



CITY OF CLEVELAND

Mayor Justin M. Bibb

Cleveland City Planning Commission

Friday, May 3, 2024

****PLEASE MUTE YOUR MICROPHONE****

Lillian Kuri, Commission Chair

Joyce Pan Huang, Director

Michael Bosak, Administrator



Cleveland City Planning Commission

Preamble

IN COMPLIANCE WITH NOTIFICATION REQUIREMENTS OF OHIO'S OPEN MEETING LAW AND SECTION 101.021 OF THE CODIFIED ORDINANCES OF CLEVELAND, OHIO, 1976, NOTICE OF THIS MEETING HAS BEEN PUBLICLY POSTED.

ALL BOARDS AND COMMISSIONS UNDER THE PURVIEW OF THE CITY PLANNING DEPARTMENT CONDUCTS ITS MEETINGS ACCORDING TO ROBERT'S RULES OF ORDER. ACTIONS DURING THE MEETING WILL BE TAKEN BY VOICE VOTE. RECUSALS FROM ANY VOTE DUE TO A CONFLICT OF INTEREST SHOULD BE STATED FOR THE RECORD PRIOR TO THE TAKING OF ANY VOTE.

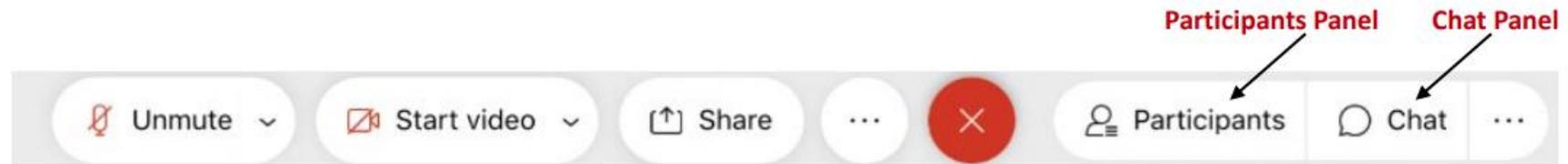
IN ORDER TO ENSURE THAT EVERYONE PARTICIPATING IN THE MEETING HAS THE OPPORTUNITY TO BE HEARD, WE ASK THAT YOU USE THE RAISE HAND FEATURE BEFORE ASKING A QUESTION OR MAKING A COMMENT. THE RAISE HAND FEATURE CAN BE FOUND IN THE PARTICIPANTS PANEL ON THE DESKTOP AND MOBILE VERSION AND ACTIVATED BY CLICKING THE HAND ICON.

PLEASE WAIT FOR THE CHAIR OR FACILITATOR TO RECOGNIZE YOU AND BE SURE TO SELECT UNMUTE AND ANNOUNCE YOURSELF BEFORE YOU SPEAK. WHEN FINISHED SPEAKING, PLEASE LOWER YOUR HAND BY CLICKING ON THE RAISE HAND ICON AGAIN AND MUTE YOUR MICROPHONE.

WE WILL ALSO BE UTILIZING THE CHAT FEATURE TO COMMUNICATE WITH PARTICIPANTS. THE CHAT FEATURE CAN BE ACTIVATED BY CLICKING THE CHAT BUTTON LOCATED ON THE BOTTOM OF THE WEBEX SCREEN.



CALL-IN USERS CAN UNMUTE BY USING *6



May 3, 2024

Cleveland City Planning Commission

P r e a m b l e

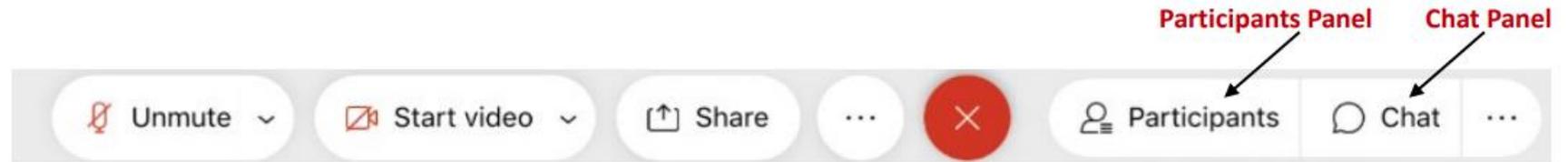
ALL MEETING ACTIVITY IS BEING RECORDED VIA THE WebEx PLATFORM. THESE PROCEEDINGS ARE ALSO BEING LIVE STREAMED VIA YouTube.

