

This letter is in regards to the property at 3360 Desota Ave, Cleveland Heights, Ohio. The building department is asking me to build a garage at this property. I am asking for permission to keep the property in its current state with surface parking. I have owned this property at 3360 Desota Ave since 2016 and as far as I can tell this property has never had a garage. This property is a 2 family home and both units are rented to wonderful long term families. Each family has two cars, for total of 4 cars regularly parking at the property. As the property currently stands, all 4 cars can park right next to one another on the asphalt parking pad. Residents do not need to move to let one another out. If a garage was built then they would have to park two cars in and double park the remaining cars behind the first two cars creating parking congestion. Residents will also need to consistently move cars to let one another out. Please see attached drawing for example. Also, both residents have small children that like to play in the grass area in the back yard. The residents have been known to put a small pool and trampoline for the kids to play in the green space.

Many of the properties on Desota and neighboring streets do have garages and when you drive around and look at them a lot of them are neighborhood eyesores. Some are falling over and tilted and most are filled with garbage, mattresses and old furniture. When driving by 3360 Desota you do not see any of this. You would see just a nice property with a nice grass area.

Keeping the current parking situation as it is will create less parking issues for the residents, is better for the environment, leaves nicer green space rather than another unneeded structure. Also, it leaves a nice area for the kids of the residents to play in. If there is a particular landscape that you would like for me to do in lieu of building a garage, I would be happy to do so.

Additionally, this is a non conforming lot. It is my understanding that the requirement code to build a garage is 60 feet and a ten thousand square foot lot. This property is only fifty feet and a seven thousand square foot lot.

Thank you in advance for your time and consideration.

Thank You,

Dan Perelman



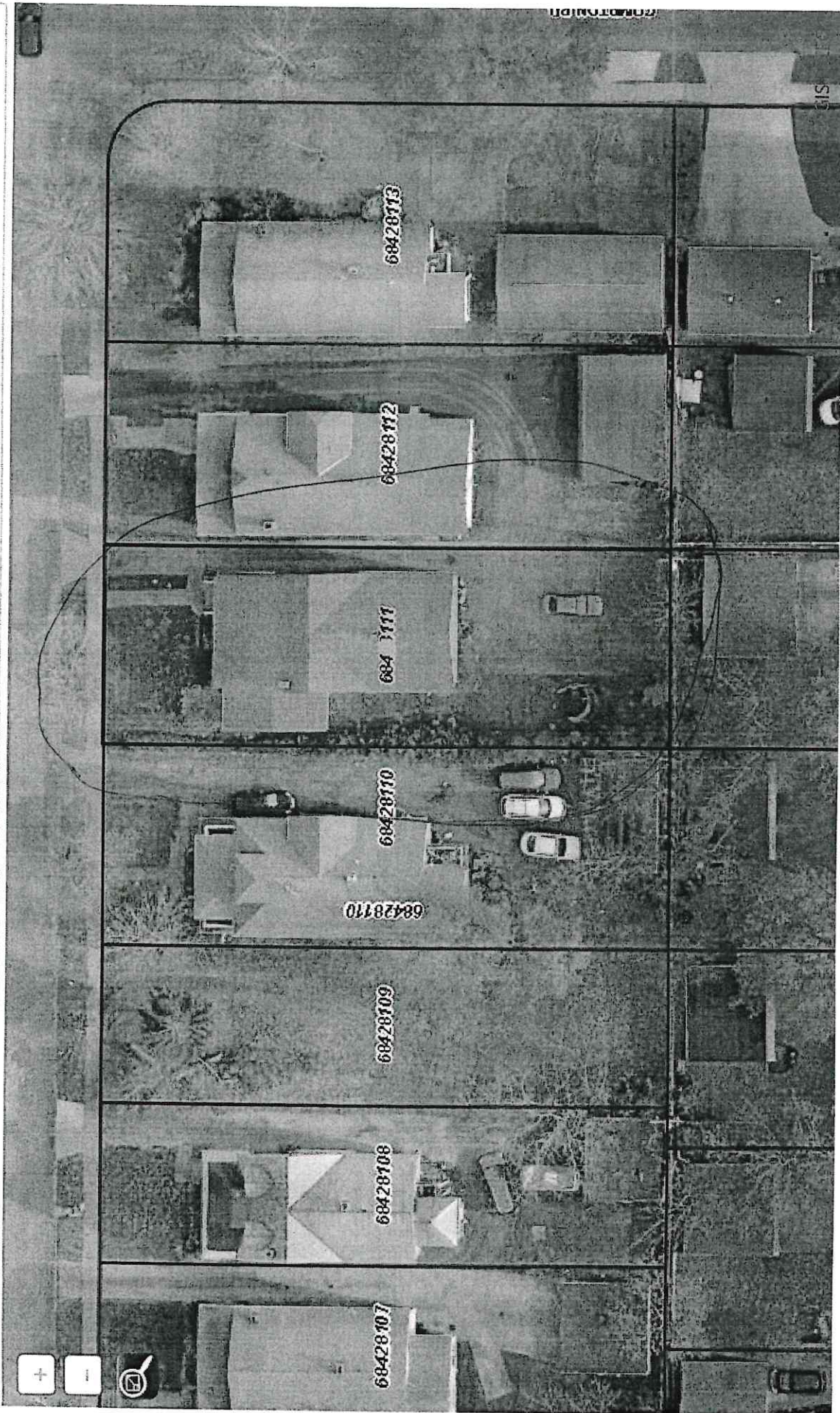
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Green Space

PARK  
SPOT  
1

PARK  
SPOT  
2

PARK  
SPOT  
3

PARK  
SPOT  
4

Green  
SPACE

Driveway

House

.....GARage

CAR

1

CAR

2

YARD

Car

3

CAR

4

HOUSE