



## BZA Summary Document

Printed Date: February 26, 2025

<b>Permit Number:</b>	SV25-000010	<b>Permit Type:</b>	Board of Zoning Appeals Standard Variance
<b>Property Address:</b>	12438 cedar #1 CLEVELAND HEIGHTS, OH		
<b>Application Date:</b>	02/21/2025		
Applicant Name	Megan Saucier	Applicant Email	
Applicant Address		Applicant Company Name	Archer Sign
Applicant Company Address		Applicant Home Phone	
Applicant Cell Phone		Applicant Work Phone	
Applicant Relationship to Property	Representative		
Property Owner Name	Sal Russo		
Property Owner Address			
Property Owner City/State /Zip	Cleveland Heights, OH 44106		
Property Owner Phone			
Property Owner Email			
Property Type	Multi-Family Residential, Commercial, etc.		
Brief Summary of Variance Request	Requesting for larger signage for the rear of building		
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 this	We need visibility to our customers in our parking lot, this is the main entrance and parking lot to the store.		

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.

Customers would not be able to clearly see where the entrance is and enter

C. Explain whether the variance is insubstantial.

The need for the variance is not insubstantial. The restriction on the sign allowance is insufficient

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

We feel asking for this variance. This is a newer market for this customer. The elevation is larger enough to hold the signs.

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.

No other tenants would suffer. This would enhance the neighborhood

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

No, this would not affect any governmental service

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.

The retailer is requesting this variance to provide visibility and improve the neighborhood

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

No, there is no other way to resolve, due to the code restriction

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.

There would be substantial justice. This is a new market for this retailer. They want to have visibility and make the community aware of what they offer

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.

No, other applicants are allowed to apply for the same civil process of a variance.

Yes