ALL REQUESTS TO SPEAK ON A PARTICULAR MATTER SUBMITTED THROUGH PROPER CHANNELS HAVE BEEN CONSIDERED. WE HAVE ALSO RECEIVED EMAILS FROM THOSE WHO HAVE PROVIDED WRITTEN COMMENT ON A PARTICULAR MATTER. PROPER CHANNELS FOR COMMENTS ARE LISTED BELOW.

COMMUNICATION WITH MEMBERS OF THIS BODY MUST FOLLOW PROPER CHANNELS FOR CONSIDERATION. ANY COMMENTS RECEIVED BY THE **WEDNESDAY 12:00 PM** DEADLINE ARE COLLECTED BY CITY PLANNING STAFF AND DISSEMINATED TO THE COMMISSION MEMBERS PRIOR TO ANY SCHEDULED MEETING.

Proper channels for public comment:

- Sending an e-mail to the cityplanning@clevelandohio.gov address with a comment or a letter
- Calling and/or leaving a message at 216-664-2210
- Sending a letter or dropping off comments at City Hall (601 Lakeside Avenue, Suite 501, Cleveland, OH 44114)



May 3, 2024

Cleveland City Planning Commission

Meeting Rules and Procedures

- The Chair will call each agenda item and then each applicant will be invited to proceed through their presentation.
- Each presentation should be completed prior to questions and comments from the Commission, in order to facilitate a smooth presentation.
- Once the presentation has concluded, the Chair will ask Planning staff to summarize Design Review Committee recommendations and any public comments received.
- The deadline for public comments is noon on the Wednesday prior to any regularly scheduled City Planning Commission meeting and will be read into the record. Any comments received by the deadline are distributed to Commission members prior to the meeting through Dropbox. Staff will also identify any members of the public present and scheduled to speak.
- Public comment is allowed at the discretion of the Chair and any individual providing public comment is permitted two (2) minutes to speak to the agenda item in which they have an interest.
- The Chair will then request a recommendation from staff, if applicable.
- The Commission will then begin deliberations and project review.
- Any Commission member, except the Chair, may make a motion at any point after an agenda item has been called.

Cleveland City Planning Commission

Call to Order and Roll Call



CITY OF CLEVELAND
Mayor Justin M. Bibb

May 3, 2024

Cleveland City Planning Commission

Approval of Minutes from Previous Meeting



CITY OF CLEVELAND
Mayor Justin M. Bibb

May 3, 2024

Cleveland City Planning Commission

Zoning Map Amendments



CITY OF CLEVELAND
Mayor Justin M. Bibb

May 3, 2024

Ordinance No. xxx-2024 (Ward 13/Councilmember Harsh): Establishing a zero (0) foot Mapped Building Setback from the property line along the easterly and westerly sides of Pearl Road between Germaine Avenue and Archmere Avenue.

