



BZA Summary Document

Printed Date: December 23, 2024

Permit Number:	SV24-000021	Permit Type:	Board of Zoning Appeals Standard Variance
Property Address:	3743 SHANNON RD CLEVELAND HEIGHTS, OH 44118		
Application Date:	12/01/2024		
Applicant Name	Michael Tohn	Applicant Email	mtohn@sbcglobal.net
Applicant Address	3743 Shannon Road Cleveland Heights US 44118	Applicant Company Name	
Applicant Company Address	Cleveland Heights OH 44118	Applicant Home Phone	(216) 382-7285
Applicant Cell Phone	(216) 287-8584	Applicant Work Phone	
Applicant Relationship to Property	Owner		
Name	Michael Tohn		
Home Address	3743 Shannon Road		
Home Address City/State/Zip	Cleveland Heights, OH 44118		
Phone Number			
Email Address			
Property Type	Single Family Residential		
Brief Summary of Variance Request	1. Driveway greater than the maximum 12 ft wide 2. Driveway setback less than 3ft from the property line 3. Front yard coverage greater than 30% (approximately 37% with the driveway) 4. Side yard coverage greater than 60% (approximately 75% with the driveway)		
Number of Variances Requested	4		
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	We are looking to obtain variances to expand our driveway. In 2021 I had a serious spine /neurological issue that required immediate surgery, post-surgery I was left with considerable physical impairments that make it very difficult to walk when it is slippery, especially in the winter snow and ice, parking close the door would be the safest option. Doing this now makes it very difficult to use the rest of our driveway, and makes snow removal from the rest of our driveway impossible. We must constantly rearrange the cars and often need to shovel the driveway by hand, as plows can't get through. Expanding the		

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

driveway so that I can park at the door will relieve these issues, and allow me to park safely while still having access to the rest of the driveway.

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.

As stated, access to the house for the handicapped occupant would block the driveway for the rest of the inhabitants.

C. Explain whether the variance is insubstantial.

Practically, the amount of cement work will not impact the house in any other way. Additionally, it will not impact anyone else on the block, as we tried our best to ensure that it would look like the other houses.

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

We spent time evaluating other options, and this seems to be the least intrusive.

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, and adjoining properties, will not be impacted at all.

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

The change would not impact the delivery of any government services.

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

When we purchased the property, I was not handicapped in any way.

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

The special conditions are the result of an unexpected medical condition and are in no way a result of any action taken by the owner.

I. Demonstrate whether the applicant's predicament feasibly can be resolved through a method other than a variance (e.g., a zone-

We were not able to resolve the matter in any other way.

conforming but
unworkable example.)

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

The intent of zoning requirements is to keep the neighborhood uniform, we did our best to keep within the guidelines, we are not asking to build anything that will be noticeable or "stick out". The additional cement work is solely to alleviate safety concerns and will not impact others, or the "flavor" of the neighborhood. It should not be very noticeable.

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.

This will not give any special privileges to the owners.

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