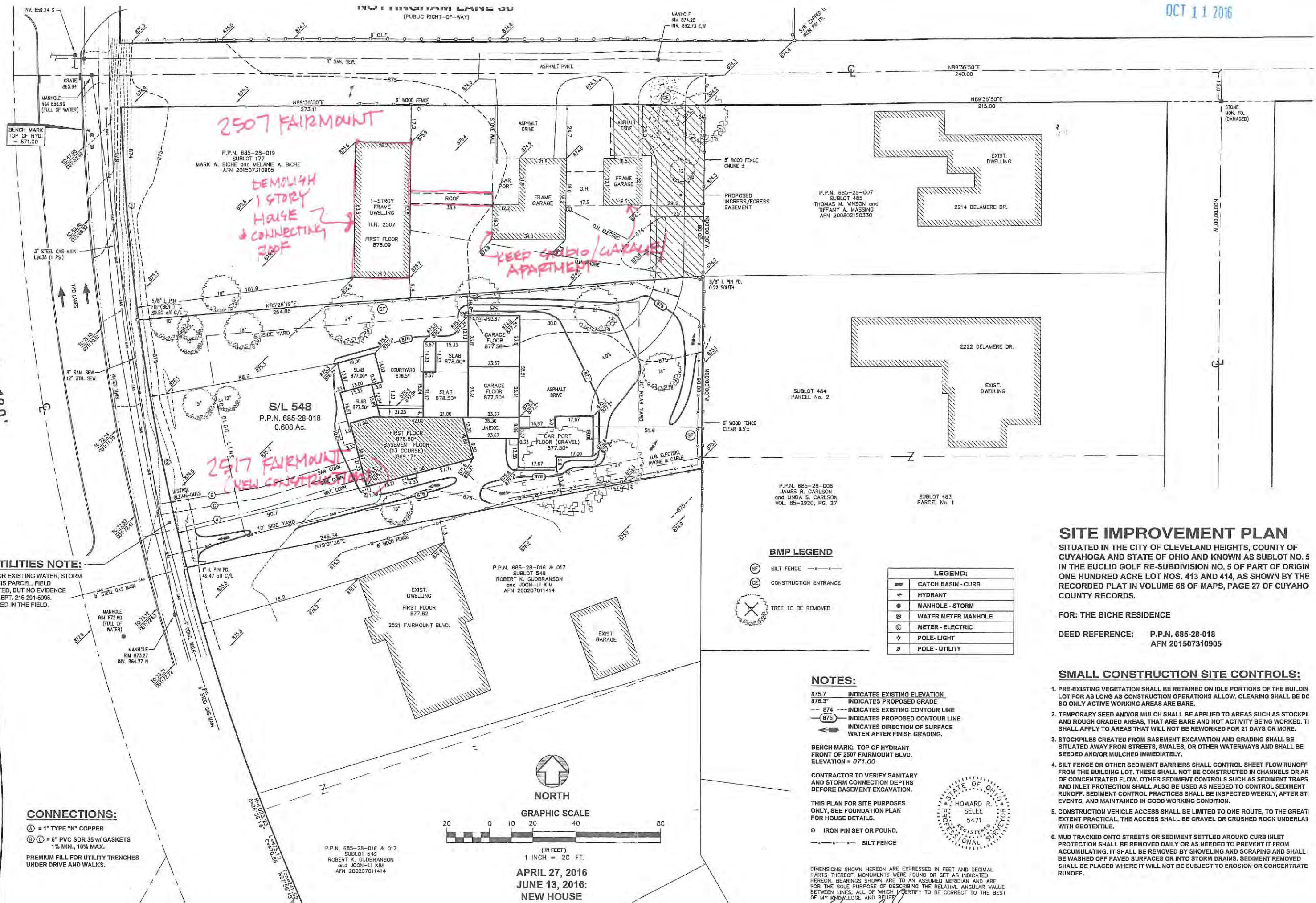


FAIRMOUNT BLD. 100'



UNDERGROUND UTILITIES NOTE:

TABLE RECORDS FOUND FOR EXISTING WATER, STORM WATER CONNECTIONS FOR THIS PARCEL. FIELD INVESTIGATION HAS BEEN CONDUCTED, BUT NO EVIDENCE OF CLEVELAND HTS. WATER DEPT. 216-291-6995. LOCATIONS TO BE DETERMINED IN THE FIELD.



1023.24
05°34'53"
99.68
49.86
93.64
13°55'W
1023.24
06°36'27"
116.00
59.07

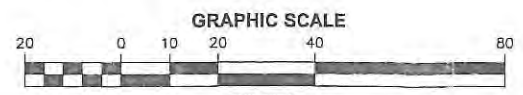
CONNECTIONS:

- (A) = 1" TYPE "K" COPPER
 - (B) (C) = 6" PVC SDR 35 w/ GASKETS 1% MIN., 10% MAX.
- PREMIUM FILL FOR UTILITY TRENCHES UNDER DRIVE AND WALKS.