May 3, 2024

Map Change 2678

City Planning Commission Hearing

May 03, 2024



CITY OF CLEVELAND
Mayor Justin M. Bibb

CITY PLANNING COMMISSION

Proposal

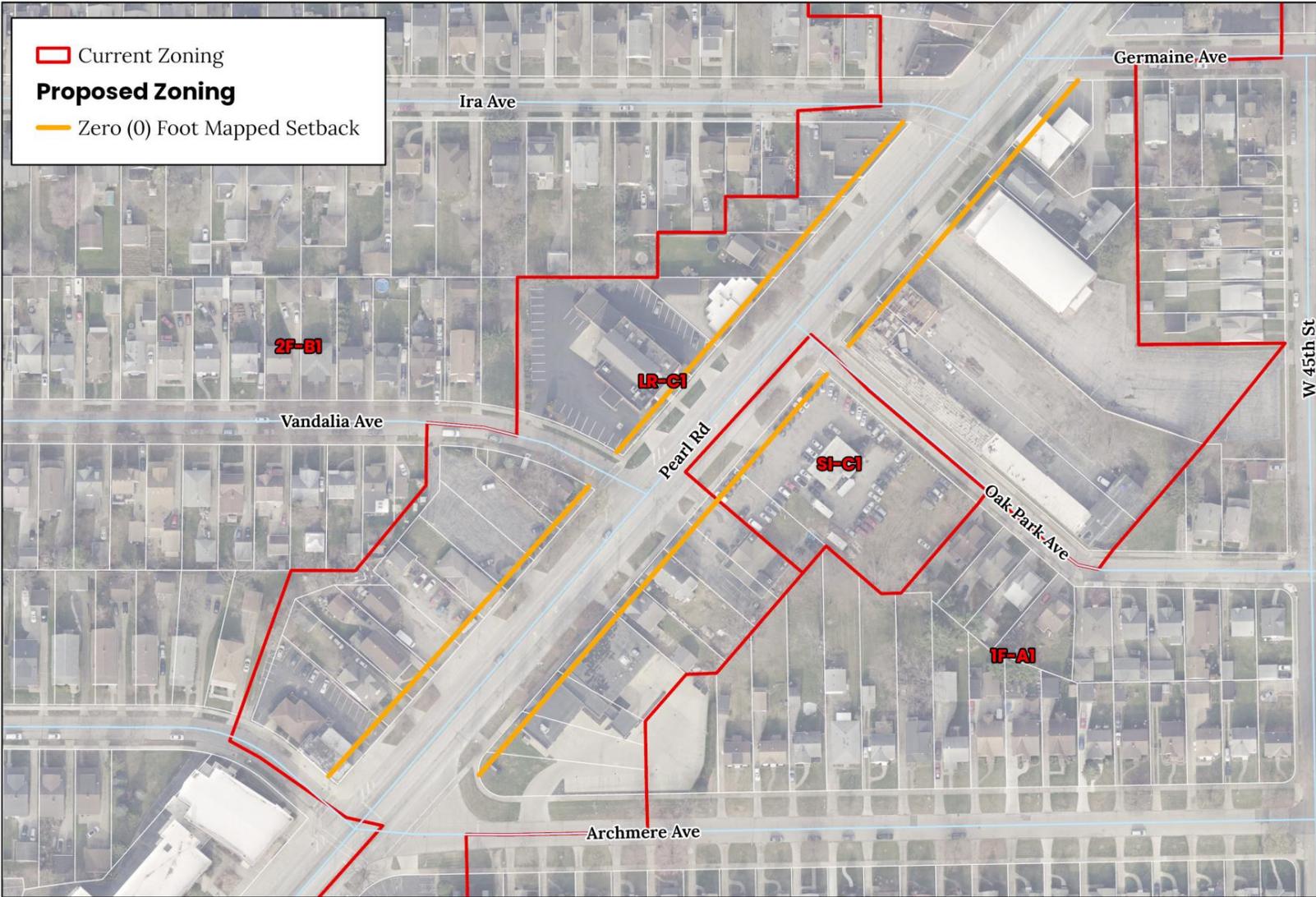
Establishing a zero (0) foot Mapped Building Setback along the easterly and westerly sides of Pearl Road between Germain Avenue and Archmere Avenue.
(Map Change 2678)

Purpose

- To allow for adaptive reuse of vacant properties.
 - To promote a variety of housing typologies and promote walkability in alignment with the Connecting Cleveland 2020 plan.
-



