

Radl-Rajan
3500 Fenley Rd.
Cleveland Heights, Ohio 44121

Submission of variance is for the use of an existing shed (see pictures and official house diagram below) to be used for a chicken coop. The shed is attached to the far end of the large, double garage, because it is attached a variance is requested.

The current code requires chicken coops to be 10' from all principle buildings-this includes the garage. Our practical difficulty is the fact we would need to buy and install another substantial structure to house the chickens safely at night and in inclement weather. Minimum cost for dog-sized house is around \$500 and ideally we want the chickens in a solid, structure shed to protect from resident raccoons and transient coyotes, which have been seen by neighbors and reasonable to assume given the (A) exceptionally forested and undeveloped area we are attached to.

(B) Building a new shed for \$500-\$10,000 has no reasonable return because it has no commercial use.

(C) Using the existing shed is the minimum necessary to make a reasonable use of the structure and land. Building a new structure would be substantial.

(D) Using the existing shed would preserve the character of the neighborhood, by not having to build a more visible chicken coop.

(E) The variance would not affect any governmental service, such as water, sewer, trash pick-up (chicken waste will be composted on property). The building of a new structure could contribute to water runoff, and waste if it is a temporary structure.

(F) When the property was purchase this year-March 2016, we were aware Cleveland Heights allowed chickens, which was considered when buying and investing in this city. We were not aware of the 10' rule until I began this process in June. I had taken my application to the planning department for review before submission. There, I was informed, the garage was considered part of the principle building and I would have to apply for a variance. When I had applied for a Home Day Care permit, the garage was not considered part of the principle building to be inspected.

(I) I believe the spirit and intent behind the zoning requirement would be met if granted. Since, if the garage were detached, this would not be required. The shed is 10'+ from our living area of the house and from our neighbors.

(J) I don't believe the granting this variance would grant special privilege. Contrarily, it would allow me the same privilege as other with a detached garage to use existing sheds as chicken coops.

Thank you for your consideration.

The chicken coop is located behind garage in rear of house. See pictures below.



Satellite view of the house. The Yellow circle indicates location of the existing shed behind garage. Blue designates the 10' by 10' poultry fenced area. Orange designates an existing backyard fence.