



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

Printed Date: April 04, 2024

<b>Property Address:</b>	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