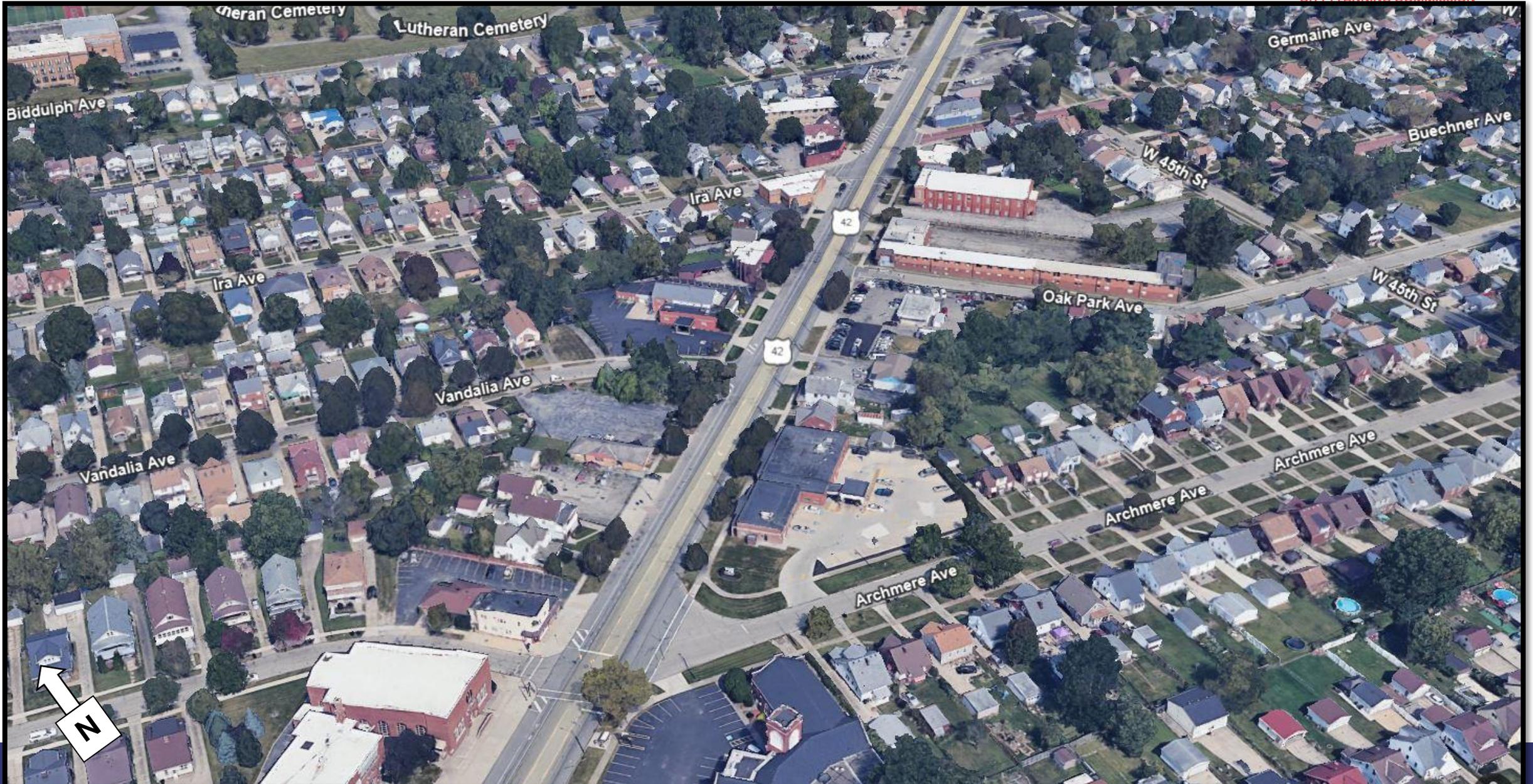
Map Change 2678





Map Change 2678

Current Context



Map Change 2678

**Southeasterly View
Pearl Rd & Germaine Ave**



**Southeasterly View
Pearl Rd**



Map Change 2678

Southeasterly View
Pearl Rd & Oak Park Ave



Southeasterly View
Pearl Rd & Vandalia Ave



Map Change 2678

CITY of CLEVELAND

MAYOR JUSTIN M. BIBB

CITY PLANNING COMMISSION



Notherly View
Pearl Rd

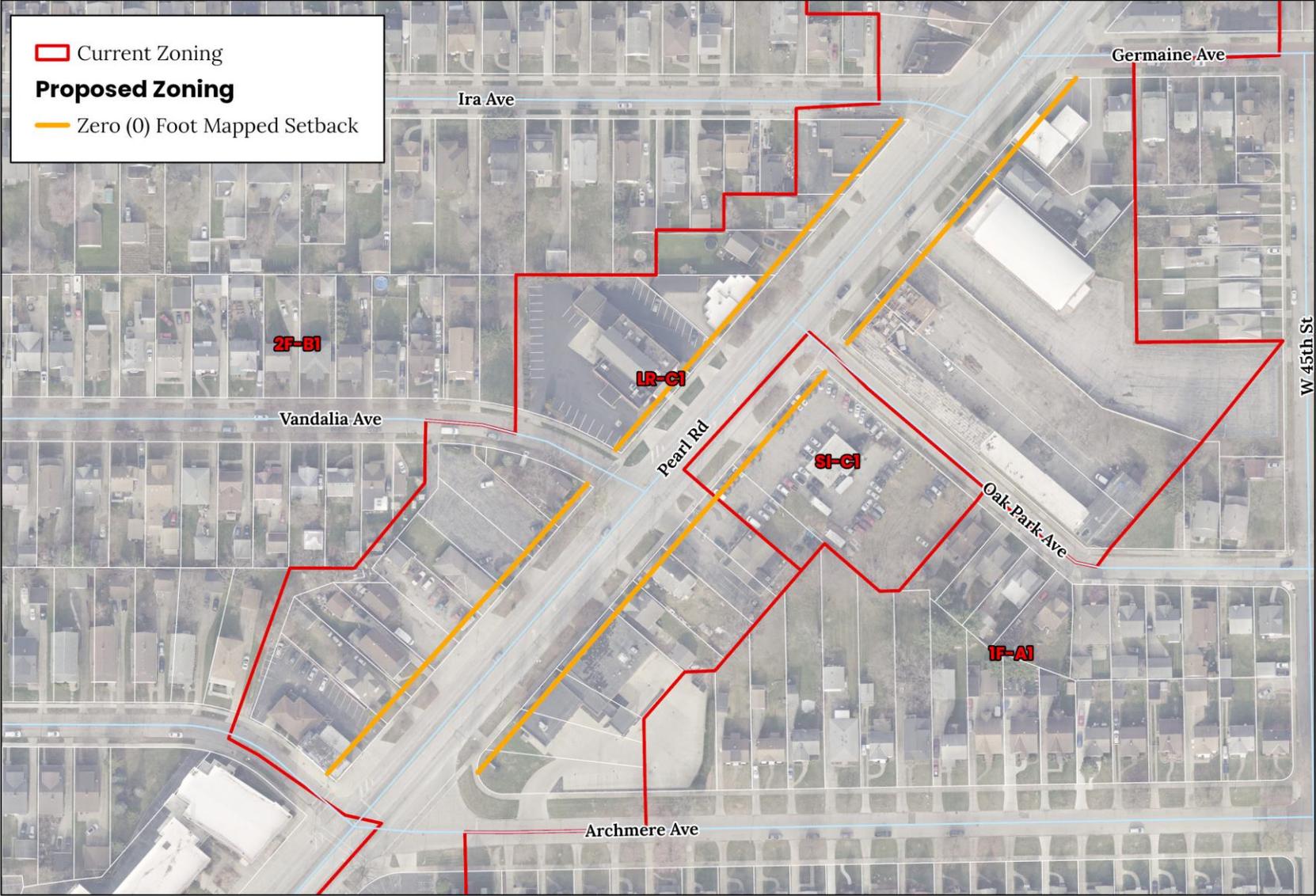


Northwesterly View
Pearl Rd & Ira Ave



Northwesterly View
Pearl Rd

Map Change 2678



Cleveland City Planning Commission

Zoning Text Amendments



CITY OF CLEVELAND
Mayor Justin M. Bibb

May 3, 2024

Ordinance No. xxx-2024 (Citywide): Supplementing the Codified Ordinances of Cleveland, Ohio, 1876, by amending Chapters §§343.01, 343.11 and 345.02 and adding §347.191 State Licensed Adult-Use Marijuana Cultivators, Processors, Retail Dispensaries and Testing Laboratories of the Codified Ordinances to allow for adult use marijuana usage, retail sales, cultivation, and processing, and to update the zoning code to incorporate and implement the new state regulations around adult use so that adult use activities that are legal in the State of Ohio are permitted in the City of Cleveland.

