



BZA Summary Document

Printed Date: March 26, 2024

Permit Number:	SV24-000004	Permit Type:	Board of Zoning Appeals Standard Variance
Property Address:	2527 DERBYSHIRE RD CLEVELAND HEIGHTS, OH 44106		
Application Date:	03/19/2024		
Applicant Name	Christian Crock	Applicant Email	[REDACTED]@woodlanddeck.com
Applicant Address	5260 Wooster rd Norton oh 44203	Applicant Company Name	Woodland Deck Company
Applicant Company Address	5260 Wooster rd Norton oh 44203	Applicant Home Phone	
Applicant Cell Phone		Applicant Work Phone	
Applicant Relationship to Property	Representative		
Property Owner Name	Steve Reinhardt		
Property Owner Address	2527 Derbyshire Rd		
Property Owner City/State /Zip	Cleveland Heights, OH 44106		
Property Owner Phone	[REDACTED]		
Property Owner Email	[REDACTED]		
Property Type	Single Family Residential		
Brief Summary of Variance Request	Homeowner wish to build a deck for their home and due to the close proximity of the side property line, a variance is required to build a deck that is suitable for regular use.		
Number of Variances Requested	1		
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,	Very close proximity of side property line makes it limited in what can be constructed.		

shallowness or steepness of the lot, or adjacency to nonconforming and inharmonious uses, structures or conditions.)

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.

There are two sliding glass doors that have no current use. Deck proposed would create an extension of the home and make this space more comfortable and useful to the homeowner. The proposed deck only comes 10ft out from the home, so the project is not of unreasonable size.

C. Explain whether the variance is insubstantial.

We believe the variance is insubstantial given the circumstances the drive the need for the variance request.

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

The variance is the minimum necessary due to the minimum deck size requirements to fit dining table options, grilling area, seating, etc.

E. 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 character of the neighborhood would not be altered and the adjoining properties would not suffer a detriment. The direct adjoining property on the other side of where the deck is going does not have any structures that encroach the property line, so there is space between the proposed deck and the neighbors home or their deck.

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

no, it would not.

G. Did the applicant purchase the property without knowledge of the zoning restriction.

Yes.

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

No.

I. 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.)

It cannot. If we bring the deck in 4 feet to be in compliance with the 5ft setback, there is not enough space for dining and seating options for the homeowner to enjoy this space.

J. Explain whether the spirit and intent behind the zoning requirement would be

It would, as the deck would increase property value and the homeowner would gain further

observed and/or substantial
justice done by granting the
variance.

enjoyment of this space.

K. 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 would not, as due to the nature of many of the homes in Cleveland Heights, often times
there is limited space for home addition projects such as this.

Once you submit your
application you will be taken
to the payment page. Enter
your payment information
and submit. I understand
review won't start until
payment is made.

Yes