P.P.N. 685-28-016 & 017
SUBLOT 549
ROBERT K. GUDBRANSON
and JOON-LI KIM
AFN 200207011414



NORTH



(IN FEET)
1 INCH = 20 FT.

APR 27, 2016
JUNE 13, 2016:
NEW HOUSE

BMP LEGEND

- (SF) SILT FENCE
- (CE) CONSTRUCTION ENTRANCE
- (X) TREE TO BE REMOVED

LEGEND:

(CB)	CATCH BASIN - CURB
(H)	HYDRANT
(M)	MANHOLE - STORM
(W)	WATER METER MANHOLE
(E)	METER - ELECTRIC
(L)	POLE - LIGHT
(U)	POLE - UTILITY

NOTES:

- 875.7 INDICATES EXISTING ELEVATION
- 876.3 INDICATES PROPOSED GRADE
- 874 INDICATES EXISTING CONTOUR LINE
- 875 INDICATES PROPOSED CONTOUR LINE
- INDICATES DIRECTION OF SURFACE WATER AFTER FINISH GRADING.

BENCH MARK: TOP OF HYDRANT FRONT OF 2507 FAIRMOUNT BLVD. ELEVATION = 871.00

CONTRACTOR TO VERIFY SANITARY AND STORM CONNECTION DEPTHS BEFORE BASEMENT EXCAVATION.

THIS PLAN FOR SITE PURPOSES ONLY, SEE FOUNDATION PLAN FOR HOUSE DETAILS.

- (I) IRON PIN SET OR FOUND.
- (S) SILT FENCE

DIMENSIONS SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. MONUMENTS WERE FOUND OR SET AS INDICATED HEREON. BEARINGS SHOWN ARE TO AN ASSUMED MERIDIAN AND ARE FOR THE SOLE PURPOSE OF DESCRIBING THE RELATIVE ANGULAR VALUE BETWEEN LINES, ALL OF WHICH I CERTIFY TO BE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



SITE IMPROVEMENT PLAN

SITUATED IN THE CITY OF CLEVELAND HEIGHTS, COUNTY OF CUYAHOGA AND STATE OF OHIO AND KNOWN AS SUBLOT NO. 5 IN THE EUCLID GOLF RE-SUBDIVISION NO. 5 OF PART OF ORIGIN ONE HUNDRED ACRE LOT NOS. 413 AND 414, AS SHOWN BY THE RECORDED PLAT IN VOLUME 66 OF MAPS, PAGE 27 OF CUYAHO COUNTY RECORDS.

FOR: THE BICHE RESIDENCE

DEED REFERENCE: P.P.N. 685-28-018
AFN 201507310905

SMALL CONSTRUCTION SITE CONTROLS:

- PRE-EXISTING VEGETATION SHALL BE RETAINED ON IDLE PORTIONS OF THE BUILDING LOT FOR AS LONG AS CONSTRUCTION OPERATIONS ALLOW. CLEARING SHALL BE DONE ONLY ACTIVE WORKING AREAS ARE BARE.
- TEMPORARY SEED AND/OR MULCH SHALL BE APPLIED TO AREAS SUCH AS STOCKPILES AND ROUGH GRADED AREAS, THAT ARE BARE AND NOT ACTIVITY BEING WORKED. THIS SHALL APPLY TO AREAS THAT WILL NOT BE REWORKED FOR 21 DAYS OR MORE.
- STOCKPILES CREATED FROM BASEMENT EXCAVATION AND GRADING SHALL BE SITUATED AWAY FROM STREETS, SWALES, OR OTHER WATERWAYS AND SHALL BE SEEDED AND/OR MULCHED IMMEDIATELY.
- SILT FENCE OR OTHER SEDIMENT BARRIERS SHALL CONTROL SHEET FLOW RUNOFF FROM THE BUILDING LOT. THESE SHALL NOT BE CONSTRUCTED IN CHANNELS OR AREAS OF CONCENTRATED FLOW. OTHER SEDIMENT CONTROLS SUCH AS SEDIMENT TRAPS AND INLET PROTECTION SHALL ALSO BE USED AS NEEDED TO CONTROL SEDIMENT RUNOFF. SEDIMENT CONTROL PRACTICES SHALL BE INSPECTED WEEKLY, AFTER STORM EVENTS, AND MAINTAINED IN GOOD WORKING CONDITION.
- CONSTRUCTION VEHICLE ACCESS SHALL BE LIMITED TO ONE ROUTE, TO THE GREATEST EXTENT PRACTICAL. THE ACCESS SHALL BE GRAVEL OR CRUSHED ROCK UNDERLAY WITH GEOTEXTILE.
- MUD TRACKED ONTO STREETS OR SEDIMENT SETTLED AROUND CURB INLET PROTECTION SHALL BE REMOVED DAILY OR AS NEEDED TO PREVENT IT FROM ACCUMULATING. IT SHALL BE REMOVED BY SHOVELING AND SCRAPING AND SHALL BE WASHED OFF PAVED SURFACES OR INTO STORM DRAINS. SEDIMENT REMOVED SHALL BE PLACED WHERE IT WILL NOT BE SUBJECT TO EROSION OR CONCENTRATE RUNOFF.