May 3, 2024



Marijuana Dispensaries: Amending the City’s “Disallowed” Areas through Zoning Use

March 2024



CITY OF CLEVELAND

Mayor Justin M. Bibb

CITY PLANNING

Agenda

March 2024

01. Current State of Marijuana Law in Ohio and Cleveland (ORC on Recreational Sales & ORC on Medical Sales)
02. Examples of Marijuana Dispensaries Operating Today
03. State & City Disallowed Areas for Marijuana Dispensaries
04. Local Retail (LR) Zoning & Change Proposal



01. Current State of Marijuana Law in Ohio (ORC on Recreational Sales & ORC on Medical Sales)

- Ohioans 21 years and older are legally allowed to consume or possess cannabis on and after December 7, 2023.
- Issue 2 legalizes 2.5 ounces of adult-use cannabis in any form except adult-use extract; and 15 grams of adult use cannabis in the form of adult use extract. A customer can purchase 2.5 ounces per day from a licensed adult-use dispensary.
- Individuals may grow up to six plants for personal use, with a limit of 12 plants per residence, as of December 7, 2023.
- An individual is allowed to gift up to six plants of marijuana without remuneration, as well as 2.5 ounces of adult-use cannabis in any form except adult-use extract; and 15 grams of adult-use cannabis in the form of adult-use extract.
- There are no limitations on how individuals 21 years and older may consume marijuana (ex. Smoking, vaping, edibles, etc.) on and after December 7, 2023.



01. Current State of Marijuana Law in Ohio (ORC on Recreational Sales & ORC on Medical Sales)

Current Regulations for monitoring, surveillance, and security of facilities are regulated in [Chapter 3796:6-3](#) of the ORC and further spelled out in [Chapter 3780](#) “Adult Use Cannabis Code”

Some of the requirements for facilities are highlighted below:

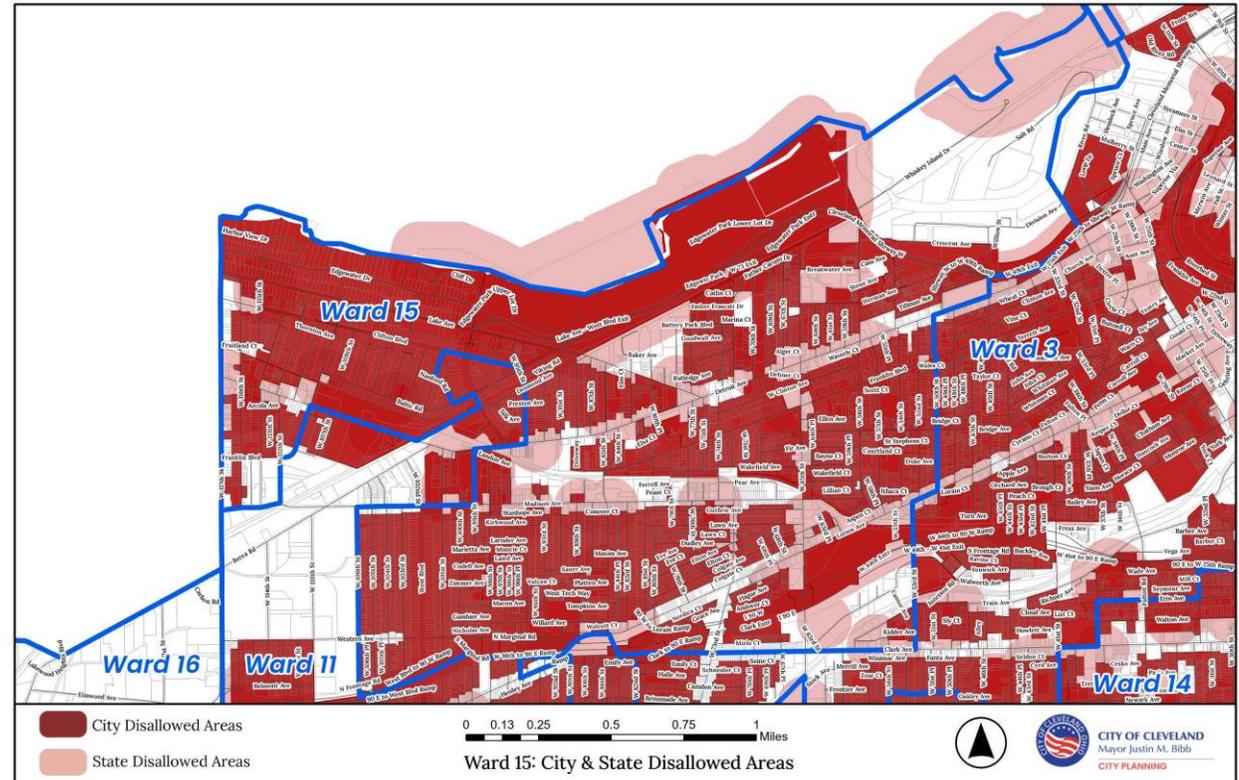
- Security systems (for the public and employees) and video surveillance
- Regulations on storage of product behind locked areas and in safes or vaults
- Additional regulations on displaying product including amount(s) and how cannabis can/cannot be stored in cases for public viewing
- Hours are limited to 7am-9pm for all dispensaries
- Inventory control and monitoring systems; record keeping requirements
- Labeling and product quality control measures (product testing for other drugs/additives i.e. fentanyl)



