



BZA Summary Document

Printed Date: December 23, 2024

Permit Number:	SV24-000023	Permit Type:	Board of Zoning Appeals Standard Variance
Property Address:	3543 SHANNON RD CLEVELAND HEIGHTS, OH 44118		
Application Date:	12/19/2024		
Applicant Name	Jacob Berger	Applicant Email	bubkiz@gmail.com
Applicant Address	3543 Shannon Road Cleveland Heights OH 44118	Applicant Company Name	
Applicant Company Address		Applicant Home Phone	
Applicant Cell Phone		Applicant Work Phone	
Applicant Relationship to Property	Owner		
Name	Jacob Berger		
Home Address	3543 Shannon Road		
Home Address City/State/Zip	Cleveland Heights, Ohio 44118		
Phone Number			
Email Address			
Property Type	Two-Family Residential		
Brief Summary of Variance Request	Addition to the home includes removing a deteriorating garage and attaching it to the house, allowing increased greenspace.		
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 irregularity, narrowness,	The lot's current configuration includes a detached garage and a minimal grass area, limiting functional yard space. The proposed addition would attach the garage to the house, significantly increasing usable green space. This condition is peculiar because the detached garage placement and small grass patch are uncommon compared to typical lots in the Zoning District, where larger contiguous yards are standard.		

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-

The property's usability is limited without the variance due to the detached garage and small grass area. The current layout restricts outdoor space for recreation, landscaping, and general enjoyment, reducing the property's functional and aesthetic value. Granting the variance would allow a more efficient design, increasing the yard size and enhancing overall livability, which is essential for maintaining reasonable property value and use.

The variance is insubstantial as currently, there is an existing garage and concrete driveway covering a substantial area of the property. The change does not negatively impact neighboring properties, maintain aesthetics, and enhances functionality, making the variance minimal in scope.

These variances will enable the reasonable use of the land, both by expanding the living space and allowing yard space while improving the aesthetics of the property.

The proposed changes will not alter the essential character of the neighborhood, nor will they negatively impact any adjacent properties. In fact, granting these variances will benefit the neighboring property by relocating the garage farther from their property line.

There would be no adverse effect on the delivery of any government services.

Yes.

The special circumstances were not a result of the actions of the owner.

There is no feasible way this can be resolved without granting a variance.

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.

Granting these variances will uphold the spirit and intent of the zoning requirement.

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 granting of the variance will not confer any special privilege, as it is consistent with the needs of the property and does not provide advantages not available to other properties in the same district.

Yes