Board of Zoning Appeals

City of Cleveland Heights

40 Severance Circle

Cleveland Heights, Ohio 44118

Dear Board of Zoning Appeals Committee Members,

I am writing you on behalf of Melanie and Mark Biché, the owners of 2507 Fairmount Blvd. and 2517 Fairmount Blvd. These addresses are two separate parcels:

- 2507 Fairmount Blvd. (parcel number 685-28-019) is a 1,663 square feet one story home built on a concrete slab. The main house connects (via a connecting roof) to a detached 1,031 square feet one bedroom apartment and studio building. The studio building contains an outdoor, semi enclosed car port, a courtyard, and a two car garage.
- 2517 Fairmount Blvd. was an empty parcel of land where the Biché family is now building a new single family home and expects to move in during February or March 2016.

We are requesting to demolish the main 1,663 square feet house and connecting roof structure at 2507 Fairmount. We request to keep the one bedroom suite and studio space with carport, two car garage and courtyards. The removal of this main home provides a wonderful landscaped yard to be enjoyed by the Biche family at the new home at 2517 Fairmount Blvd.

By removing the main house, the subsequent existing accessory structure will need to have variances to remain on this parcel by itself. Variances include, but not are not limited to, the following:

- Minimum Size requirement of 2,000 square feet in this Zoning District. Currently we have 1,031 square feet - we would be seeking a 969 square feet variance. ***The lot at 2507 has unique and somewhat limiting characteristics compared to other lots in its immediate neighborhood: (i) it is bordered by a public and actively used dirt path and lane that is within very close proximity, (ii) it does not have a driveway access to Fairmount Blvd., and (iii), it has to grant an easement for a driveway to 2517 Fairmount Blvd. to provide for a safe driveway as a driveway from either of these properties to Fairmount Blvd. would be dangerous for its neighbors and community at large.***

- Front Yard setback off Fairmount exceeds the front yard alignment of the adjacent structures. ***It should be noted that the front yards of the series of condominiums immediately to the north of 2507 Fairmount Blvd. and the residence (aka 'The Deming House') at the corner of Fairmount Blvd. and Cedar Rd. do not align with adjacent structures.***

Statement of Practical Difficulty:

A. We have been evaluating the existing home and suite / studio / garage structures on the parcel 685-28-019. The existing main home is vacant and is in severe disrepair. The plywood siding is rotting out, the original wood windows and doors need to be replaced, and the drain in the flat roof is leaking into the house and there are significant black mold issues. Most of the mechanical systems are old and out of date. Very little has been updated in this house since it was first constructed. We considered renovating it, but a whole house renovation would likely exceed the potential return because of its limited square feet, having no basement or second floor. Based on our analysis, the cost to renovate the home far exceeds the value of its use. The hardship is nothing we created, but rather an *existing condition*. The main house is uninhabitable currently. The Bichés considered living there temporarily while their new home is under construction, but again it was not acceptable in the condition it was in. We suggested a light "update" to the house but that proved to be too costly to a house that basically has very little interior or exterior architectural merit. Unless removed, the main house will just sit vacant and will become a large eyesore as it continues to deteriorate. The main house being removed creates valuable green space. We would be happy to let you tour the property so you can see the issues we are concerned with.

B. What is of value to the Biché family is the existing suite / studio/ garage structure, which is in far better condition and is in use. Currently there is someone living in the suite. They have been leasing from the previous owner of the property, and Mark and Melanie Biché are allowing them to continue living there. The Biche family anticipates it being used by their children and guests in the future. We have been embarking on a landscape design that utilizes the area now occupied by the main house for a new landscaped yard. The main house is in the way, is an eyesore and doesn't have any functionality for the Biché family. They are investing in a brand new home next door at 2517 Fairmount and extensive landscape improvements to both 2507 Fairmount Blvd and 2517 Fairmount Blvd. The demolition of the main structure at 2507 Fairmount Blvd. is an improvement to the property, the surrounding neighborhood and does not degrade the value or future potential use of the remaining lot

C. We believe that the variances are minimal and do not adversely affect the character or use of the property. Our proposal is to landscape this property and make it part of the new home on the adjacent

parcel. The suite and studio will continue to be fully functioning. The car port and garage will also be used. The requested variances will not limit a sale of 2507 Fairmount Blvd. or its future uses. Someone can build a new main house once again and the studio can revert back to an accessory structure, or someone may remove the accessory structure and start over. Again, flexibility towards the future is key. The property will still remain very valuable.

