

Overview: 2741 Hampshire Rd.

The Predicament:

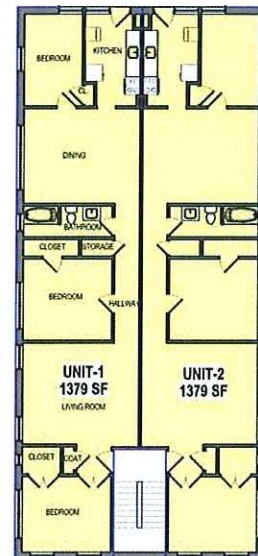
Built in 1925, the apartments in this building were designed for small families or groups of students seeking a shared living arrangement. In 2020, the market in Coventry has shifted away from shared living. Today's students & professionals desire their own private apartment and amenities.

The Goal:

To renovate the current larger three-bedroom, group living spaces into new, modern one-bedroom apartments catered to individual living.

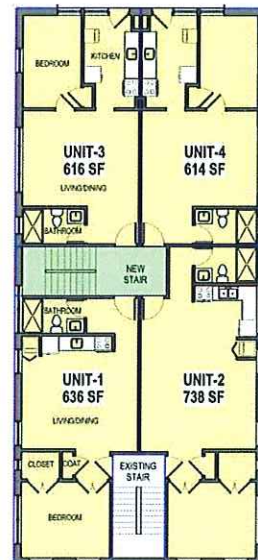
Existing Conditions:

- 7 total units
(6 three-bedroom apartments, 1 one-bedroom apartment)
- 19 total bedrooms
- 14 total parking spaces (6 on-property, 8 city lot)



After Proposed Renovation:

- 14 one-bedroom apartments updated with latest amenities (AC, laundry, new baths, etc)
- 14 total bedrooms
- 14 total parking spaces (6 on-property, 8 city lot)
- Although the number of units will increase, the number of bedrooms will decrease resulting in fewer residents and a lower density.



STATEMENT OF PRACTICAL DIFFICULTY

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):

Built in 1925, this building was designed for small families or groups of students seeking a shared living arrangement. Today, the market in Coventry has shifted away from shared living. Today's students & professionals desire their own private apartment.

- 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.

This building & the Coventry neighborhood cater to the two nearby universities and two nearby hospitals, but is far enough away that it doesn't attract budget-seeking undergraduates. Residents looking for living arrangements here are not interested in sharing a single bathroom with 3 people. Residents want their own space with their own bathroom. Three-bedroom apartments are not renting well, yet demand for one and two-bedroom units has increased substantially.

- C. Explain whether the variance is insubstantial:

New smaller apartments have been constructed in nearby University Circle and are offering an alternative to our neighborhood in Coventry. The market is now demanding modern, up-to-date units, catered to individuals. Providing what the market demands is the only way to compete with these new, nearby alternatives. This is substantial.

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

This is the most practical solution to provide what the market is demanding so we can compete with the new construction in University Circle.

- 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 character of the neighborhood would not be altered by this variance. The exterior of the building will not be altered at all.

The total number of bedrooms will decrease. Fewer residents will result in lower density.

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

No adverse effects will result from this variance if granted. The number of total residents will decrease, reducing the demand on city services.

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

When the property was purchased, the market had not yet shifted to smaller units.

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

No, this is the original design & configuration of the building when it was purchased by the current owner.

- 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).

The market is demanding smaller units that cater to individuals. Providing these smaller units is the only solution to solving this predicament, otherwise we will continue to lose potential tenants to the new construction in University Circle.

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

With the tremendous growth of the universities & hospitals and larger numbers of residents seeking individual apartments, the proposed smaller, updated units would benefit the community.

With the number of bedrooms decreasing, fewer residents will result in lower density. This lower density is keeping with the spirit & intent of the zoning requirement.

- 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.

This variance will grant an apartment size similar to other competing buildings in the area.

If you have questions, please contact the Planning Department at 216-291-4878 or planning@clvhts.com.

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