

# STATEMENT OF HARDSHIP

To obtain a use variance, an applicant must show, to the satisfaction of the Board of Zoning Appeals (BZA) that strictly adhering to the Zoning Code's limitations on the use of his or her property, would result in an "unnecessary hardship." To this end, a written statement of hardship must accompany an application for a use variance. **Please complete this Statement of Hardship, by addressing all seven (7) of the criteria listed below.** Additional documents may be submitted as further proof.

In deciding whether to grant a use variance, BZA must determine that all seven (7) of the following criteria are met by the proposed use of the property that is the subject of the use variance request:

- A. Please explain why or how the property cannot be put to any economically viable use under any of the permitted uses in the zoning district:

A MULTI-FAMILY LOT REQUIRES 100 FT WIDE LOT AND A MIN. 20,000 SQ. FT. THIS MAKES THIS LOT NOT SUITABLE FOR ANYTHING OTHER THAN SINGLE FAMILY.

- B. The variance requested stems from a condition which is unique to the property at issue and not ordinarily found in the same zone or district This/these condition(s) is/are:

THE PROPERTY IS ONLY 70 FT WIDE AND 14,000 SQ. FT. THERE FOR DOESN'T MEET THE CRITERIA FOR MULTI-FAMILY

- C. The hardship condition is not created by actions of the applicant. The hardship condition is a result of:

ALL LOTS BETWEEN FOREST HILLS BLVD & BIRMINGHAM ARE 70 FEET WIDE.

D. The granting of the variance will not adversely affect the rights of adjacent property owners or residents; because

AS STATED IN ITEM C, ALL LOTS ARE 70 FT WIDE X 200 FT  
AND WOULD BE COMPARABLE TO ADJACENT PROPERTY  
OWNERS

E. The granting of the variance will not adversely affect the public health, safety or general welfare; because

THE ADJACENT LOTS HAVE NO EFFECT TO PUBLIC  
HEALTH, SAFETY OR GENERAL WELFARE AND  
NEITHER WILL THIS PARCEL

F. The variance will be consistent with the general spirit and intent of the Zoning Code; because

BY MAKING IT A SINGLE FAMILY PARCEL IT WILL  
BE CONSISTENT WITH THE ADJACENT PARCEL AND  
WOULD THEREFOR HAVE THE GENERAL SPIRIT AND  
INTENT OF THE ZONING CODE.

G. Please explain how the variance sought is the minimum which will afford relief to the applicant.

THE LOT DOES NOT COMPLY WITH MULTI-FAMILY ZONING  
LAW AND SHOULD BE CHANGED TO SINGLE FAMILY  
FOR THE BEST USE OF THE LAND.

If you have questions, please contact the Planning Department at 216-291-4878 or [planning@clvhts.com](mailto:planning@clvhts.com).

The criteria listed above can be found in Subsection 1115.07(e)(2) of the Cleveland Heights Zoning Code.

**Other approvals**

The granting of a variance does not imply approval of specific plans by the Building Dept., Architectural Board of Review, or other City entities. Questions about building permits and regulations may be addressed to the Building Dept. at 216-291-4900.