

# SIDEYARD EXPANSION

Sample site size – 4,560 sq. ft. with a frontage of 38 ft.

COST ESTIMATES	OPTION 1 - LAND BANK LOT IS COMBINED WITH ONE ADJACENT PROPERTY			OPTION 2 - LAND BANK LOT IS SPLIT AND APPENDED TO TWO ADJACENT PROPERTIES		
	cost per unit	units	total cost	cost per unit	units	total cost
<b>construction</b>						
site grading	contingent on site conditions		<b>TBD</b>	contingent on site conditions		<b>TBD</b>
<b>plant materials</b>						
magnolia galaxy tree	\$150	2	<b>\$300</b>	\$150	2	<b>\$300</b>
<b>furnishings</b>						
wood picket fencing (optional)	\$17/linear foot installed	180	<b>\$3,060</b>	\$17/linear foot installed	180	<b>\$3,060</b>
<b>lot consolidation</b>						
lot purchase	\$1	1	<b>\$1</b>	\$1	2	<b>\$2</b>
property transfer fees and county recording fee paid to city of cleveland	\$28 (2 pages) of the deed & 8 for each addl. page		<b>\$70</b>			-
professional survey of property and adjacent vacant lot			<b>\$700</b>			<b>\$1,500</b>
city of cleveland division of engineering and construction survey review	\$100	1	<b>\$100</b>	\$100	2	<b>\$200</b>
deed preparation	\$100	1	<b>\$100</b>	\$100	2	<b>\$200</b>
recording the consolidated plot map with cuyahoga county recorders office	\$0.10/sq. in. of plat map - 40 minimum		<b>\$45</b>	approx. \$45 (0.10/sq. in. of plat map - 40 minimum)	2	<b>\$90</b>
recording of the consolidated deed with cuyahoga county recorders office	\$28 /2 pages of the deed & 8 for each addl. page		<b>\$70</b>	approx. \$70 (28 /2 pages of the deed & 8 for each addl. page)	2	<b>\$140</b>
<b>subtotal cost</b>	\$0.98/s.f.		<b>\$4,446</b>	\$1.20/s.f.		<b>\$5,492</b>
contingency 5%			<b>\$222</b>			<b>\$275</b>
<b>TOTAL PROJECT COST</b>			<b>\$4,668</b>	<b>\$2,883/neighbor</b>		<b>\$5,767</b>

If you live next to a vacant lot, you may be able to access the vacant lot to extend your side yard or formally split it with your neighbor. The first thing you must do is research the ownership of the lot by entering the address into the Cuyahoga County Auditor's website (<http://auditor.cuyahogacounty.us/rep/default.asp>). If an individual or company owns the property, contact the owner for permission to use the lot. If the City of Cleveland Land bank owns the property, often times you can purchase the lot from the City. The sale price is contingent on the size of lot. Non-Buildable lots with a frontage of less than 40 ft. cost \$1 and lots with a frontage of 40 ft. or greater cost \$10 per ft. of frontage. For example, a lot with a 50 ft. frontage would cost \$500.

Upon purchasing a vacant lot from the City of Cleveland's Land Bank for yard expansion, it is strongly recommended that the lot should be consolidated with the owner's existing property. In doing so, the County Auditor will assign one parcel number for tax identification purposes. This is an advantage to the owner because it ensures the property will be treated as a single parcel in the event of a future sale, bank financing or planned improvements. In order for City permits to be issued for planned improvements, consolidation of the parcels must first be completed.

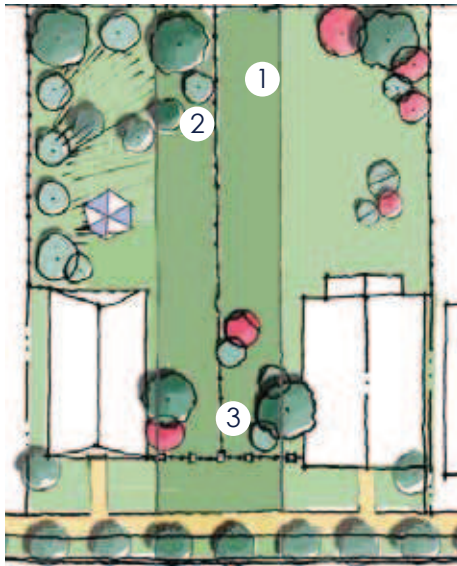
To begin the process of purchasing a City of Cleveland Land Bank lot, one or both neighbors must complete a Side Yard Expansion application. Contact the City of Cleveland, Community Development Department, Division of Real Estate, (216) 664-4126.

## IDEAL LOCATION

- A vacant lot adjacent to one or between two owner-occupied homes.

## BENEFITS AND OPPORTUNITIES

- Provides space for larger yards, expanded greenspace, gardens or a driveway.



- 1 lawn expansion
- 2 trees, shrubs
- 3 fence

Plan showing a lot split between two neighbors



View showing a lot split between two neighbors

### THINGS TO CONSIDER

- The homeowner(s) taking ownership of the lot should have the interest and resources to maintain their properties.
- The homeowner taking ownership of the lot must not have code violations and must be current on all property tax assessments.

### LEVEL OF COMMUNITY COMMITMENT NEEDED

- This project requires very little community commitment to install and maintain. However, the Land Bank application process incorporates input from City staff, local design review committees and the Councilperson, whose authorization is needed for the land bank sale.
- Maintenance will include typical yard maintenance.

### TO SEE A LOCAL SIDE YARD EXPANSION

See many examples on **West 58th St. between Bridge Avenue and Franklin Boulevard.**

### FEATURED PROJECT LEADERS

#### **Diane Stimely and Dianne Krnc**

Neighbors Diane Stimely and Dianne Krnc have lived on Edna Road in the Glenville neighborhood for a combined 75 years.

*“Being able to split the lot between our homes gives us more room for a garden and our pets. We’ve been close neighbors for many years, but going through the formal process to split and improve the lot has brought us even closer together. The process of splitting a lot, instead of one person just taking it, on makes neighbors work together and get to know each other. It’s a win-win situation.”*



Diane Stimely & Dianne Krnc are planning a sideyard expansion between their properties

