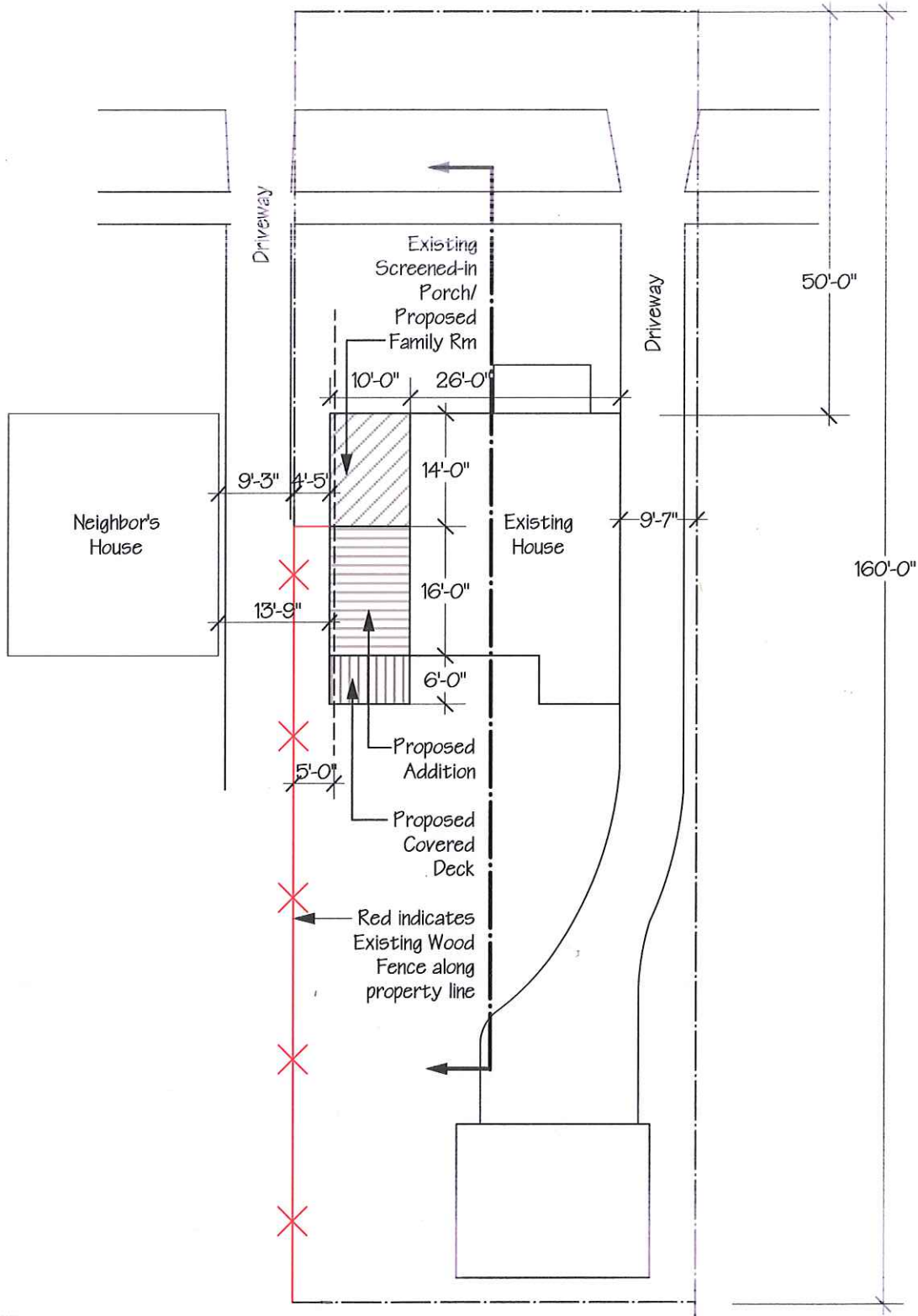
Given the narrowness of the site and the demands of the design, the Owner requests that the Game Room and Deck beyond align on the west elevation with the new Family Room. The space allows for the incorporation of a powder room below and adjacent to the upstairs bathroom while providing a 3'-0" wide hallway space for users to move between the Family Room and Game Room. The design takes into account principles of Aging-in-Place. The addition, and in particular the first floor Powder Room, will increase the property value of the home and likely will yield a more-than-reasonable return.

