



BZA Summary Document

Printed Date: February 24, 2025

Permit Number:	SV25-000008	Permit Type:	Board of Zoning Appeals Standard Variance
Property Address:	3769 SHANNON RD CLEVELAND HEIGHTS, OH 44118		
Application Date:	02/19/2025		
Applicant Name	George Pelesky	Applicant Email	
Applicant Address		Applicant Company Name	The Drees Company
Applicant Company Address		Applicant Home Phone	
Applicant Cell Phone		Applicant Work Phone	
Applicant Relationship to Property	Representative		
Property Owner Name	Sarah Ohel Congregation		
Property Owner Address			
Property Owner City/State /Zip	Cleveland Heights/OH/44118		
Property Owner Phone			
Property Owner Email			
Property Type	Single Family Residential		
Brief Summary of Variance Request	A side yard setback variance of 3.44 in relation to 1121.08 b. B "		
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	The corner lot has a requirement of 15' side yard setback when proposing new construction. There are several existing homes with a side yard of 15' or less in the same zoning district.		

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.

Statement from Owner " I have eight children and a number of handicapped, close relatives, who do not have any living parents, and come to stay with us regularly for long periods of time. In order for the builder to construct a home with the number of bedrooms that I need to accommodate them, along with a first floor bedroom with a full bath, for relatives that cannot go up and down stairs, the contractor needs the minimum variance to accommodate the width of the home"

C. Explain whether the variance is insubstantial.

The variance is insubstantial with respect the overall objective for this home in relation to the zoning district.

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

To meet the needs of the required design to make this home workable for the current owner, and in alignment with the needs of prospective future owners, this is the minimum required variance. The attached floorplan will demonstrate through the use of efficient design metrics that this is the minimum necessary.

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 new home would enhance the character of the neighborhood. There would be no adverse effect on adjoining homes or the zoning district in general.

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

There would be no adverse effect to the government services and utilities. Additionally, we feel that the safety designed into a new home will enhance the overall safety of the community and positively impact public services.

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

The owner did not have knowledge.

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

N/A

I. Demonstrate whether the applicant's predicament feasibly can be resolved through a method other than a

The collaboration between the owner, builder and designer yielded the most efficient layout to meet the needs of the customer in a functional manner. While designs could be made as alluded to in the question, they would be unworkable from a design and build standpoint.

variance (e.g., a zone-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.

We believe this new home will provide enhancement to the community not only for this customer but also for the needs of future prospective owners as this home is representative of the needs in the community.

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.

No special privileges will be provided by the granting of this variance.

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