

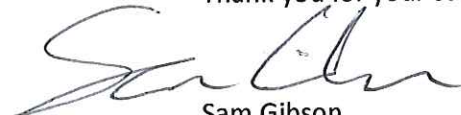
## Statement of Practical Difficulty

- Security: Unfenced lot is open to intruders. For example, graffiti on back of house
- Privacy
- Dogs. Esp. great Pyreneese require 6 foot fence as they roam and are very large and good at escaping

Dear members of the Board of Zoning Appeals,

It is our pleasure to submit for your review our statement of practical difficulty in relation to construction of a fence on our property at 2457 Demington Drive. Specifically we are seeking a variance to the height requirements on a front lot. Our house is uniquely situated on a corner lot. Although we have a Demington address, the house is long and narrow, with the narrow part facing Demington, and the functional main entrance is on the intersecting street, Colchester. The result is that our property along Demington functions as a side to our back yard rather than a front. Our main concerns are safety, privacy, and usability. Our yard is currently very exposed with no barrier to keep intruders away. There are remnants of a spray-painted vulgar phrase on the back/side of the house. The fence we want to build would keep intruders from accessing that part of the house. The privacy added with a fence would also increase the value of the property and would increase enjoyment and usability of the lot. We have 2 dogs, one of which is a Great Pyrenees. This breed is very large (110+ pounds) and many breed-specific and rescue organizations suggest a 6 foot fence to keep the breed from escaping and roaming. There are many corner houses in the surrounding neighborhood with fences of similar style and height to what we are seeking, and the addition of this fence would match with and enhance the character and style of the neighborhood. We also believe that the fence we are looking to build will not be excessively large or prominent, and will not greatly alter the appearance of the lot or the street. We purchased this house only a few months ago with the hope of building a fence to increase the usefulness and enjoyment of the back yard. The house was vacant for almost 2 years and we believe our presence and investment in the property is an asset to the neighborhood and to Cleveland Heights, and we are happy and excited to be a part of both.

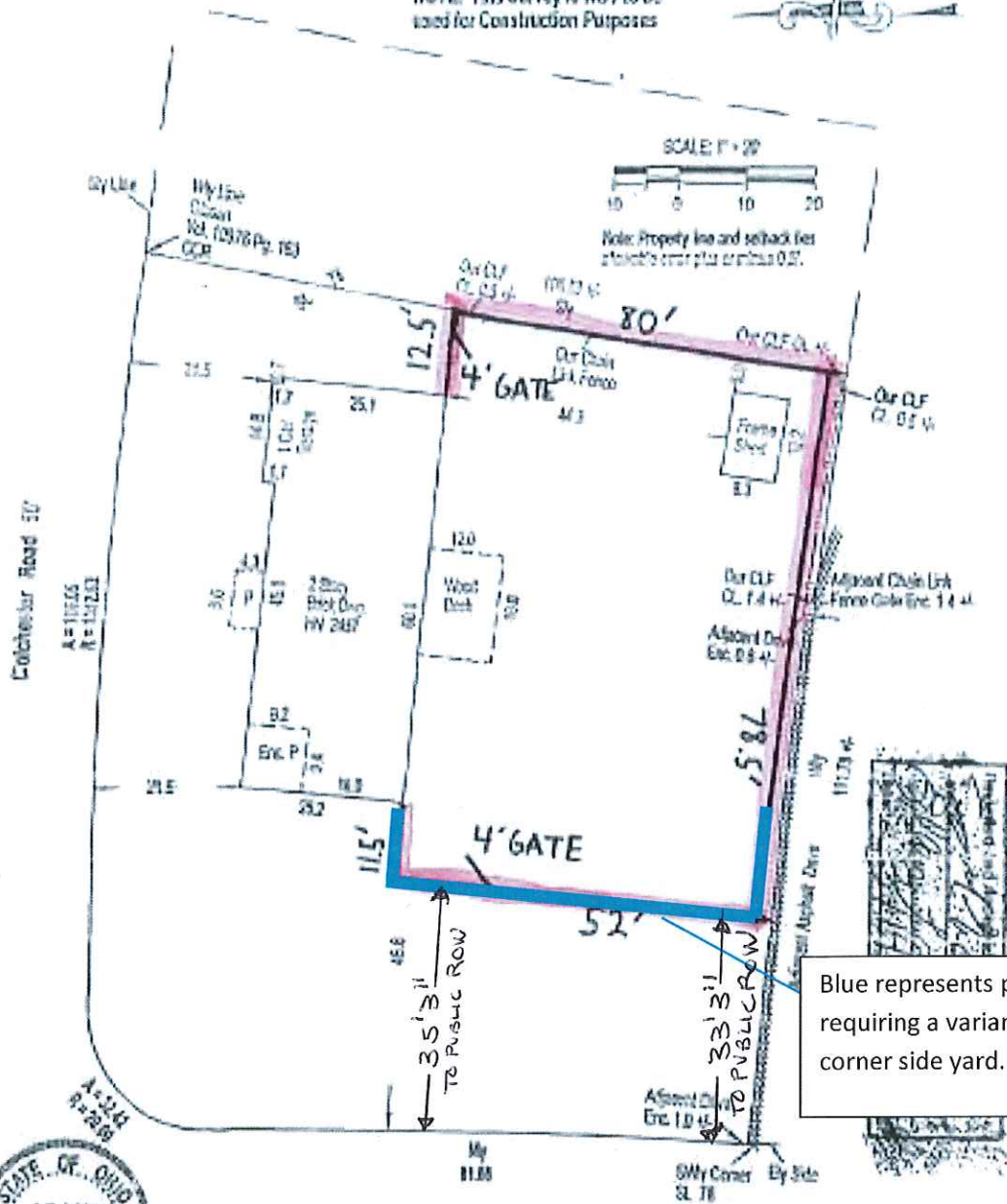
Thank you for your consideration,

  
Sam Gibson

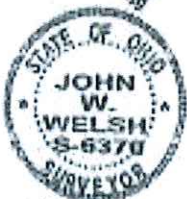
  
Ellen Malone

Cal. No. 3403  
 2457 Demington Dr.

NOTE: This Survey is NOT to be used for Construction Purposes



Blue represents portion of the fence requiring a variance due to location in corner side yard.



Demington Drive 80'

No. 365385

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