



Planning Commission Reduction in Required Enclosed Parking Info Sheet

Printed Date: April 04, 2024

Property Address:

2220 GRANDVIEW AVE CLEVELAND HEIGHTS, OH 44106

Property Type

Single Family Residential

1. 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.

The lot is a legal, non-conforming lot. The minimum lot area for a property in a 'B' Two-Family district is 7,500 square feet and the minimum lot width is 50 feet. This property has an area of 5,934 square feet with a width of 43 feet.

2. 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.

N/A

3. If the previously existing private parking garage on the lot was a single-car garage for single-family dwelling.

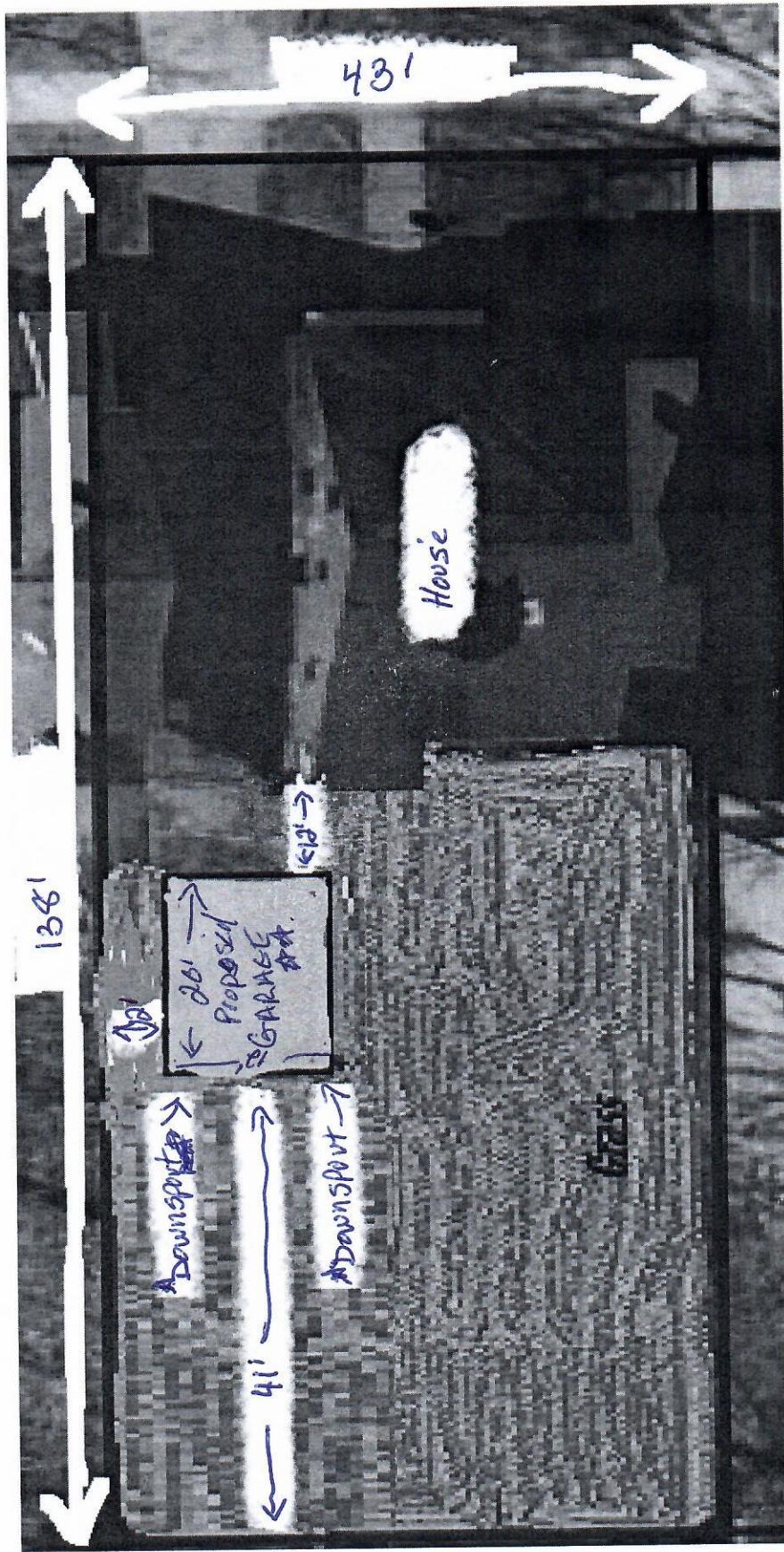
Rebuild 1 car garage on foundation of prior garage

4. 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.

