

**Abramson Residence: 3686 Shannon Road
Parking Reduction Application**

The reduction in parking is requested under Exceptions 4 and 5 and can be substantiated for the subject project as follows:

An existing 2 car detached garage in the rear yard will be demolished as part of a large expansion to the existing home and replaced with grass to maximize open space in the rear yard.

A substantial addition to the existing residence (1180 square feet footprint on the lot, inclusive of a new attached garage) is planned.

1161.051 EXCEPTIONS TO REQUIRED ENCLOSED PRIVATE PARKING SPACES

Any application that will not be providing the requisite enclosed parking spaces as indicated in Schedule 1161.03 shall require review and approval by the Planning Commission based upon the regulations and criteria of this section.

(a) **Exceptions.** The required off-street parking spaces for single-family dwellings, two-family dwellings, and townhouses shall be enclosed in a detached or attached private parking garage, as indicated in Schedule 1161.03, unless one (1) or more of the following exceptions can be substantiated:

- (i) 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.
- (ii) 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.
- (iii) If the previously existing private parking garage on the lot was a single-car garage for single family dwelling.
- (iv) 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.
- (v) If a substantial expansion or addition to the principal structure is proposed.



2 Aerial Photo - Existing
A-1 N.T.S.



1 Front Perspective
A-1

Additions and Renovations to

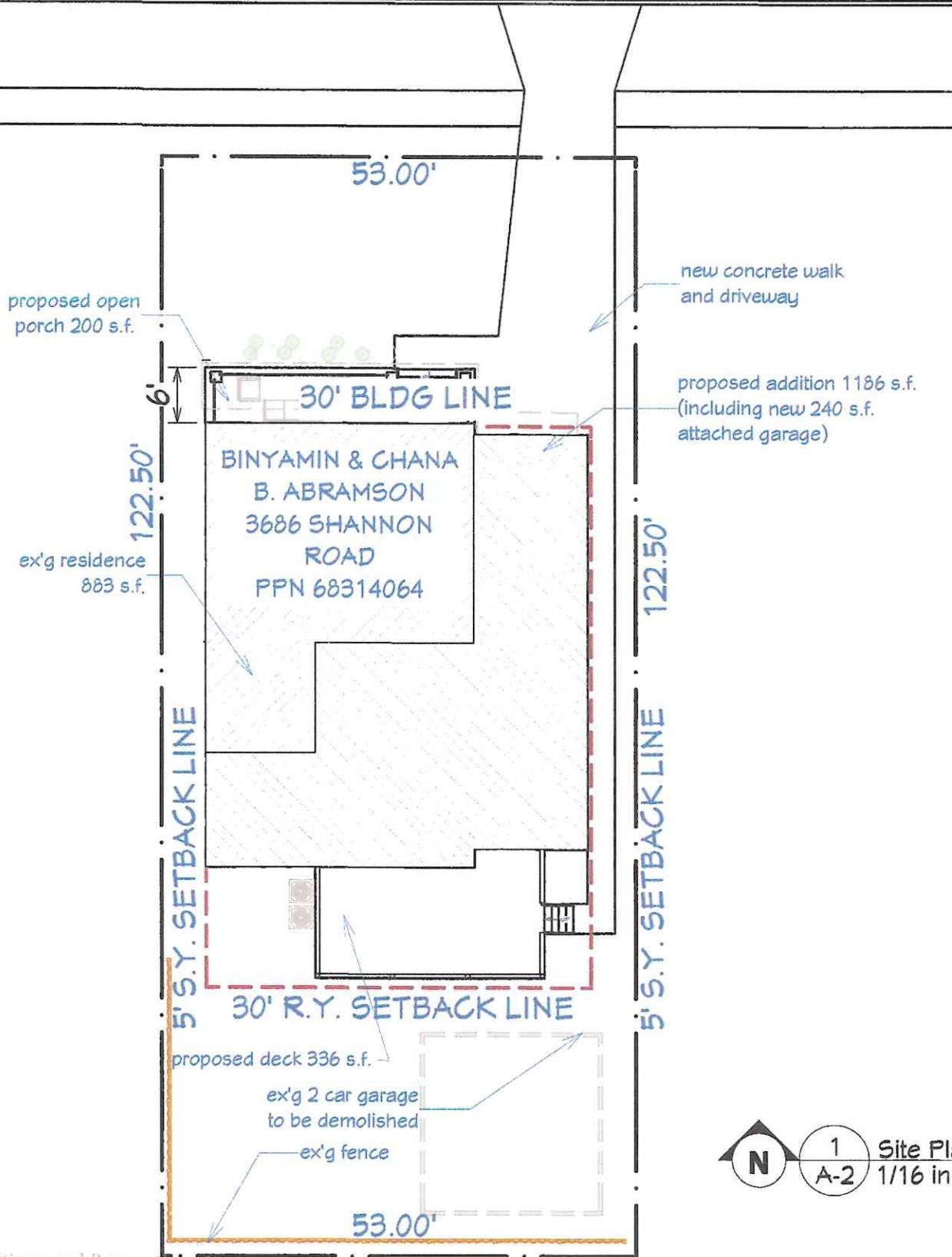
REBECCA
FERTEL,
ARCHITECT
ARCHITECTURE PLANNING
DEP ON IMPLEMENTATION
44118 CLEVELAND, OHIO

Abramson Residence
3686 Shannon Road, Cleveland Heights, Ohio 44118

Front Perspective

Drawn by	Job number
RF	2226
Issued for	
2023.02.24 Planning	
Drawing number	
A-1	

SHANNON ROAD 55'



N 1 A-2 Site Plan-Proposed
1/16 in = 1 ft

Additions and Renovations to

REBECCA
FERTEL,
ARCHITECT
ARCHITECTURE • PLANNING
DESIGN • IMPLEMENTATION
IN-SITE DRAFTING

Abramson Residence
3686 Shannon Road, Cleveland Heights, Ohio 44118

Site Plan

Drawn by	Job number
RF	2228
Issued for	
2023.02.26 Planning Revised	
Drawing number	
A-2	