

4/27/22

To whom It Concerns:

I'm Submitting Variance request to expand my current driveway to occupy 2 cars. Our current one driveway, one car garage does not accommodate our current living conditions, having three drivers with three cars. There's no parking on the street. There's only one lane zoned for traffic on the west side moving South on North Taylor Rd.

The one car driveway is not functional or practical. The constant shifting, moving of cars, day & nite would be a inconvenience and not practical, causing total frustration.

The driveway expansion would not infringe on neighbors property, will not disrupt the essential character of the neighborhood.

The expansion could significantly increase the property value due to the current street, traffic zoning.

There are several properties on North Taylor Rd, Green Hts. area with driveway expansions that occupy more than one vehicle.

Thank you for your consideration!

Rozita Davis
Home Owner

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):

Our current one car driveway is not functional or practical for our current lifestyle and/or work schedule. The current shifting of cars daytime is an inconvenience & frustrating.

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.

The approval of the driveway expansion can add value to my home, making my home more desirable for potential buyers, should I decide to sell.

C. Explain whether the variance is insubstantial:

The area to occupy the driveway expansion is shared property. However, the site plan does not encroach or infringe on my neighbors property involved. The expansion will not prohibit city, emergency access to my home.

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

The site plan submitted represents the minimum parameter for the driveway expansion to occupy 2 cars.

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 driveway expansion request will not disrupt the essential character of the neighborhood or property. The expansion could significantly increase the property value due to the current street zoning. There's only 1 driving lane moving South on Darby Way rd.

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

The driveway expansion will not adversely impact government services.

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

No, when the home was purchased, 1994, there was no need for driveway expansion. I wasn't aware of any zoning restrictions.

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

Growth of family and now all family members now having the ability to drive & owning cars.

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).

No other options available.

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 approval would be practical and provide functionality for current occupants and visiting guests. The driveway expansion will add value to the property.

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 several properties on North Taylor Rd, Cleveland Heights area with driveway expansions that occupy more than one vehicle.

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.