

ARCHITECTURE
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DESIGN

205 S. FRANKLIN STREET
CLEVELAND, OH 44115
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February 8, 2023

TO: Cleveland Heights Planning Commission

RE: 3682 Shannon Road
Cleveland Heights, OH 44118
Parcel: 683-14-065

To whom it may concern:

This letter is accompanying the attached documents requesting a reduction in the required parking for the property located at 3682 Shannon Road in Cleveland Heights (Parcel #683-14-065).

The proposed Site Plan shows a new 244.72 SF addition within the permitted Building Area. Additionally, the proposed First Floor Plan shows the conversion of the existing enclosed and attached single car garage (274 SF) to Living Area.

We are requesting a review of a reduction in the required parking under the Exceptions noted in §1161.051(a) "Exceptions to Required Enclosed Private Parking Spaces" of the Cleveland Heights Zoning Code (Zoning Text Amendment to Part Eleven). As per §1161.051(a)(iii), I believe this project can be exempt from required off-street parking as the "existing private parking garage on the lot was a single-car garage for a single-family dwelling." Additionally, as per §1161.051(a)(v), "a substantial expansion or addition to the principal structure is proposed."

In place of the existing attached single car garage, we are proposing a dedicated parking pad to be located attached to the driveway. This new parking pad will retain off-street parking associated with this residence, and also maximize the green space preserved in the residence's Rear Yard. These proposed alterations all bring improvement this residence; increasing it's liveable space on the inside, while still providing adequate outdoor green space and reducing any impact on the surrounding context.

Thank you for your consideration of this request. If you require any additional information, please let me know.

Sincerely,



Ben Grinblatt, RA

SHANNON ROAD
(55' WIDE)

CL

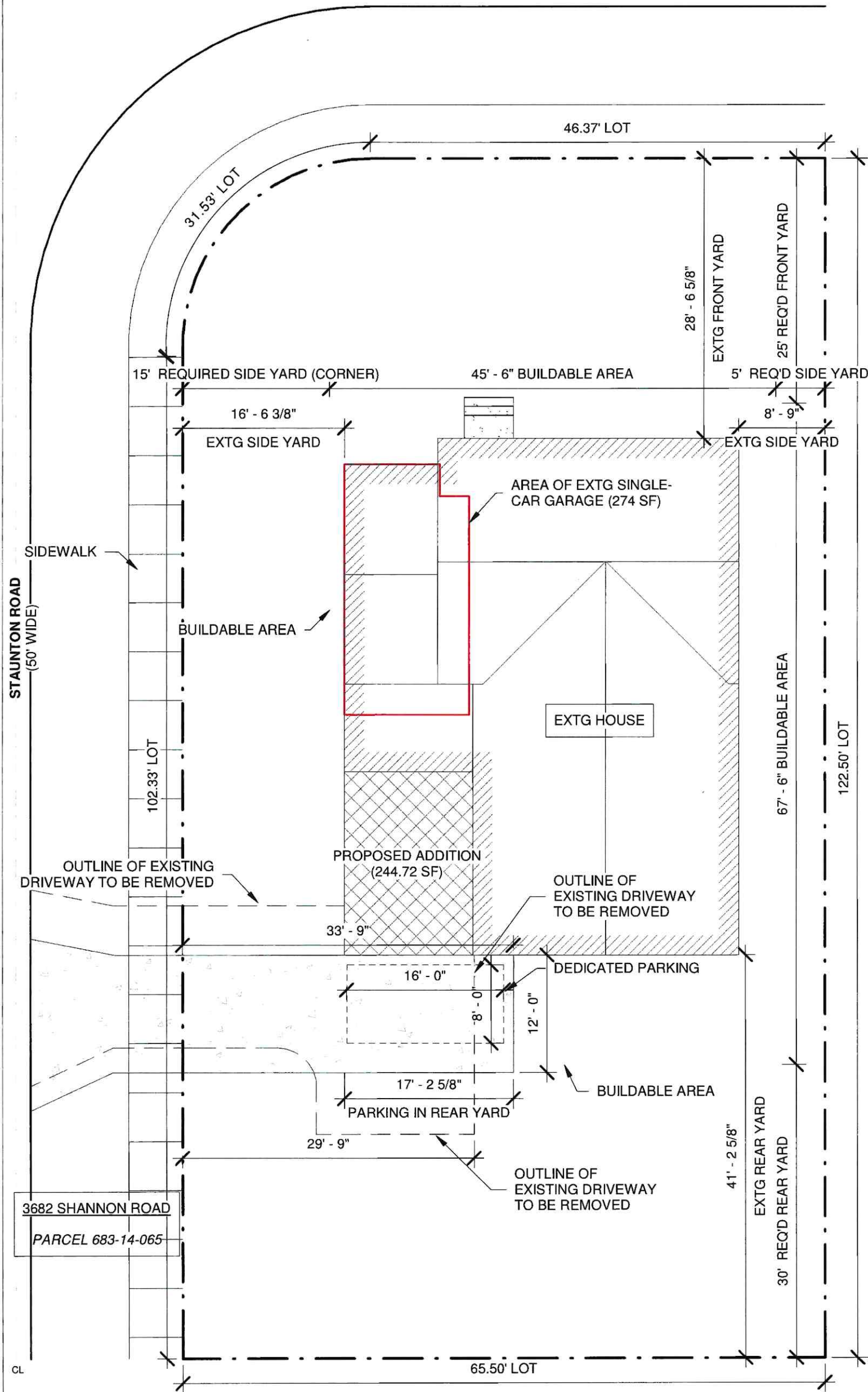
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ARCHITECT:

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BEN GRINBLATT ARCHITECTURE & DESIGN

25080 PENSURST DRIVE
BEACHWOOD, OH 44122

216.407.1480



STAUNTON ROAD
(50' WIDE)

31.53' LOT

46.37' LOT

15' REQUIRED SIDE YARD (CORNER)

45' - 6" BUILDABLE AREA

28' - 6 5/8" EXTG FRONT YARD

25' REQ'D FRONT YARD

16' - 6 3/8" EXTG SIDE YARD

5' REQ'D SIDE YARD

AREA OF EXTG SINGLE-CAR GARAGE (274 SF)

EXTG HOUSE

PROPOSED ADDITION (244.72 SF)

67' - 6" BUILDABLE AREA

122.50' LOT

SIDEWALK

BUILDABLE AREA

102.33' LOT

OUTLINE OF EXISTING DRIVEWAY TO BE REMOVED

OUTLINE OF EXISTING DRIVEWAY TO BE REMOVED

33' - 9"

DEDICATED PARKING

16' - 0"

8' - 0"

12' - 0"

17' - 2 5/8" PARKING IN REAR YARD

BUILDABLE AREA

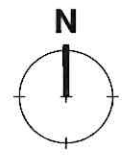
29' - 9"

OUTLINE OF EXISTING DRIVEWAY TO BE REMOVED

41' - 2 5/8" EXTG REAR YARD

30' REQ'D REAR YARD

3682 SHANNON ROAD
PARCEL 683-14-065



RAPPAPORT RESIDENCE

SITE PLAN

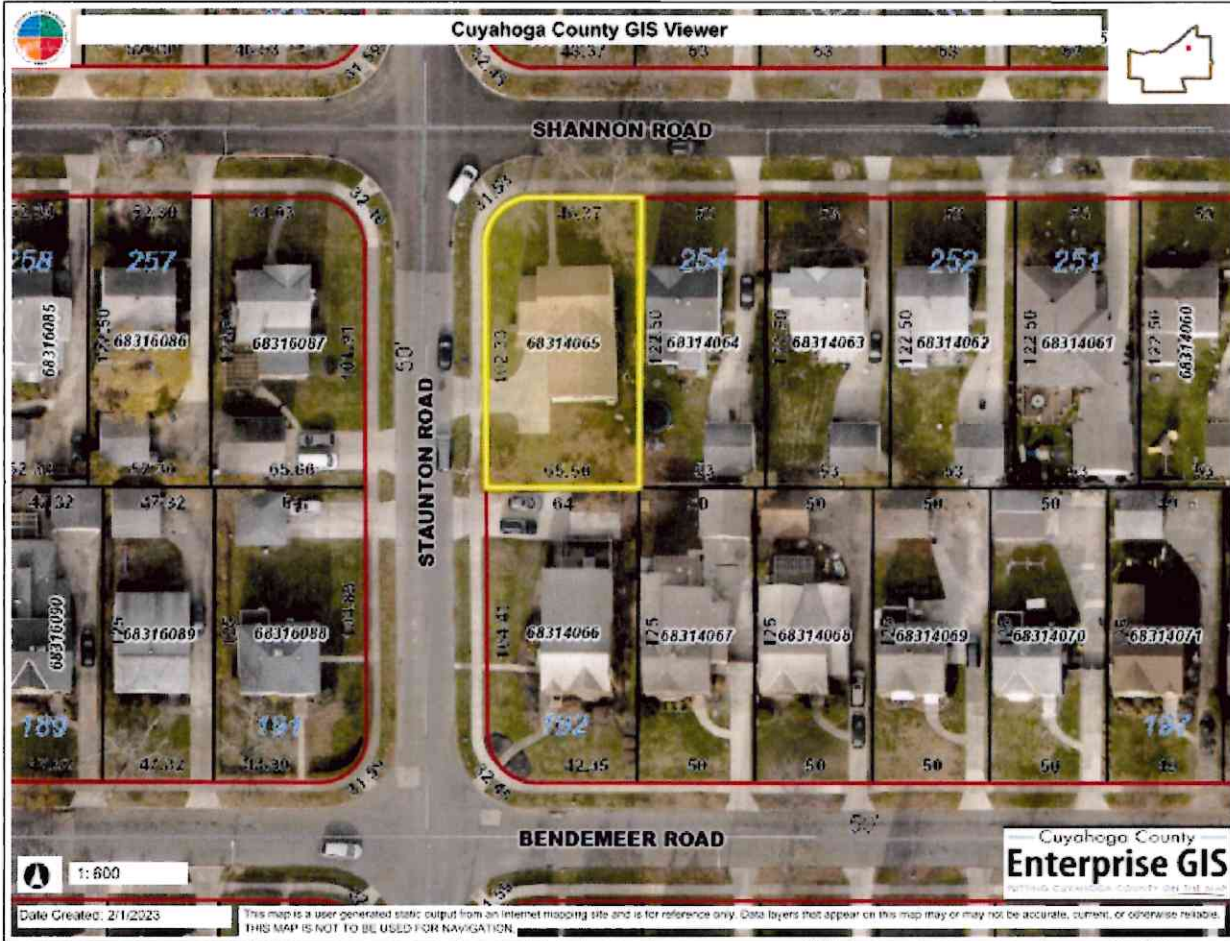
1 SITE PLAN
SCALE: 3/32" = 1'-0"

