

Harmoni Designs
Your Creative Design and Green Building Advisors

Cleveland Heights Board of Zoning Appeals

February 9, 2016

Re: 3126 Scarborough Residence – Porch Zoning Variance

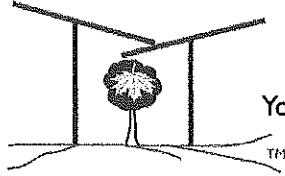
Dear Board Members,

The following zoning variance request is being submitted on behalf of our clients Tyler Katz and Joshua Chefitz who owns the property located at 3126 Scarborough Road in Cleveland Heights.

Our clients are requesting a variance that would allow them to construct a new 10'-0" deep unenclosed front porch, which meets the current zoning code requirements, but with the addition of a 4'-0" deep staircase leading up to the new porch. The new staircase would only be 6'-6" wide, so not large by any means. A 10' deep porch would be a versatile space and would make a significant contribution to the house and the overall neighborhood.

We understand the zoning for this property only allows for a 10'-0" total unenclosed front porch. However, there are a great number of neighboring properties that have porches that are deeper than the zoning requirement. There are a number of unique circumstances on this particular property. The following is an outline of special circumstances to consider:

- The house is immediately adjacent to Fairfax Elementary School which is located to the East of the house. The front door to the house is located on the East side of the house, facing the school rather than Scarborough Road. This is very unique for the neighborhood and likely affects the resale value of the house. The existing aesthetics of the house would benefit greatly from the addition of a larger sized new front porch, which would significantly improve the home's architectural presence in the neighborhood.
- By adding a new formal point of entry to the front of the home, as should really have been there from day one, a reconfiguration of the home's interiors will be required as well. The best and really only suitable location for this entry into the home, is on the northeast corner of the house next to the existing driveway. The northwest corner of the home features a living room and taking up part of this space for a new entry would significantly reduce the value of the home. The northeast corner of the house is right up against the driveway and having a staircase coming up to the new porch directly from the driveway, would reduce the useable space of the new porch. The size and functionality of the porch is important to the neighborhood and the architecture of the home. As mentioned above, there are a great number of large front porches on neighboring homes, so the proposed design would fit in well. The neighborhood is one in which the residents often gather and interact with each other on their front porches, so having space for adequately sized furnishings would be very beneficial.
- As mentioned earlier, there are a great number of neighboring properties with similar size or larger porches that what is being proposed for this property. On just the same block of