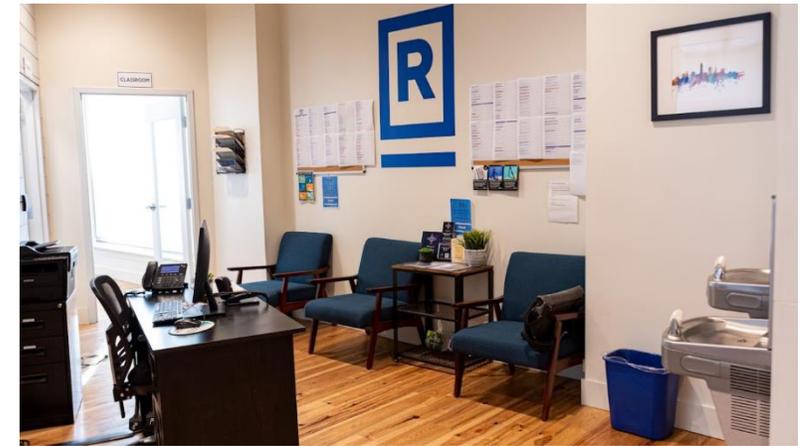
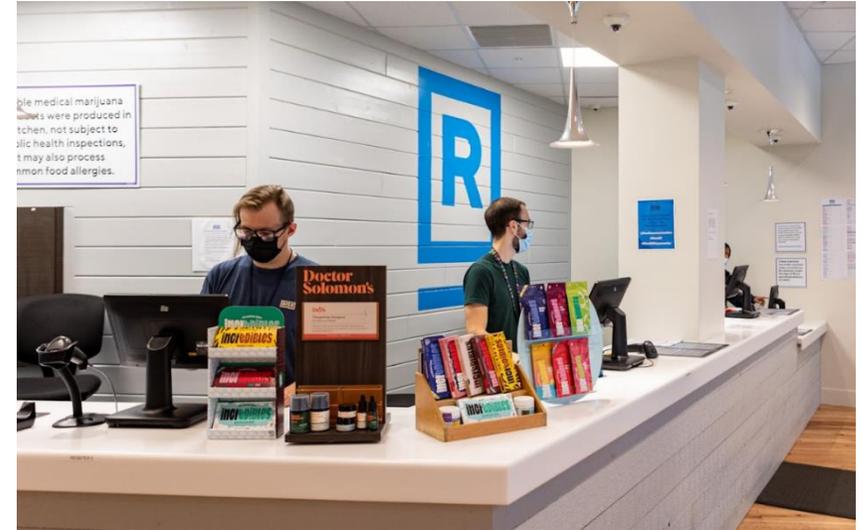
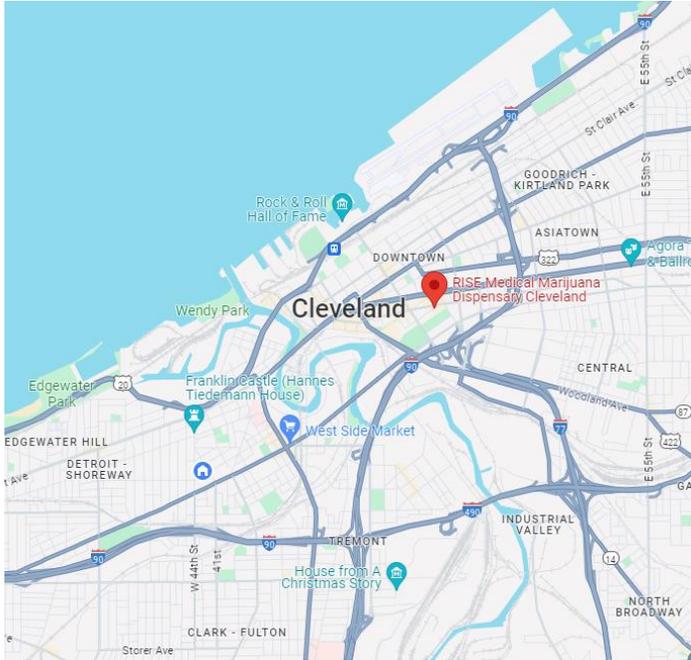
01. Current State of Marijuana Law in Cleveland

