

CERTIFICATE OF COMPLIANCE
Office of the Zoning Administrator



Date: 3/27/20 Application #: 2020P02720 Zoning District: T5MS/T5MS-O

Brian Henning
5801 Madison Road
Cincinnati, OH 45227

Location/Building Address: 5912 Madison Road, Cincinnati, OH 45227

Tax Parcel ID # (s): 035-0003-0218

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 100,622 square feet of gross residential use, including related amenities. $100,622/1,500 = 67$ required residential parking spaces. The accessory parking lot provides 116 parking spaces, thus resulting in a surplus of 49 parking spaces.

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The property will contain 7,197 square feet of gross non-residential use. $7,197 - 5,000$ [exemption] = 2,197 square feet. $2,197/1,000 = 2.2 \times 2 = 4$ required non-residential parking spaces. There are 40 adjacent on-street parking spaces, thus resulting in a surplus of 36 parking spaces.

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