



Planning Commission Reduction in Required Enclosed Parking Info Sheet

Printed Date: September 13, 2024

Property Address:

3401 BEECHWOOD AVE CLEVELAND HEIGHTS, OH 44118

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.

n/a

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.

The proposal is to remove the existing dilapidated garage and seed that area with grass. The Housing Inspection Department has ordered that the garage be razed.

5. If a substantial expansion or addition to the principal structure is proposed

n/a

Building 1



