

1006 Quarry Drive Cleveland Heights

Adding on to the footprint of the existing driveway is essential for modern living. Currently families are living multigenerational and young adults are postponing moving out of their family home.

The driveway addition is essential to our family living at 1006 Quarry Drive without the burden of parking fines. We moved in June and I now know and understand the need for the parking ordinance that exist on our street. We may be new to the neighborhood but we chose this location to be closer to extended family.

We are a family of four with four vehicles. The current driveway is narrow and on an incline. The driveway will fit two cars. We are currently parking two vehicles on the street, in front of the house. We have applied for parking exceptions while we have tried to navigate the permit process. Cold weather is fast approaching putting more stress on the need to complete this project quickly. A driveway extension would allow our family to go about a daily life without the stress and burden of parking fines.

I do not believe the driveway variance will have a negative impact on the property or the neighborhood. We will keep the existing rock wall and plants that currently occupy the space next to the sidewalk, which will help partly shield the driveway addition. The request to expand the driveway is in line with the aesthetic of the neighborhood as most homes on our street have driveways that accommodate more than two cars and many driveways are two cars wide.

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 current driveway is narrow and on an incline. It is currently long enough to fit two cars. There is single car garage attached to the home. The street has a no parking ordinance from 3am- 6am.

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 home is large and needs more parking to accommodate all the occupants. Parking on the street overnight is not permitted leading to an abundance of fines. Additional parking restrictions due to snow during the winter months will create more stress.

C. Explain whether the variance is insubstantial:

I believe the impact on the surrounding neighbors would be minimal. We are asking for a similar driveway footprint as other neighbors with adjustments to accommodate the rock retaining wall near the front sidewalk.

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

Widening the driveway is our only option to get our vehicles off the street and allow my family to sleep at home.

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.

We are asking to widen our driveway by 12 feet in front of the existing concrete steps from our front porch. We want to taper extension as it nears the street to accommodate the existing rock retaining wall. By keeping the retaining wall intact the view from the street would be minimally impacted.

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

I do not believe the driveway variance would impact government services in any way.

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

We purchased the home this past June. It was quite a process. The parking ordinance was not on my radar as homes were selling in less than a week.

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

The housing market was extreme during the summer of 2022. There were many potential buyers for each home on the market. Often, offers needed to be made within a single day of viewing a potential property to be to be considered by the owner. Most homes for sale were under contract within a week of going up for sale.

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).

I do not see another option to get our vehicles off the street and avoid parking fines.

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

Widening the driveway would allow us to follow the law and relieve the burden of fines.

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.

Allowing us to widen the driveway does not provide us with a special privilege denied to our neighbors. Most of our neighbor's driveways accommodate more than 2 vehicles and some are 2 cars wide.

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.