

ARCHITECTURE
+
DESIGN

25000 PENS-UPST DR
BIRCHWOOD, OH 44122
216.4117450
ben.grinblatt@gmail.com

February 8, 2023

TO: Cleveland Heights Planning Commission

RE: 3682 Shannon Road
Cleveland Heights, OH 44118
Parcel: 683-14-065

To whom it may concern:

This letter is accompanying the attached documents requesting a reduction in the required parking for the property located at 3682 Shannon Road in Cleveland Heights (Parcel #683-14-065).

The proposed Site Plan shows a new 244.72 SF addition within the permitted Building Area. Additionally, the proposed First Floor Plan shows the conversion of the existing enclosed and attached single car garage (274 SF) to Living Area.

We are requesting a review of a reduction in the required parking under the Exceptions noted in §1161.051(a) "Exceptions to Required Enclosed Private Parking Spaces" of the Cleveland Heights Zoning Code (Zoning Text Amendment to Part Eleven). As per §1161.051(a)(iii), I believe this project can be exempt from required off-street parking as the "existing private parking garage on the lot was a single-car garage for a single-family dwelling." Additionally, as per §1161.051(a)(v), "a substantial expansion or addition to the principal structure is proposed."

In place of the existing attached single car garage, we are proposing a dedicated parking pad to be located attached to the driveway. This new parking pad will retain off-street parking associated with this residence, and also maximize the green space preserved in the residence's Rear Yard. These proposed alterations all bring improvement this residence; increasing it's liveable space on the inside, while still providing adequate outdoor green space and reducing any impact on the surrounding context.

Thank you for your consideration of this request. If you require any additional information, please let me know.

Sincerely,



Ben Grinblatt, RA

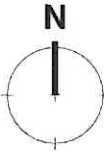
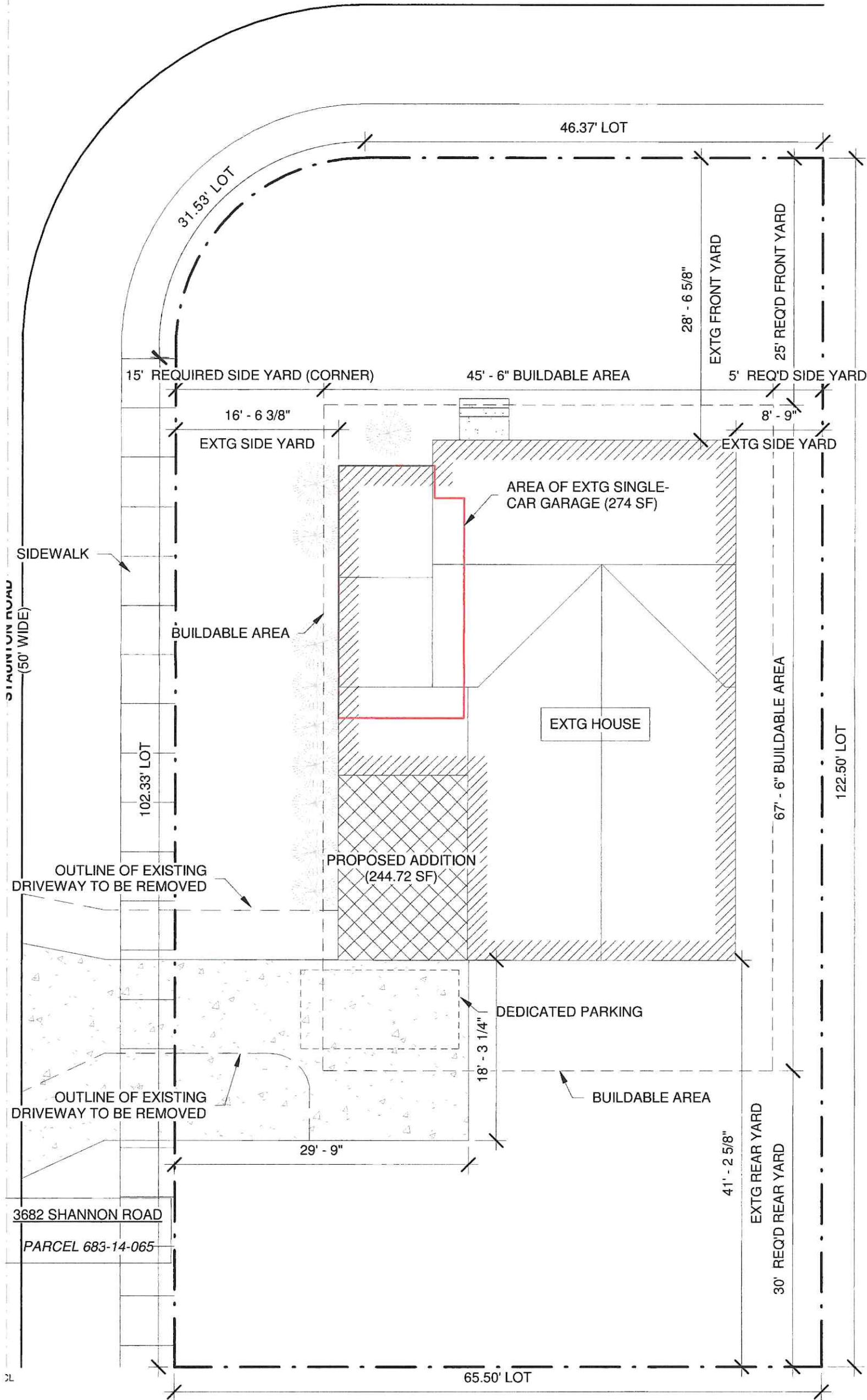
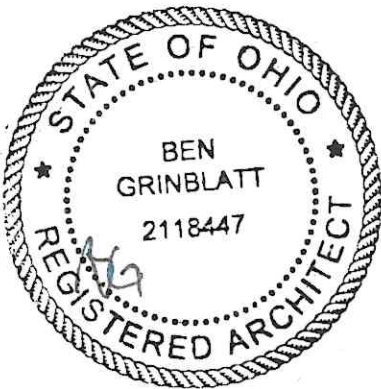
PN 23-17

