

**CITY OF PAINESVILLE
GARAGE AFFIDAVIT OF FACTS**

Name of Owner/s: _____

Company Name (if any): _____

Owner/Company Address: _____

Date of Affidavit: _____

City of Painesville
Attn: Community Development Department
66 Mentor Ave
Painesville, Ohio 44077

RE: _____, Painesville, Ohio 44077
Address of Property in Painesville

To whom it may concern:

I have been advised by the Sellers and the Community Development Department and fully acknowledge the requirements of the City of Painesville's Codified Ordinance §1139.04(f) Non-Conforming Uses and §1137.03(b)(2) General Requirements in regards to the above captioned property. I understand that I am required to construct a minimum of one (1) enclosed parking space (12' x 22' minimum) within six (6) months of taking possession of the property. If I list or sell the property prior to that date, I agree to disclose to any potential purchasers that they would be bound by the timeline in this agreement. If I fail to comply fully with the above, I understand that I will be cited into Court of Law for violating the code sections above and this agreement.

Respectfully,

Signature of Owner/s Above

STATE OF OHIO

COUNTY OF LAKE

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SS:

Before me, the undersigned authority, on this _____ day of _____, 2018, personally appeared Name/s: _____, known to me to be the person who name is subscribed to the foregoing instrument, and upon his/her oath acknowledged to me that he/she executed the same for the purposes of consideration therein expressed.

In Testimony Whereof, I have hereunto subscribed my name and affixed by official seal on the day and year last aforesaid.

NOTARY PUBLIC

GARAGE REQUIREMENTS

Requirements Painesville Codified Ordinance Section 1137.03 (b)(2):

Each single family dwelling unit shall be required to have a minimum of one (1) enclosed parking space.

(b) Single Family Residential.

(1) Driveways and parking pads reasonably necessary to serve a single-family use are permitted in accordance with the following. Access drives from a public right-of-way or alley shall not be less than:

A. At the point of intersection, driveways shall be at approximately a 90-degree angle to the right-of-way or alley.

B. Driveways shall have a minimum width of 8 feet in width and a maximum width of 20 feet at the intersection with the public right-of-way or alley.

C. Driveways may be widened or extended to accommodate a parking pad: however 1 edge shall be tapered at a deflection of 30 to 45 degrees to meet the specified driveway width at the public right-of-way or alley and at its widest point, the parking pad shall not exceed 12 feet in width.

(2) Each single family dwelling unit shall be required to have a minimum of one (1) enclosed parking space.

(3) Vehicles shall not be parked on lawns or other unpaved areas or where they extend over any portion of a lot line or public sidewalk. (Ord. 14-16. Passed 11-7-16.)

Community Development Policy for the City of Painesville to comply with the Zoning Ordinance above:

- 1) A garage or enclosed parking space must be built if the property is non-conforming and shall not be less than 12 feet wide x 22 feet in depth.
 - a. If the lot will not accommodate a garage or enclosed parking space as required by City policy, a variance may be requested through the Board of Zoning Appeals (BZA).
- 2) Engineered or architectural building plans must be submitted in accordance with the requirements of the 2013 Ohio Residential Code.
- 3) The exterior materials must be similar in nature and color to those of the main structure and approved by the Community Development Department.
- 4) The detached garage or enclosed parking space must have an overhead door or similar along with a man door as specified in the 2013 Ohio Residential Code.
- 5) An attached garage or enclosed parking space must have an overhead door and access to the main dwelling unit.
- 6) The floors must be an impervious surface such as concrete.
- 7) The property may be transferred assuming that the attached affidavit has been provided to the Painesville Housing Division prior to or upon completion of the closing.