



BZA 9/19/23

Board of Zoning Appeals Application

Application Date: _____

Meeting Date: _____

B.O.A. Application Fee: \$50 + 3% State Fee

Pursuant to the Village of Mayfield Charter and Zoning Code, the undersigned hereby submits attached information and requests a hearing before the Board of Zoning Appeals for the following purposes:

- (Please Check Request) **AREA VARIANCE** **NON-CONFORMING USE**
 USE VARIANCE **OTHER APPEAL**

Owner

Representative at Hearing (if different than Owner)

Name: ROBERT M LA RICHE
 Address: 6506 WILSON MILLS ROAD
 Phone: 440-409-2540 Fax: _____
 E-mail: RMLARICHE@ATT.NET

Name: _____
 Address: _____
 Phone: _____ Fax: _____
 E-mail: _____

Nature of Request (e.g., side yard setback variance)	Code Section	Description
1. <u>SIDE YARD</u>	<u>1187.07(a)</u>	<u>FENCE LOCATION</u> <u>SHED LOCATION</u>
2. <u>FENCE HEIGHT</u>	<u>1157.08</u> <u>(B)(i)</u>	<u>FENCE HEIGHT TO MATCH EXISTING</u>
3.		

NOTE: A narrative is required with the application when applying for "use" variance, demonstrating PRACTICAL DIFFICULTY per Section 1105.02.

APPLICANT'S SIGNATURE: [Signature]
 DATE: 8/24/23

PROPERTY OWNER'S SIGNATURE: _____
 DATE: _____

Use Variance Application Supplemental Information

Application for property located at:

6506 WILSON MILLS ROAD, MAYFIELD VILLAGE, OHIO

"Use" Variances from the terms of the Code shall not be granted by the Board of Zoning Appeals unless the "evidence demonstrates that the literal enforcement of this Planning and Zoning Code will result in practical difficulty."

In determining "practical difficulty", the Board of Zoning Appeals will consider the following factors:

1. Do special conditions and circumstances 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?

2. Will the property in question yield a reasonable return or can there be any economical beneficial use of the property without the variance?

3. Is the variance substantial and is it the minimum necessary to make possible the economically reasonable use of the land or structures?

4. Would the essential character of the neighborhood be substantially altered or would adjoining properties suffer substantial detriment as a result of the variance?

NO

5. Would the variance adversely affect the delivery of governmental services, such as water, sewer, or trash pickup?

NO

6. Can the property owner's predicament feasibly be obviated through some method other than a variance?

7. Would the spirit and intent behind the zoning requirement be observed and substantial justice done by granting a variance?

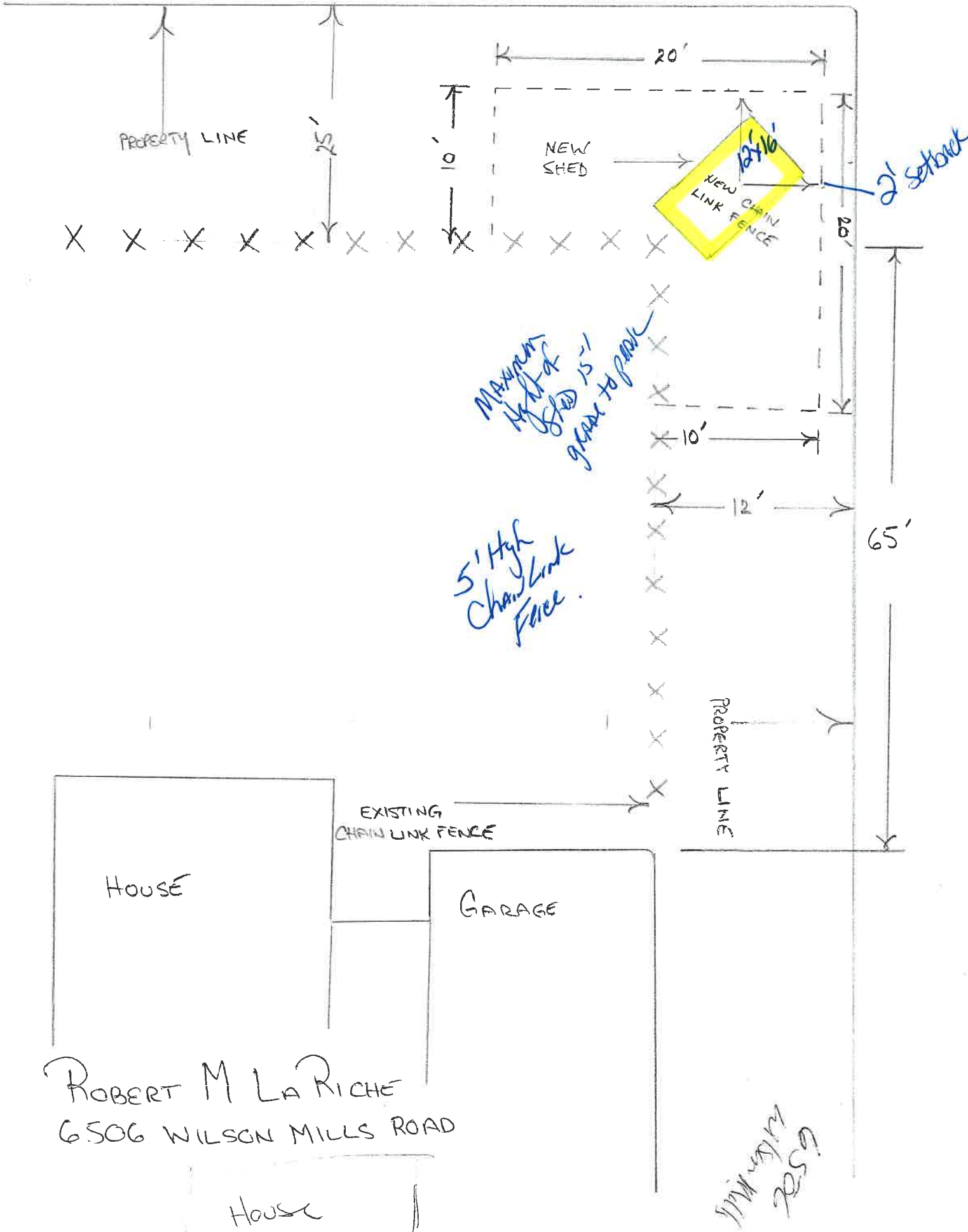
8. Will the granting of the variance requested confer on the applicant any special privilege that is denied by this regulation to other lands, structures, or buildings in the same district:

