

Public Hearing Statement

Request for Setback Variance – 328 N. 12th St., Lot 6 Block 2, Pheasant Run Subdivision

We respectfully request a variance to adjust the left-hand side setback requirement for this property from **10 feet to 6 feet**.

When the building plans for this home were submitted to the City of Parma Building Department, they were reviewed and approved with a 6-foot setback. Based on that approval, the foundation and structure were completed.

It was only after construction that it was brought to our attention that a **10-foot utility easement** exists along the north side of this property, resulting in the home encroaching into the easement by 4 feet.

We would like to note:

- There are **no active city utilities** currently running along this easement.
- The home was built **in good faith** based on city-approved plans.
- Adjusting the setback to 6 feet will bring the property into compliance without negatively impacting surrounding properties or neighborhood functionality.

We believe this adjustment is a reasonable solution that maintains the integrity of the subdivision and protects the investment already made into this home, while also respecting the city's review and approval process.

We kindly ask for the City's approval to change the setback variance to 6 feet to resolve this matter.

Respectfully submitted,
Zion Home Builders