

1161.051 EXCEPTIONS TO REQUIRED ENCLOSED PRIVATE PARKING SPACES

Any application that will not be providing the requisite enclosed parking spaces as indicated in Schedule 1161.03 shall require review and approval by the Planning Commission based upon the regulations and criteria of this section.

(a) **Exceptions.** The required off-street parking spaces for single-family dwellings, two-family dwellings, and townhouses shall be enclosed in a detached or attached private parking garage, as indicated in Schedule 1161.03, unless one (1) or more of the following exceptions can be substantiated:

- (i) The parcel is a legal, non-conforming lot that does not have the requisite minimum lot area or lot width to accommodate a Code-conforming private parking garage.
- (ii) Special conditions exist specific to the lot that are not applicable generally to other lots in the same Zoning District that render a Code-conforming private parking garage impractical.
- (iii) If the previously existing private parking garage on the lot was a single-car garage for single-family dwelling.
- (iv) If an existing private parking garage structure and associated remnant parking pavement are proposed to be removed and replaced with grass or landscaping, thereby increasing green or open space.
- (v) If a substantial expansion or addition to the principal structure is proposed.

(b) **Landscape Plan Required.** Any application that will not be providing the requisite enclose private

The project is a request to 1161.051(a)(iii) to replace an attached one-car garage with a new attached one-car garage in the same location.

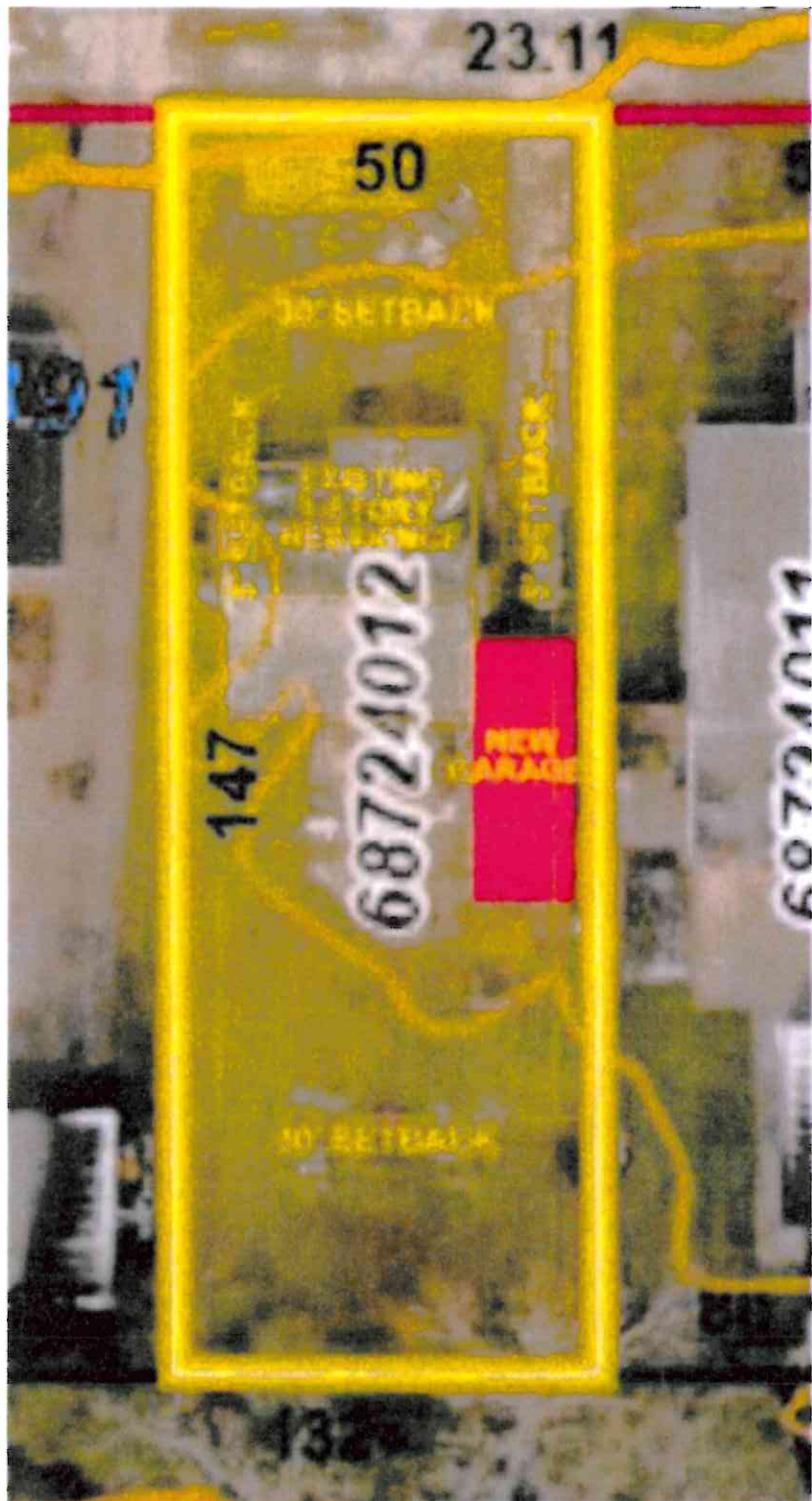
The existing landscaping along the garage side of the house and rear yard will remain as it is.