SHANNON ROAD
(55' WIDE)

CL

ARCHITECTURE
+
DESIGN

ARCHITECT:
BEN GRINBLATT, RA
BEN GRINBLATT ARCHITECTURE & DESIGN
25080 PENSHURST DRIVE
BEACHWOOD, OH 44122
216.407.1480



RAPPAPORT RESIDENCE

SITE PLAN

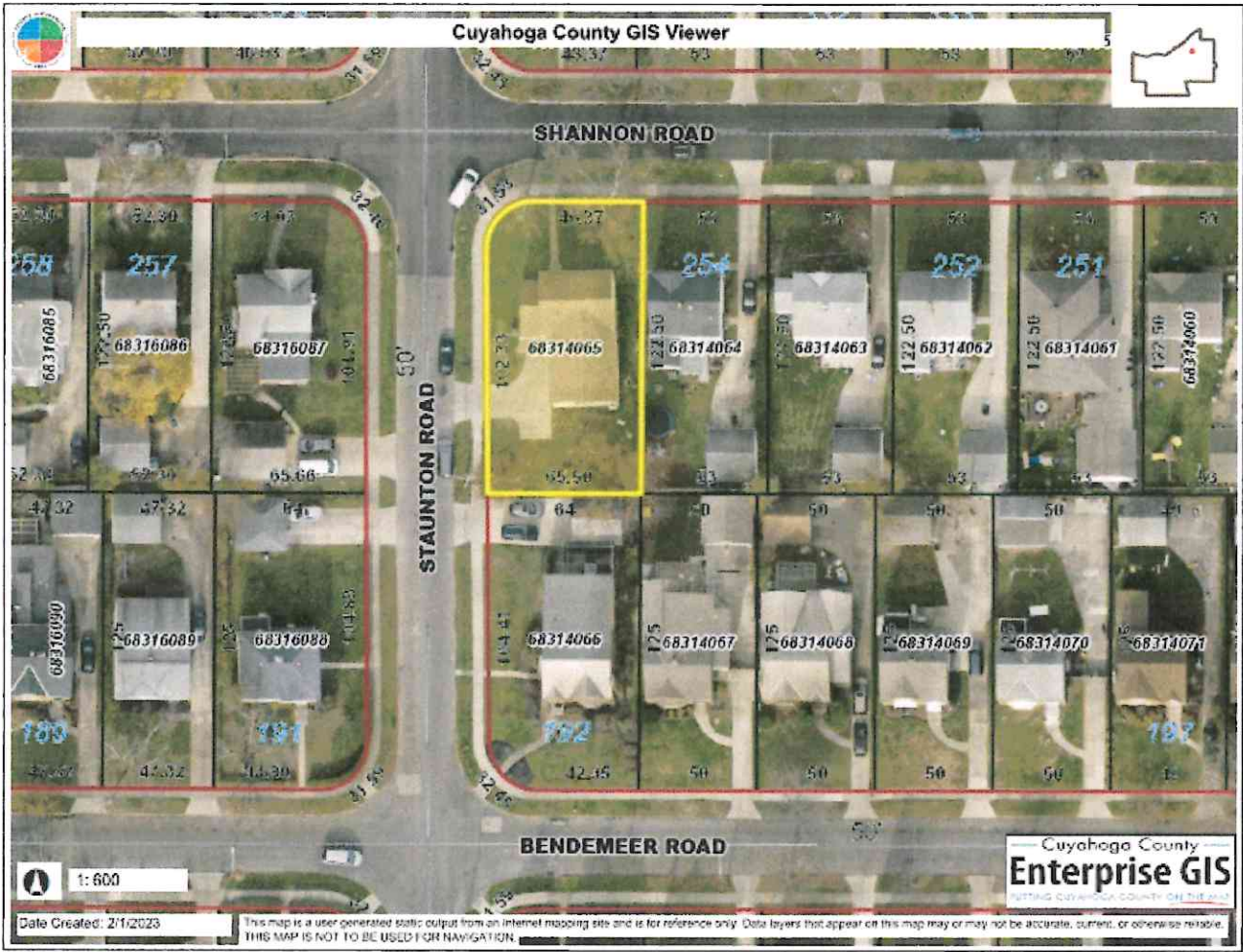
1 SITE PLAN
SCALE: 3/32" = 1'-0"

