



BZA Summary Document

Printed Date: May 08, 2025

Permit Number:	SV25-000017	Permit Type:	Board of Zoning Appeals Standard Variance
Property Address:	14154 SUPERIOR RD CLEVELAND HEIGHTS, OH 44118		
Application Date:	04/23/2025		
Applicant Name	AARON STEINFELD	Applicant Email	
Applicant Address		Applicant Company Name	AS PROPERTIES LLC
Applicant Company Address		Applicant Home Phone	
Applicant Cell Phone		Applicant Work Phone	
Applicant Relationship to Property	Owner		
Name	aaron steinfeld		
Home Address			
Home Address City/State/Zip			
Phone Number			
Email Address			
Property Type	Multi-Family Residential, Commercial, etc.		
Brief Summary of Variance Request	removing existing garages to create more parking options		
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	2- 2 car garages that are delipidated and very poorly positioned looking to accommodate much more cars.		

STATEMENT OF PRACTICAL DIFFICULTY

Brief Summary of Variance Request:

- A. to Code Section 1123.12(a)(1) to permit a parking area to be less than 5 feet from the side property line;
- B. to Code Section 1123.12(a)(1) to permit a parking area to be less than 5 feet from the rear property line; and
- C. to Code Section 1166.06(a)(1) to permit no perimeter parking lot landscaping.

Number of Variances Requested: 3

To obtain a variance, an applicant must show by a preponderance of the evidence, to the satisfaction of the Board of Zoning Appeals (BZA), that strictly adhering to the Zoning Code's standards would result in a "practical difficulty" for the applicant. To this end, a written statement of practical difficulty must accompany an application for a standard variance. Please complete this Statement of Practical Difficulty, **by addressing all of the factors listed below that are relevant to your situation**. Additional documents may be submitted as further proof.

In deciding whether to grant a variance, BZA will consider the following factors in determining whether a practical difficulty exists:

- 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, shallowness or steepness of the lot, or adjacency to nonconforming and inharmonious uses, structures or conditions):

The property contains two dilapidated two-car garages that cannot realistically fit four vehicles and are difficult to access. Their poor condition and impractical layout create functional limitations not generally found on other properties in the zoning district. We are looking to create 6 spots that fit cars of today.

- 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.

the condition of the garage now would need to be demolished and would need a variance anyways

- C. Explain whether the variance is insubstantial:

[Type here]

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

No we are trying to maximize the variance to create as much feasibility as possible with parking

D. 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 essential character of the neighborhood will not be negatively impacted—in fact, it will benefit from the proposed changes. After all the work we did on the building, Replacing the broken, unusable garages with a clean, well-maintained parking area and a redesigned, practical parking lot will enhance the property's appearance and functionality. This improvement will contribute positively to the overall look and value of the surrounding area, rather than detract from it.

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

No it will be easier to get in and out

F. Did the applicant purchase the property without knowledge of the zoning restriction?

Not sure

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

No I am imagine it has been like that for a very long time

H. 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 as the the current condition of the garage would need a variance to demolish and it will only accommodate 4 spots we are adding 6 spots

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

[Type here]

J. 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 I don't think so

If you have questions regarding the BZA or this application, please contact Planning & Development staff at 216.291.4878 or via email at bza@clevelandheights.gov.

The factors listed above can be found in Subsection 1115.07(e)(1) of the Cleveland Heights Zoning Code.