



Planning Commission Reduction in Required Enclosed Parking Info Sheet

Printed Date: January 30, 2025

Property Address: 3543 SHANNON 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.

We currently have only a few yards of green space due to the size and placement of our freestanding two-car garage. Replacing it with an attached one-car garage would allow us to significantly increase the green space on our property.

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

We will be attaching the garage to the house as part of our addition.