



## **Planning Commission Reduction in Required Enclosed Parking Info Sheet**

Printed Date: April 04, 2024

**Property Address:**

3446 HARTWOOD RD CLEVELAND HEIGHTS, OH 44112

**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 property lot is smaller than minimum regulations according to 1121.06. The minimum width regulation for 'A' Single-Family lots is 50 feet, this lot is 45 feet in width. Existing curbs will be removed and will be one flat slab with runoff for stormwater to the south of the property to the landscape area. The plan with the backyard is to remove the concrete border around the current garage slab. Then make sure garage pad is smooth and level with driveway. This will be used for parking. Slope the landscaping going south away from the garage pad and property. This will make sure it has proper drainage.

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.

N/A

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



1039 SELWYN RD  
APN:68109031

1035 SELWYN RD  
APN:68109030

1031 SELWYN RD  
APN:68109029

1027 SELWYN RD  
APN:68109028

1023 SELWYN RD  
APN:68109027

1017 SELWYN RD  
APN:68109026

1040 WOODVIEW RD  
APN:68136018

1036 WOODVIEW RD  
APN:68136114

1028 WOODVIEW RD  
APN:68137005

1024 WOODVIEW RD  
APN:68137006

1016 WOODVIEW RD  
APN:68137007

1014 WOODVIEW RD  
APN:68137008

3450 HARTWOOD RD  
APN:68137002

HARTWOOD RD  
50' RW

Driveway

Walkway

Runoff  
to South

Concrete  
Slab

Existing  
Dwelling

Parcel No. (APN) 68137001  
Parcel Use 5100  
1-FAMILY PLATTED LOT  
Zoning A  
Building Area 928 SF  
Lot Area 7832 SF (0.180 ACRES)  
Building/Lot Area 0,12

3446 HARTWOOD RD  
CLEVELAND, OH 44112  
Scale: 1" = 20'



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NOR IS IT INTENDED TO BE OR REPLACE ONE**  
This work product represents only generalized locations of  
features, objects or boundaries and should not be relied  
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