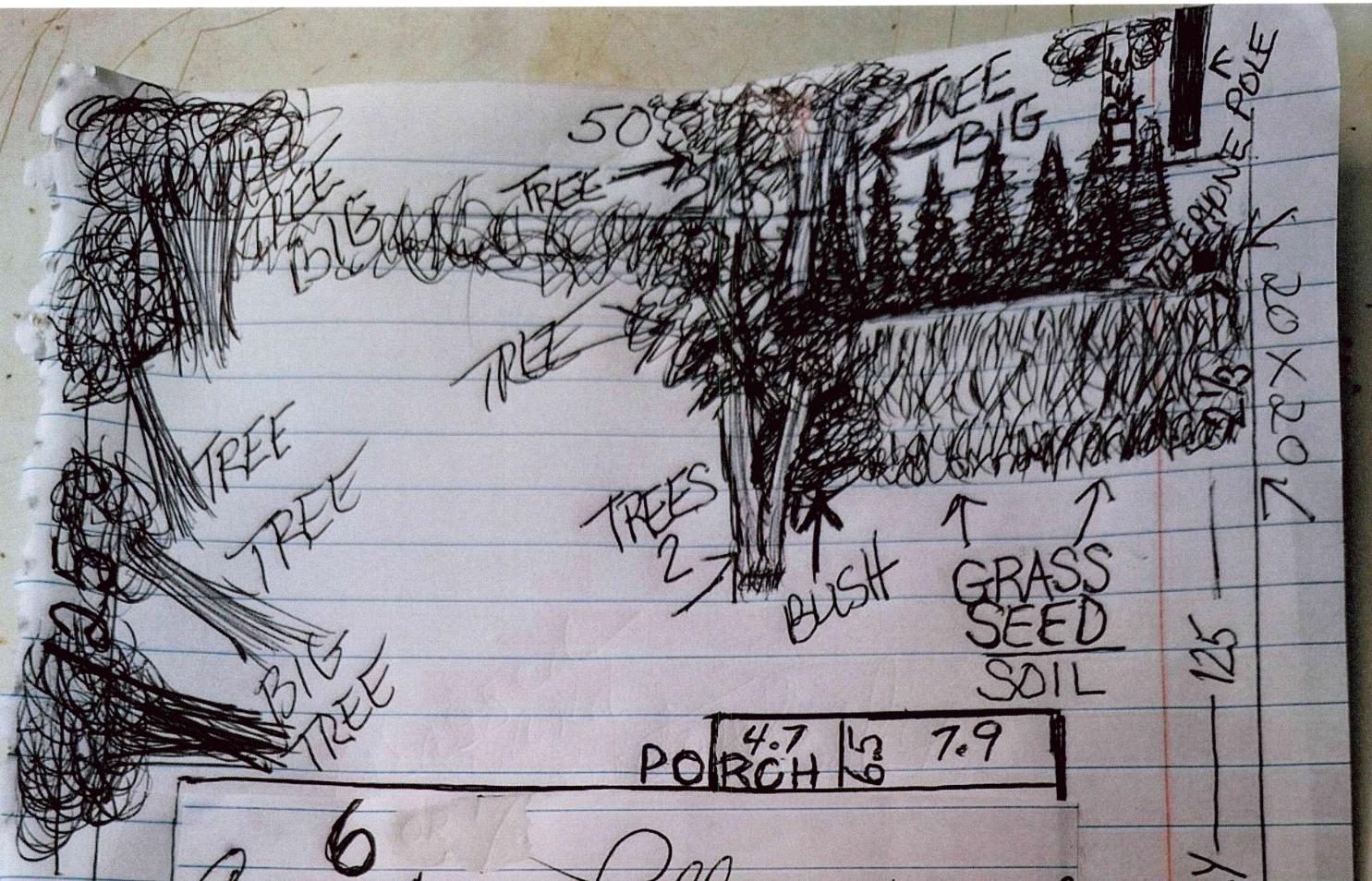




## **Planning Commission Reduction in Required Enclosed Parking Info Sheet**

Printed Date: November 12, 2024

| <b>Property Address:</b>  | 3237 EAST OVERLOOK RD 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. | There are trees that are very close to the Garage. We are removing the dilapidated garage (which has a dirt floor). We would like to grade the area and put down fresh dirt and grass seeds which will absorb the run off rain water. I uploaded the landscaping plans. I would also like to plant privacy shrubs along the back of where the garage was in the future. I am living on a fixed income from Social Security. So I can't afford too much at this moment. Thank you for your time. |
| 5. If a substantial expansion or addition to the principal structure is proposed  | N/A   |



6  
American Pillars  
Arborvitae & ~~Soil~~  
grass seed and hay  
in area 20x20

27.2

32.02

PORCH

9.2

14

32  
50

LANDSCAPE PLAN APPROVED

Karen Knittle