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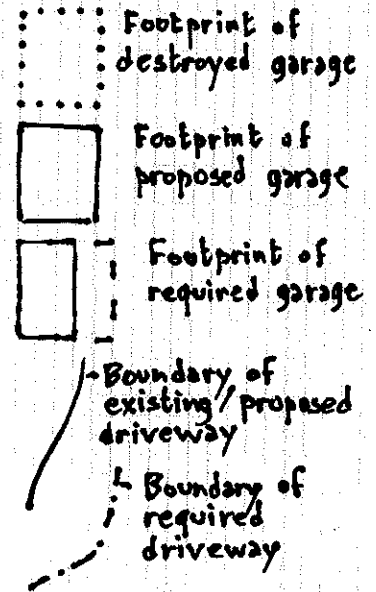
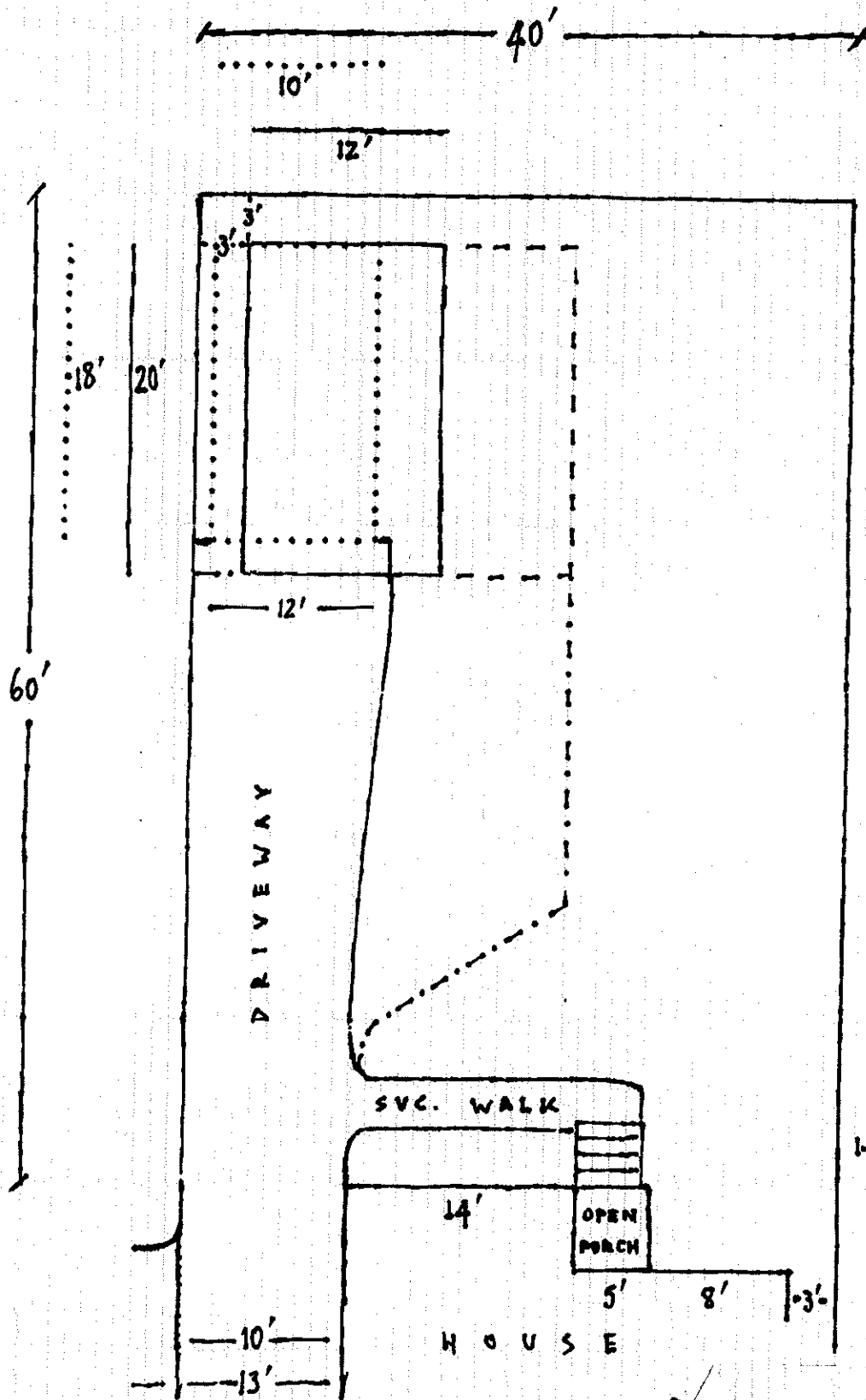
Scarborough between Lee Road and Stratford the following house numbers are examples of this: #3090 which has a very large porch that is much closer to the street (this house is just to the west of this property), #3114, #3155 which is just across the street to the northeast, #3121 to the northwest, #3095 to the northwest, the house just to the west of #3095 (house number not clearly visible), #3065 to the northwest, #3061 and #3051. There are several other examples of large porches further west down Scarborough, so this is truly a common feature for this particular street and neighborhood.

- The variance would not adversely affect the delivery of governmental services by any means.
- Lastly, the granting of a variance to this property would not provide a special privilege to the property as there are many similar porches on adjacent properties.

Respectfully Submitted,

Martin Johannessen, Architect, NCARB, LEED AP
President and Director of Design
Harmoni Designs, LLC

908 VINESHIRE ROAD
Cleveland Heights, Ohio



Area of:

1.	Destroyed garage	180 sq ft	7.5
2.	Proposed garage	240 sq ft	10
3.	Required garage	400 sq ft	16.7
	Rear yard	2400 sq ft	
1.	Existing drive	c. 430 sq ft	17.9
2.	Proposed drive	c. 406 sq ft	16.9
3.	Required drive	c. 708 sq ft	29.5
1-29.	Service walk	c. 50 sq ft	2.1
1.	TTL existing	660 sq ft	27.5
2.	TTL proposed	696 sq ft	29
3.	TTL required	4158 sq ft	48.3

