1167.11 OFF STREET PARKING REGULATIONS **CURRENT & PROPOSED ZONING: LB - LOCAL BUSINESS DISTRICT** 1187.09 OFF STREET PARKING STANDARDS PROPOSED USE: BEAUTY SALON - "SERVICE ESTABLISHMENT" (PERMITTED) (1) MINIMUM FRONT SETBACK: \*See Sub-seciton 1167.11 (b) **RETAIL/PERSONAL SERVICES** 1167.05 LOT REGULATIONS (2) SIDE OR REAR LOT ABUTTING NON-RESIDENTIAL DISTRICT 10 FEET (4) Beauty Salons & Barber Shops REQUIRED **PROPOSED** Minimum Requirement: 2 Spaces/Chair 0.35 Ac. MIN. LOT AREA (b) Accessory Parking Lots Located in the LB District. In the Local Business District, accessory off-street parking lots shall not be located between the front Maximum Requirement: 2.5 Spaces/Chair MIN. LOT WIDTH 150.5' building line of a principal building and the street right-of-way line. Accessory off-street parking shall be located at the rear or side of the principal MAX BLDG COVERAGE 30% 13% building. The Planning Commission may grant an exception to this requirement where necessary due to the shallow depth of the parcel, the location of **Number of Chairs Proposed: 9 Chairs** mature trees or other significant environmental features, the location of historical buildings/structures, the proximity of residential uses, or other similar **POLARIS ENGINEERING** circumstances. If an exception is granted and off-street parking lots are adjacent to or abut a public street, a four (4) foot masonry wall shall be provided in Number of Spaces Proposed: 18 Spaces (Meets Min. Req.) 1167.07 BUILDING SETBACKS & SURVEYING, INC. addition to the Screening along Public Streets required in sub-section 1185.09 (c) and the Landscaping Along Street Frontage and Parking Setback required AS SHOWN ON PLANS. 34600 CHARDON ROAD SUITE D 1329 SMITH COURT, LLC NOTE: AN OUTDOOR WASTE WILLOUGHBY HILLS, OH 44094 NOTE: DATA SHOWN ON THIS MAP IS NOT SURVEY ACCURATE AND IS FOR INFORMATIONAL PURPOSES AFN #2019-01290221 440) 944 - 4433 BIN IS NOT PLANNED TO BE P.P.N. 301-15-014 UTILIZED FOR THIS USE. LB - LOCAL BUSINESS ZONING ONLY. ALL DATA IS FROM #1329 SMITH CT **CUYAHOGA COUNTY GIS ONLY.** (VACANT) DATE: 3/15/24 -160.9 1"=20' SCALE: 5' SIDE BUILDING SEPBACK FOLDER: DWG/Concept Plan 18.00 10' SIDE PARKING SETBACK ILENAME: 24050 Concept Plan EMAINDER OF FORMER DRIVE PROP. CONC. AISLE TO REMAIN WHEEL STOP TAB: 01-Concept Plan (Aeria Ex. Conc. Walk DRAWN: SEALCOAT OVER **EXISTING** ARROW AND -PROP. CONC. Ex. 1-Story Brick Building (1993 SF) ADD ONE SPACE WHEEL STOP BAAN PROPERTIES, LLC AFN #2024-03010264 P.P.N. 301-15-013 #20000 DETROIT RD 0.35 AC. 20000 DETROIT "LATHER LB - LOCAL BUSINESS ZONING 19930 DETROIT ROAD LLC AFN #2019-01290219 FRONT PARKING SETBACK P.P.N. 301-15-042 #19930 DETROIT RD Ex. Conc. Walk (Typ.) PAINT OR LB - LOCAL BUSINESS ZONING SEALCOAT OVER REMOVE EXISTING **EXISTING POLE** (Тур.) 19' ONE WAY AISLE SIGN & ADD ONE **ARROW AND** ADD ONE SPACE Ex. Asphalt Pavement Parking Lot 2/Concrete Curbs SPACE & RE-STRIPE (8) 466 5.00 10' FRONT BUILDING SETBACK PREPARED FOR: Ex. Landscaping (gravel & shrubs) **HALEY DELZANI** 150.5 PHONE: (216) 990-9101 Ex. Conc. Walk Ex. Asphalt Road w/Conc. Curbs **GRAPHIC** DETROIT ROAD **SCALE** 20 10 20 CONTRACT NO. 24050 (IN FEET) SHEET OF 1 INCH = 20 FEET 01 01