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David and Martha Schubert Residence – Proposed Carriage House Addition Request
 2245 Harcourt Dr.
 Cleveland Hts., OH 44106

STATEMENT OF HARDSHIP

The following responds to the BZA document of 7 criteria for considering a variance.

The Harcourt property was originally built in 1925 with a carriage house to be used by servants to help with the property needs. This lifestyle was once more common, but for the most part no longer exists. In the proceeding years, the carriage house had been rented, but currently is unoccupied and in need of upgrading to keep it viable. In 1998 the senior Schubert's purchased this house and 17 years later sold it to David and Martha so they could downsize and keep the property in the family. In the years since, their parents have aged, and their health and mobility has declined significantly. For many reasons David and Martha have found that the best solution to their parents evolving needs is to move them back to the property. They would like to expand the 1st floor of their carriage house with a Bedroom Suite so their parents can age in place.

Prior to this idea, the carriage house had been rented out, but it is currently unoccupied. Due to the extreme economic costs of caring for the elderly, and the known improvement in quality of life for aging in place, we believe this is an appropriate use for a carriage house. The existing carriage house is 2 floors with a limited 1st floor of approximately 546 SF with a stair, living/dining room and very small kitchen. There is no room for a 1st floor bathroom and bedroom and adding an approximate 336 SF 1st floor Bedroom suite Addition is needed to make the space viable for elderly care. The existing 2nd floor has a Bedroom and is proposed to have a larger, more accessible bathroom and open Den area. An elevator is proposed to connect the 2 floors and maximize the use for an elderly couple.

Since the time the house was built, the zoning has been changed to not allow new carriage houses and thus this property became a non-conforming use. The hardship is the result of aspects of aging and infirmity and the reasonable need to have them age in a family property as well as the neighborhood they know so well. There is no reasonable ability to add a 1st floor suite to the existing main house. Maintaining and improving this property is also consistent with the City's zoning values.

This 1st floor Addition will only be 1 story and tucked in the rear of the property where it would have minimal impact to the neighbors. The addition is within the current zoning standards of land use and coverage.

The expansion of use will not have an adverse effect on the public health welfare and safety as it's confined to the middle of the rear yard.

As noted previously the use of the carriage house for aging in place is consistent with residential zoning and an appropriate transition to more contemporary lifestyle. The proposed update will emphasize the value of inclusivity of families living with and caring for each other.

The hope is to make the minimal changes to the exterior of the carriage house, so their parents can live there safely and be cared for by families members in the main house. Because of mobility issues, this will only work if they are able to offer 1st floor Bedroom/bathroom accommodations. This addition including an integral elevator will be the only changes to require a variance. Other interior changes will be done to meet current building code requirements as well as to create a more comfortable and accessible living space.