

STATEMENT OF PRACTICAL DIFFICULTY

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 condition

- 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.

*I am building a 3 car garage to replace 2 1/2 car garage
I have 3 cars (one is a 68' Cadillac) I would like to keep
all 3 cars in my garage*

- C. Explain whether the variance is insubstantial:

The green space is within the 40% requirement

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

The extra 5y footage is the minimum needed

- D. 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 garage is on the back of property so the neighborhood would not change, And the neighborhood not so be detrimented

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

It sit on the back of the property and would not affect any service

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

I purchase the house 30 years ago and only knew it was residential property

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

No, there are no special condition

- H. 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).

There is no other way to get extra space

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

The variance would increase the property and neighborhood value and it would not be unsightly

- J. 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.

There are at least 2 out other 3 car garages on my street.

If you have questions, please contact the Planning Department at 216-291-4878 or planning@clvhts.com.

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