



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

Printed Date: May 07, 2024

**Property Address:** 3270 DESOTA AVE CLEVELAND HEIGHTS, OH 44118

Property Type Two-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 parcel is a legal, non-conforming lot.

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