



## **BZA Summary Document**

Printed Date: December 04, 2024

<b>Permit Number:</b>	SV24-000022	<b>Permit Type:</b>	Board of Zoning Appeals Standard Variance
<b>Property Address:</b>	2230 GRANDVIEW AVE CLEVELAND HEIGHTS, OH 44106		
<b>Application Date:</b>	12/04/2024		
Applicant Name	Nicholas Weiss	Applicant Email	nicholas@npweiss.com
Applicant Address		Applicant Company Name	N.P. Weiss Law
Applicant Company Address		Applicant Home Phone	
Applicant Cell Phone		Applicant Work Phone	
Applicant Relationship to Property	Representative		
Property Owner Name	Cleveland Premium Rentals 5, LLC		
Property Owner Address			
Property Owner City/State /Zip			
Property Owner Phone			
Property Owner Email	nicholas@npweiss.com		
Property Type	Single Family Residential		
Brief Summary of Variance Request	In addition to a variance to 1103.03(b)(38) to allow more than three unrelated persons (previously submitted), applicant seeks a variance to Code Sections 1153.05(k)(1) to reduce the land area from 1500 sf per person to approx. 907, and to 1161.03(a)(6) to reduce the required number of on-site parking spaces to 3.		
Number of Variances Requested	3		
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	Due to proximity of this home to its neighbor, the two properties essentially share one driveway. There is space to park one car in front of the premises and two in the back, but driveway parking is not possible. The majority of the occupants will be international		

District. (examples of this are: exceptional irregularity, narrowness, shallowness or steepness of the lot, or adjacency to nonconforming and inharmonious uses, structures or conditions.)

graduate students at Case and other programs in University Circle and do not have cars; owner will look into parking passes where necessary.

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.

Property was built to safely house a large family; the home has over 3,000 square feet of living space. It is difficult to rent a property of this size to one single group of people (i.e. a family).

C. Explain whether the variance is insubstantial.

Property was built to house the requested number of occupants. As the occupants will primarily be graduate students, and the property is in a walkable area adjacent to parks and outdoor recreation, there is not a great need for yard/land space. Since many of the occupants do not have cars, there is also not likely to be a need for as many as seven parking spaces. In the event there are more than three occupants with cars, applicant will obtain parking permits off-site or make other arrangements.

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

This property is a 3,000 square foot home built to house the requested number of occupants.

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.

According to the City of Cleveland Heights website, the city describes itself as a "diverse, progressive, vital suburb of Cleveland just up the hill from Community Circle." The requested occupancy change is in line with the plans and goals of the City. In the City's Master Plan, Section Six titled "Goals and Actions," Goal B, Action 2, is to "develop targeted marketing efforts to attract diverse new residents to Cleveland Heights." The key demographics for this section includes young professionals, students and medical staff. These key demographics mentioned in this section of the City Plan would be those who will directly benefit from this requested Zoning Use Variance. A grant of the requested variance would allow more populations to find a place to call home in Cleveland Heights.

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

Property was already built to house the requested number of occupants and therefore any impact on delivery of governmental service will be nominal. Occupants will be expected to adhere to rules regarding taking out trash, not flushing items down toilets or pouring grease into sinks, etc.

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.)

No; given the size of the home and market rent for the whole house, it is difficult to rent to one "family" as defined under 1103.03(b)(39)

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

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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.

Not to applicant's knowledge. There is student housing throughout Cleveland Heights.

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