D. The essential character in the neighborhood will not be altered as the current main structure at 2507 Fairmount Blvd. has no interior or exterior architectural significance. Neighboring properties will enjoy the benefits of the home in disrepair being removed and the introduction of more landscaping and green space. We see this as a meaningful improvement of the quality of life along Nottingham Lane for walkers, joggers, bikers and the surrounding property owners on Delamere Rd. and Fairmount Blvd.

E. The granting of variances will not hinder the delivery of governmental services nor utilities.

F. The Biché family purchased the property with the intent of redeveloping the property into a new residence. Upon further investigation it became clear that there was not a desire to refurbish the main house in that it is in such disrepair from years of deferred maintenance. We understood that there would need to be zoning issues addressed to remove the main house and keep the accessory structure. The Bichés could have knocked down both structures and returned 2507 Fairmount Blvd. to a completely vacant piece of land, but that would devalue what they just purchased. The Bichés could have combined both parcels and built in the center of the new single parcel, but that would have limited future uses of 2507 Fairmount Blvd. We feel the land is more valuable with the parcels being kept separate (for both the Biché family, future owners and the City of Cleveland Heights) and maintains more optionality with the accessory structure and garage spaces remaining.

G. 2507 Fairmount Blvd. and 2517 Fairmount Blvd. were purchased together. There was one main house and an accessory structure at 2507 Fairmount Blvd. 2517 Fairmount Blvd was a vacant lot. The Bichés do not believe they created any special conditions or circumstances.

H. Only a variance to keep the accessory structure will resolve the owner's predicament. They do not want to knock down the accessory structure because it has significant value, meaningful current and future uses, and someone is living there. The main house has no value, is uninhabitable unless significant, likely uneconomical, investment is made and is an eyesore that cannot be easily and cost effectively resolved

I. The spirit and intent of the Zoning Code is being preserved with the granting of this variance. The Biché family has great respect the Cleveland Heights community and it's zoning laws. Prior to purchasing 2517 Fairmount Blvd and 2507 Fairmount Blvd., Melanie and Mark Biché lived for 20 years at 2568 Fairmount Blvd. and prior for five years at 2270 N. St. James Pkwy. During those 25 years they have restored and updated both of these homes and maintained their properties to high standards, having received community awards as well as accolades from neighbors. As evidenced by the purchase of 2507 Fairmount Blvd. and the building of their new home at 2517 Fairmount Blvd., the Bichés are committed to Cleveland Heights and supporting it's zoning laws. The Bichés believe substantial justice will be done by granting the necessary variances

1. The Bichés do not believe the granting of the necessary variances will confer any special privilege to them. The granting of this variance will allow the applicant to make full use of their two parcels with the potential of selling off one of the parcels (2507 Fairmount Blvd.) in the future. ***The granting of the variance does not preclude someone purchasing the 2507 Fairmount Blvd lot to build a new home on that lot. That future home will need to adhere to the zoning regulations.***

Thank you for your consideration.

Michael J. Caito — AIA, LEED AP

Architect

Payne & Payne Custom Builders, Inc.

10750 Mayfield Road

Chardon, Ohio 44024

Cell: (216) 315-0088

Board of Zoning Appeals Committee Members

We've been proud residents of Cleveland Heights since 1991 and have lived on Fairmount Boulevard since 1996. We purchased the properties at 2507 and 2517 Fairmount Boulevard knowing we had happened upon a special property in Cleveland Heights. The unique access via Nottinghill Lane, shared with all manner of pedestrians and bikers, and heavily wooded lot was a perfect match for the type of home we wanted to build, while complementing the stately homes of Fairmount Boulevard's Historic District.

However, as our structure went up on 2517, it became clearer to us that the Midcentury Modern property at 2507 would not only be an eyesore from the new house, but it actually detracts from the appeal and the aesthetic value of the two lots as a whole.

Anecdotally, many neighbors have told us they look forward to the demolition of the existing structure as it has very little if any aesthetic value on an otherwise graceful stretch of Fairmount Boulevard as one ascends the hill from Cedar Road.

Having said all this, we submit Mike Caito's letter addressing the Statement of Practical Difficulty. We recognize our request involves variances to the Cleveland Heights zoning code, yet we feel the unique nature of the property and its location warrant the minor exceptions.

Respectfully submitted – Mark and Melanie Biché
October 10, 2016