ISSUE DATE: 02.19.23

ADDRESS: 3682 SHANNON RD
CLEVELAND HTS, OH 44118

DWG: Z-100

PAGE: 1 OF 2



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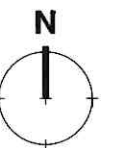
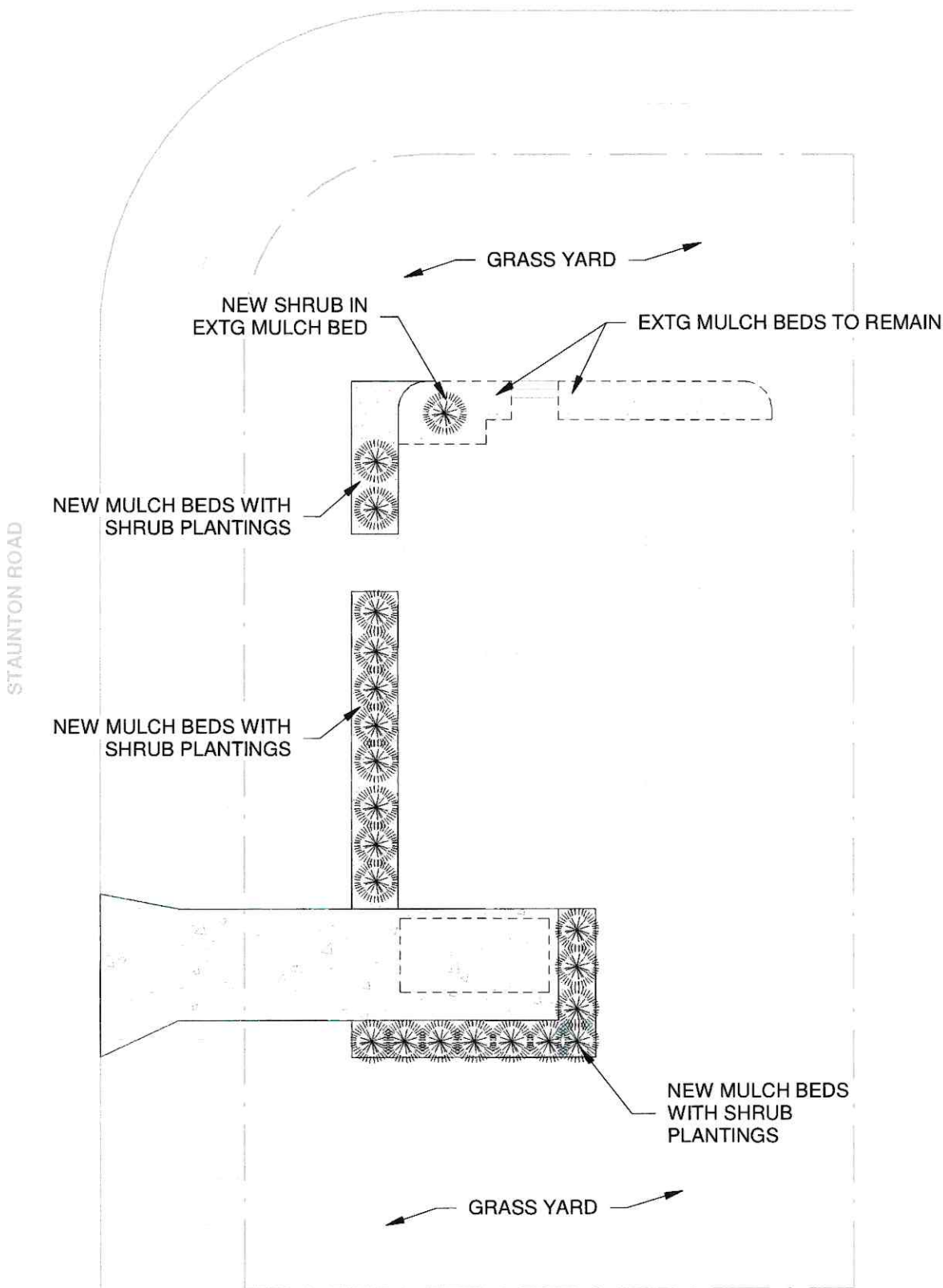
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25080 PENSURST DRIVE
BEACHWOOD, OH 44122

216.407.1480

SHANNON ROAD



RAPPAPORT RESIDENCE

LANDSCAPE PLAN & AERIAL

ISSUE DATE: 02.19.23

ADDRESS: 3682 SHANNON RD
CLEVELAND HTS, OH 44118

DWG: **Z-101**

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