9. Would a literal interpretation of the provision of this Code deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Code?

10. The Applicant may submit evidence and the Board may also consider whether the property cannot be put to any economically viable use under any of the permitted uses in the zoning district in which the property is located.

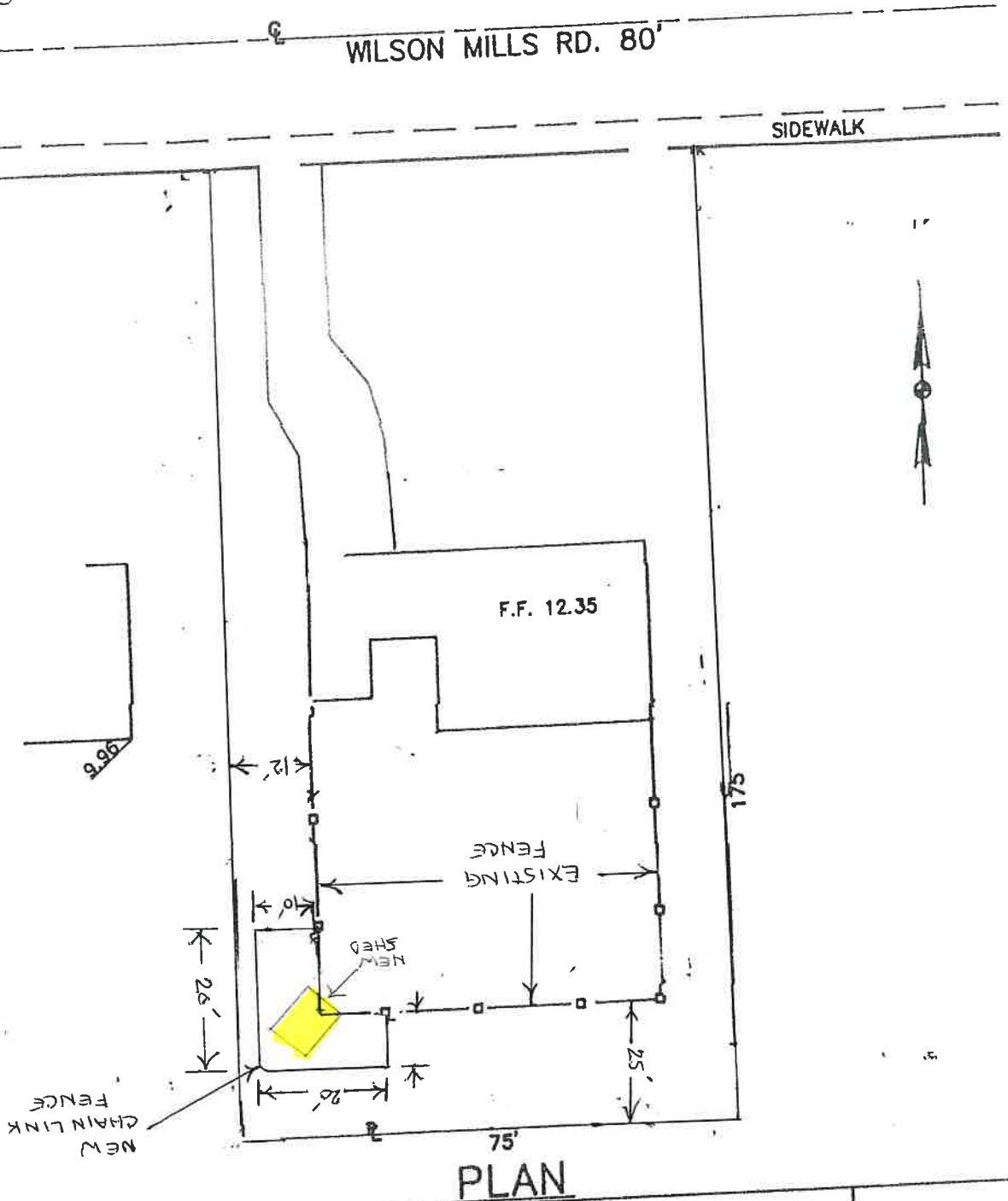
SIGNATURE _____

DATE _____



HOUSE # 6506

ROBERT M LA RICHE
6506 WILSON MILLS ROAD



SCALE: N.T.S

DATE: 03/09/94

STEPHEN HOVANCSEK & ASSOCIATES
CONSULTING ENGINEERS
2 MERIT DRIVE RICHMOND HEIGHTS, OHIO
PHONE 731-6255

DIMENSIONS SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF, ALL OF WHICH I HEREBY CERTIFY TO BE CORRECT