



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

Printed Date: September 13, 2024

**Property Address:** 908 ELBON RD CLEVELAND HEIGHTS, OH 44121

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.

Yes, the lot is smaller than the code standard.

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