The boundary between the Owner's property and the neighbor to the west is defined by a 6'-0" high wooden high fence. The neighbor's driveway sits directly west of the fence. There is 9'-3" between the fence and the neighbor's home. The total distance between the proposed addition and the existing adjacent house will be 13'-8" which is the current distance between the porch and the neighbor's house. Since nothing can be built on the driveway, that dimension will not change in the future.

If granted, the variance will not change the essential character of the neighborhood, nor will the adjacent property suffer. The addition is within the rear setback area, so it will not have an impact on the neighbor behind the residence. This variance will not affect the delivery of governmental services; it honors the spirit of the ordinance and will not impact the zoning of other lands, structures, or buildings in the same district.

We appreciate your consideration of this request.
Thank you.

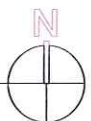
CORYDON ROAD

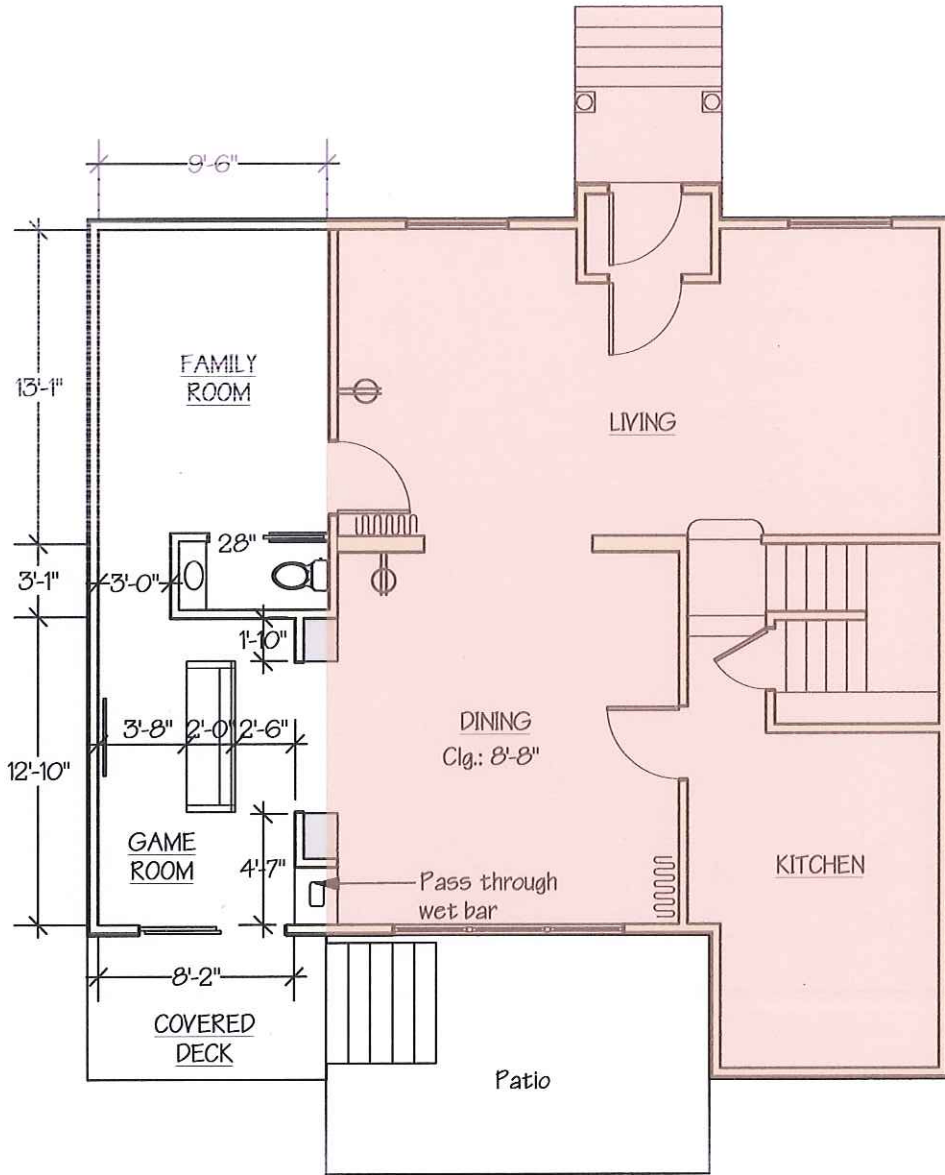


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SITE PLAN - 2964 Corydon Road, Cleveland Heights, Ohio 44118
Scale: 1" = 20 ft





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PROPOSED FLOOR PLAN

Scale: 1/8" = 1'-0"

