



BZA Summary Document

Printed Date: June 20, 2024

Permit Number:	SV24-000011	Permit Type:	Board of Zoning Appeals Standard Variance
Property Address:	2677 BERKSHIRE RD CLEVELAND HEIGHTS, OH 44106		
Application Date:	06/19/2024		
Applicant Name	Matt Ross	Applicant Email	mross@mrossarch.com
Applicant Address	15897 Sylvan Drive Chagrin Falls OH 44022	Applicant Company Name	Matt Ross Architects, Inc.
Applicant Company Address	41 North Main Street Suite 201 Chagrin Falls OH 44022	Applicant Home Phone	
Applicant Cell Phone		Applicant Work Phone	
Applicant Relationship to Property	Representative		
Property Owner Name	Tom Morford		
Property Owner Address	2677 Berkshire Road		
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	Applicant wishes to add a 1/2 Story vertical Addition to an existing 844 square foot garage. The addition will be 778 square feet to bring the total to 1,622 square feet. The new height of the garage will be 25'-8". The new space will contain a bedroom, bathroom and office space. The intent of the owner is to provide a place to stay for In-Laws to visit and have privacy.		
Number of Variances Requested	2		
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	There does not seem to be any special conditions or circumstances that are peculiar to		

this are: exceptional irregularity, narrowness, 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.

C. Explain whether the variance is insubstantial.

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

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.

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

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

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

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.)

J. Explain whether the spirit

the land or structure as compared to the other houses in the area.

Typical homes of this size do have Guest Houses on the property and if the owner ever decided to sell the home, other homes in the area would be more appealing because they have Guest Houses.

The Variance may increase the Property Value which increases the tax base and the desirability of the area which has an overall positive effect making this a substantial cause.

The minimum necessary to add a habitable space would be to add a half Story addition to the top of the structure and minimizing the overall height of the building versus adding a true one story addition which would significantly add more height to the building.

The Addition is tastefully designed and proportional to the other houses/garages in the area and we feel would be in character to the other homes in the area as well as improve the overall appeal of the house and neighborhood.

The Variance requested will not affect the delivery of governmental services.

Yes

There are no real special conditions or circumstances to the property or the house.

Since the lot is limited in size, there are no other areas to build a Guest House or Accessory structure (nor is it permitted by the Zoning Code regulations) which makes the proposed solution the most feasible and practical.

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

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.

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.

The spirit of the Zoning requirement would still be observed due to the minimal amount of Roof height.

Allowing a Homeowner to reasonably expand the size of a garage to accommodate a habitable space to an existing footprint and minimal roof height seems a reasonable request and not a special privilege.

Yes

SUPPLEMENTAL INFORMATION FOR 2677 BERKSHIRE ROAD VARIANCE

1. In lieu of building a separate Accessory Structure on the property, the owner felt it would be considerably more expensive to build from the ground up and they also felt it would take up a considerable amount of useable space in their backyard.
2. An arial view of the surrounding area was added to Sheet C-1 to show possible larger Accessory Structures in the Area.