



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

Printed Date: November 12, 2024

**Property Address:**

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

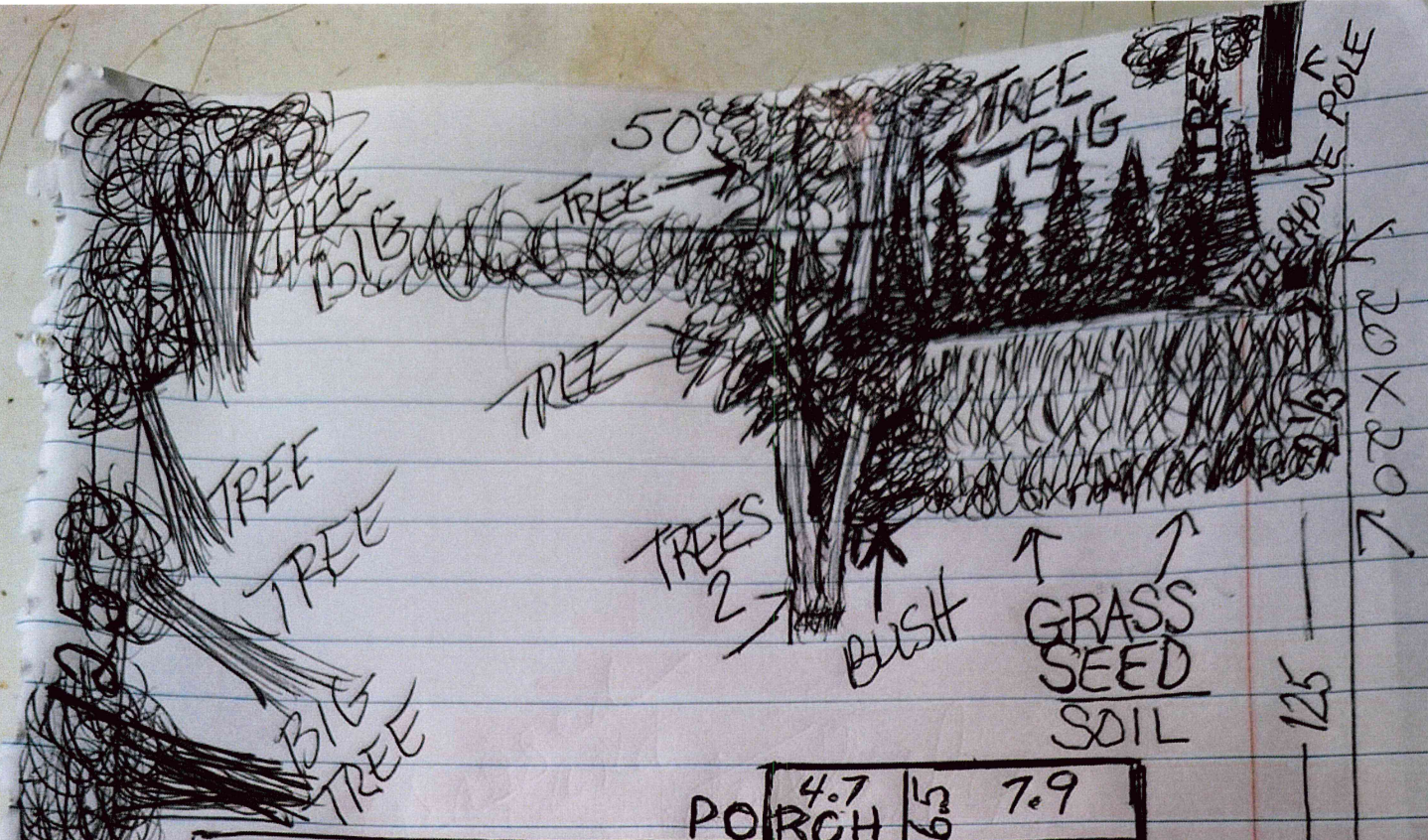
4. If an existing private parking garage structure and associated remnant parking pavement are proposed to be removed and replaced with grass or landscaping, thereby increasing green or open space.

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.

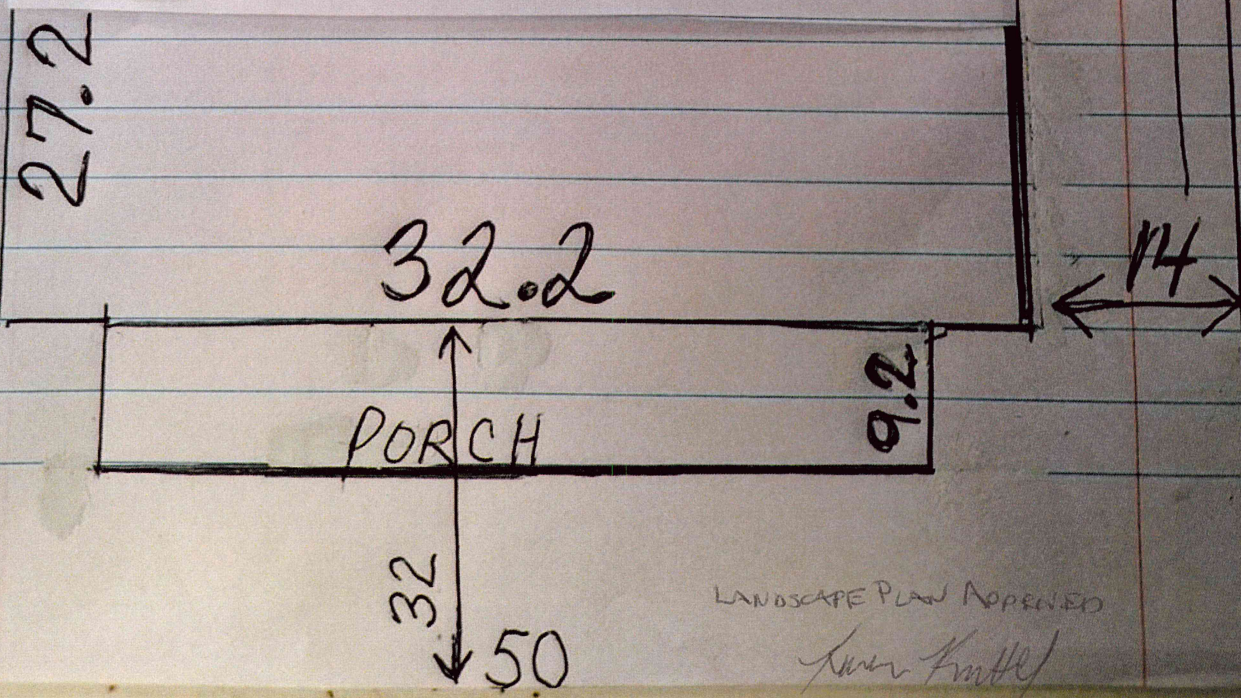
5. If a substantial expansion or addition to the principal structure is proposed

N/A





6  
 American Pillar  
 Arborvitae & Soil  
 Grass seed and hay  
 in area 20x20



LANDSCAPE PLAN APPROVED  
 Kevin Smith