N/A

5. If a substantial expansion or addition to the principal structure is proposed

N/A

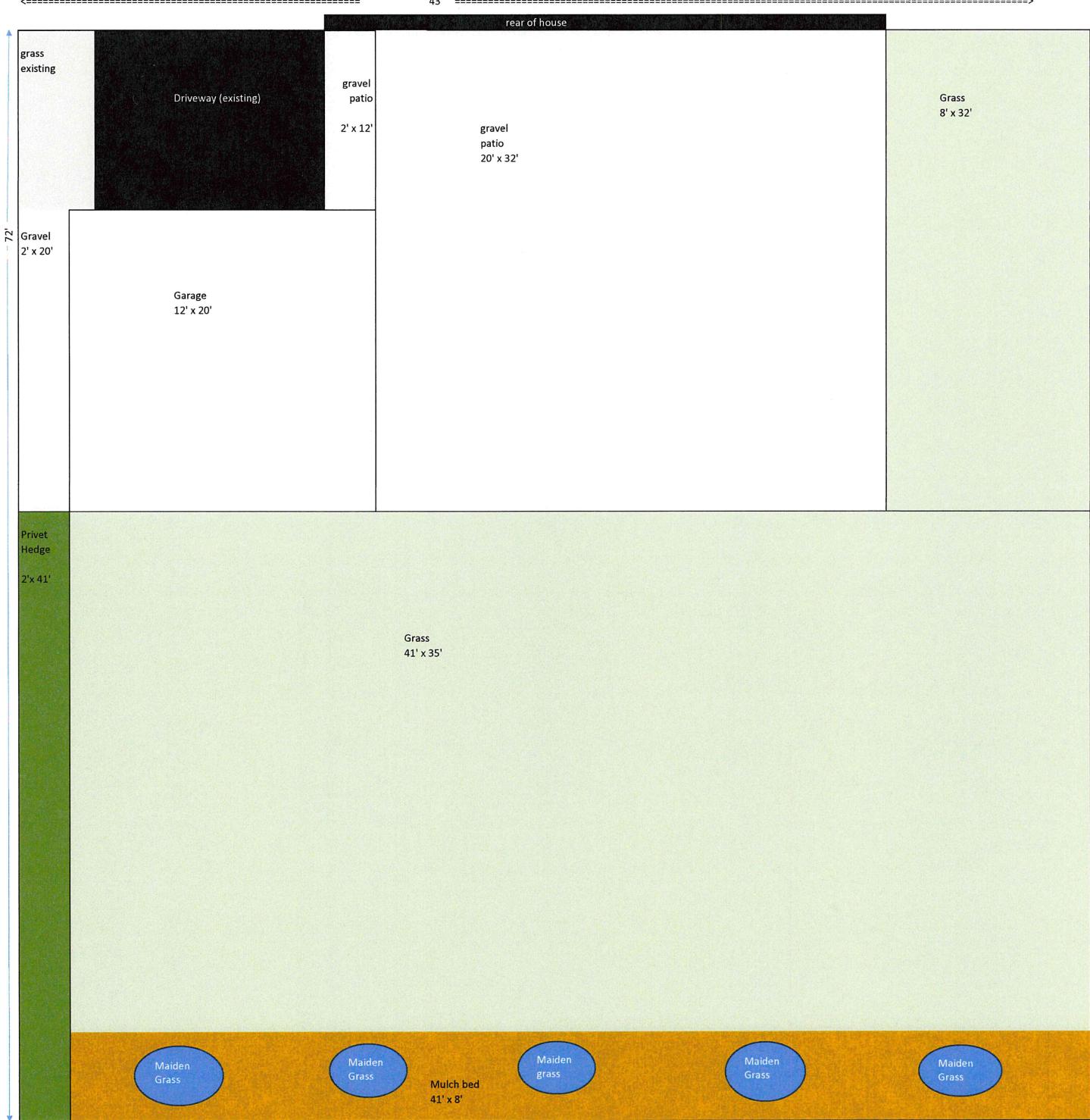


* Downspouts drain into yard towards rear of yard
** Proposed GARAGE TO BE BUILT ON EXISTING FOUNDATION

Owner - Kevin Westover
Address 2220 Grandview Ave

Kevin Westover
Date: 2/29/2024

Existing plants - currently the lot is overgrown with no discernable landscaping
-Landscape estimated to be done in June of 2024



LANDSCAPE PLAN APPROVED

Karen Knittel
April 3, 2024