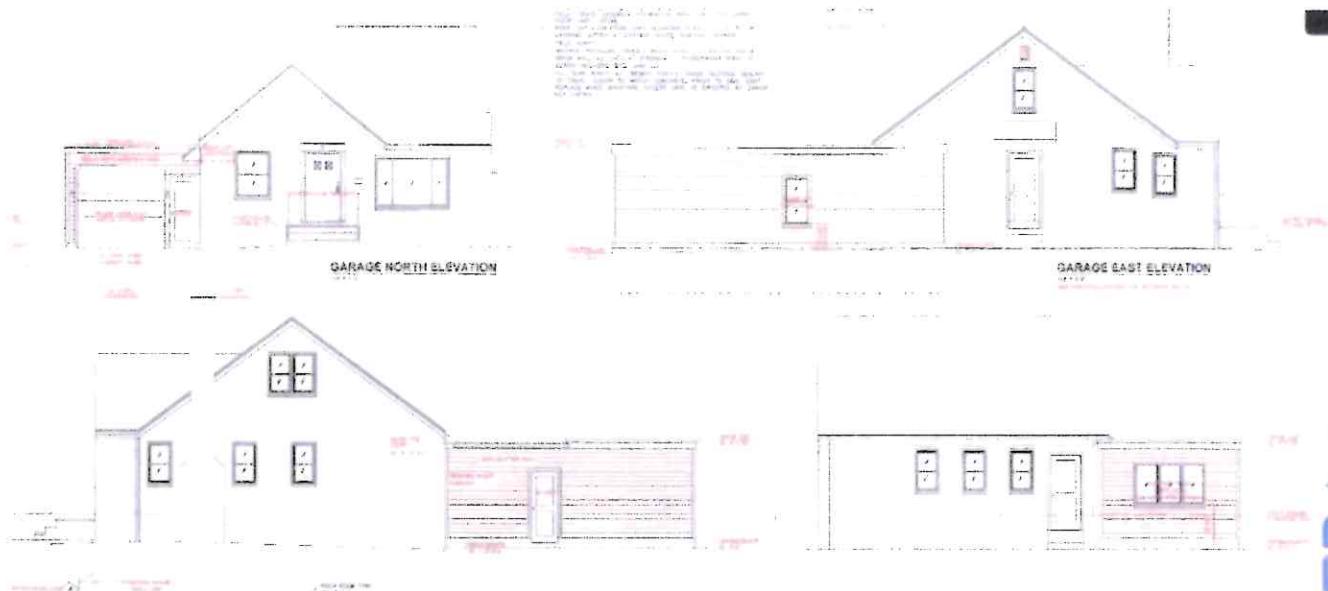
3444 FAIRMOUNT BLVD.
Former one-car garage and Landscape Plan



3444 FAIRMOUNT BLVD

Site Plan of rebuilt attached garage





Proposed replacement garage
3444 FAIRMOUNT BLVD