ISSUE DATE: 02/06/23

ADDRESS: 3682 SHANNON RD
CLEVELAND HTS, OH 44118

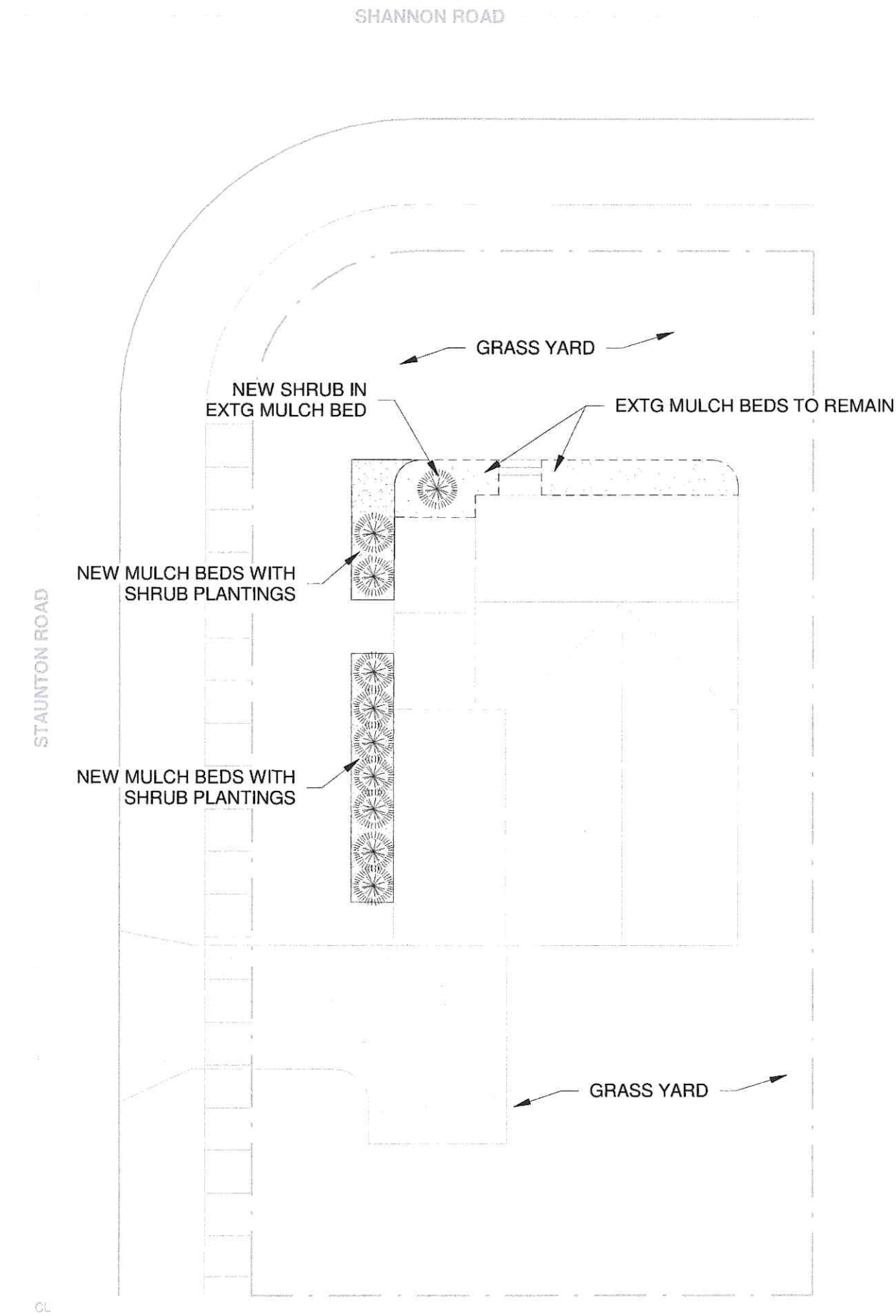
DWG: Z-100

PAGE: 1 OF 2



ARCHITECTURE
+
DESIGN

ARCHITECT:
BEN GRINBLATT, RA
BEN GRINBLATT ARCHITECTURE & DESIGN
25080 PENSURST DRIVE
BEACHWOOD, OH 44122
216.407.1480



RAPPAPORT RESIDENCE
LANDSCAPE PLAN & AERIAL
ISSUE DATE: 02/06/23
ADDRESS: 3682 SHANNON RD
CLEVELAND HTS, OH 44118
DWG: Z-101
PAGE: 2 OF 2