

2243 Bellfield Rd Cleveland Hts

garage is historically significant and original to the house. It's only a single car garage and is built into the hillside at the rear of the yard. To properly remodel the home (which sat vacant for over 10 years)we are requesting a rear yard zoning variance for a newly proposed 2-2.5 car garage which would be attached to the rear of the house. This would serve the new homeowner well as most people are looking for not only a 2+ sized garage but one that is attached to the house. The new location would still allow for a 3-5' feet of setback off the rear yard boundary line. The nature of the topography in the yard does not allow for any other building site for the new garage (very steep hill leading up to the home and hill side leading down to the winding driveway that works its way up to the single car garage and behind the house. The elevation at the rear of the house is much lower than the neighbor located directly behind the Bellfield house (that neighbor's garage is also right at the property line and would obscure any view of the new structure). Please refer to the pictures i've provided

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):

The lot is incredibly steep- the topography leading up to the house but also leading down to the driveway which winds its way up the left side of the property to the single car garage and rear of the house.

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.

This is house is rather large and needs a full 2 car garage. Its historically significant as it was built in 1900 and by keeping the garage at the rear this would help retain the look and feel of the original aesthetic of the home.

C. Explain whether the variance is insubstantial:

As discussed in the summary--- This 2 car garage is needed and the impact on surrounding neighbors is minimal.

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

We would keep the garage off the property line by the minimum required by building code which is 3' (if not more).

The front elevation would not be impacted whatsoever due to the location of the structure behind the house.

E.

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

The storm water would be tied into the existing storm or an appropriately sized drywell.

F.

Did the applicant purchase the property without knowledge of the zoning restriction? I dont recall. I purchased the property with the intent of bringing it back to life—in most cases, the full reconstruction and designed plans are worked out for months after the purchase.

G.

Explain whether the special conditions or circumstances (listed in response to question A above) were a result of actions of the owner.
This house was abandoned and in dire shape. The prior owner had forfeited his right to ownership and had done nothing to maintain the house.

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 are no other practical building sites on the property due to the steep topography of the land.

I.

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

This home was built at the top of the hill for a reason. the steep hill posed to great a challenge to build on. Its a stately and unique home and with the new garage at the back of the home...it will serve a new buyer and blend in with the existing structure and neighboring houses and garages.

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.
It will not encroach on other peoples views and or cause any other negative impact on the neighboring properties.

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.