

**CERTIFICATE OF COMPLIANCE**  
Office of the Zoning Administrator



**Date: 3/27/20      Application #: 2020P02719      Zoning District: T5MS/T5MS-O**

**Brian Henning  
5801 Madison Road  
Cincinnati, OH 45227**

**Location/Building Address: 5801 Madison Road, Cincinnati, OH 45227**

**Tax Parcel ID # (s): 036-0002-0188**

This document is to certify that the premises described conform substantially to the provisions of the Land Development Code of the City of Cincinnati as to parking requirements.

**Form-Based Code Parking Regulations**

Per Section 1703-2.80(F), Residential Use requires a minimum of 1 parking space per 1500 square feet and Service or Retail Use requires a minimum of 2 parking spaces per 1000 square feet after an initial exemption of 5,000 square feet.

Per Section 1703-5.50(E)(1) [On-Street Parking], on-street parking spaces adjacent to the lot may count towards the required non-residential use parking standards.

Per Section 1703-5.50(E)(2) [Shared Parking], for two use types, shared parking shall be calculated as follows. The sum of the required parking for the two use types shall be divided by the factor listed in the table below. The required number of parking spaces shall be rounded up to the closest whole number. If the use is not listed below then the shared parking shall be based on Section 1703-5.50(E)(3) [Shared Parking Study].

	Residential	Lodging	Office	Retail
Residential	1.0	1.1	1.4	1.2
Lodging	1.1	1.0	1.7	1.3
Office	1.4	1.7	1.0	1.2
Retail	1.2	1.3	1.2	1.0

**Parking Calculations**

The property will contain 106,019 square feet of gross residential use, including related amenities.  $106,019/1,500 = 71$  required residential parking spaces. The accessory parking lot provides 104 parking spaces, resulting in a surplus of 33 parking spaces.

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The property will contain 22,736 square feet of gross non-residential use.  $22,736 - 5,000$  [exemption] = 17,736 square feet.  $17,736/1,000 = 17.7 \times 2 = 35$  required non-residential parking spaces. There are 35 adjacent on-street parking spaces, thus meeting compliance.

**Finding**

Zoning Staff notes that Applicant was not required to conduct a Shared Parking Study because the provided parking meets compliance. Staff further notes that Applicant did not invoke the Shared Parking Factor as Applicant eventually chose to reserve the accessory parking lot exclusively for residential use.

**Therefore, the proposed parking is compliant with the City of Cincinnati Land Development Code.**

**APPROVED BY:**

A handwritten signature in cursive script that reads "Emily S. Ahouse".

**Emily S. Ahouse**  
**Interim Zoning Administrator**

HES:ESA