Current regulations limit dispensaries in Cleveland 500 feet from churches, parks, schools, day cares, rec centers, and libraries.

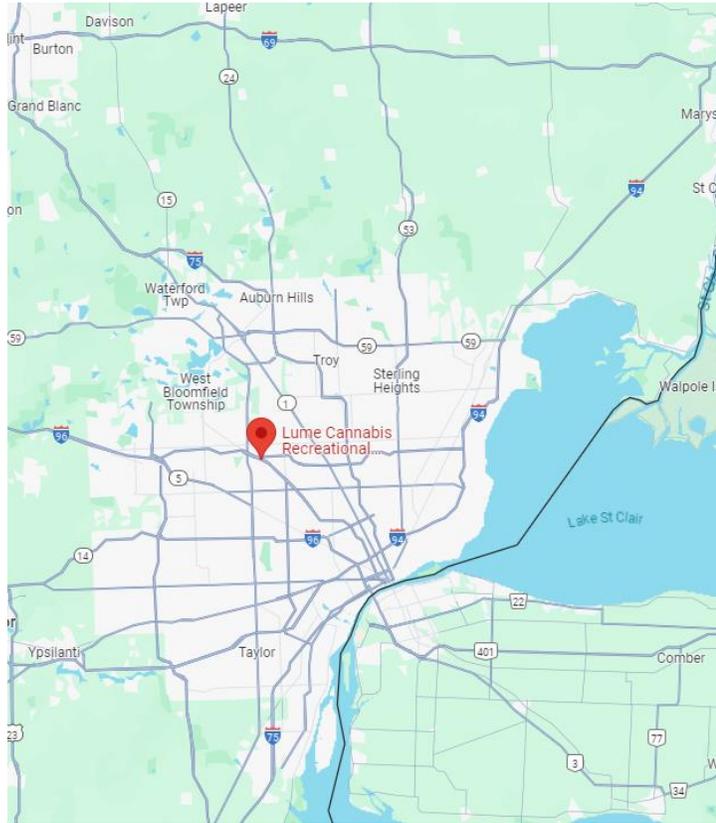
They are only allowed in General Retail, and Industrial Districts – stricter than the State of Ohio standard for *any* retail district (i.e. Local Retail)



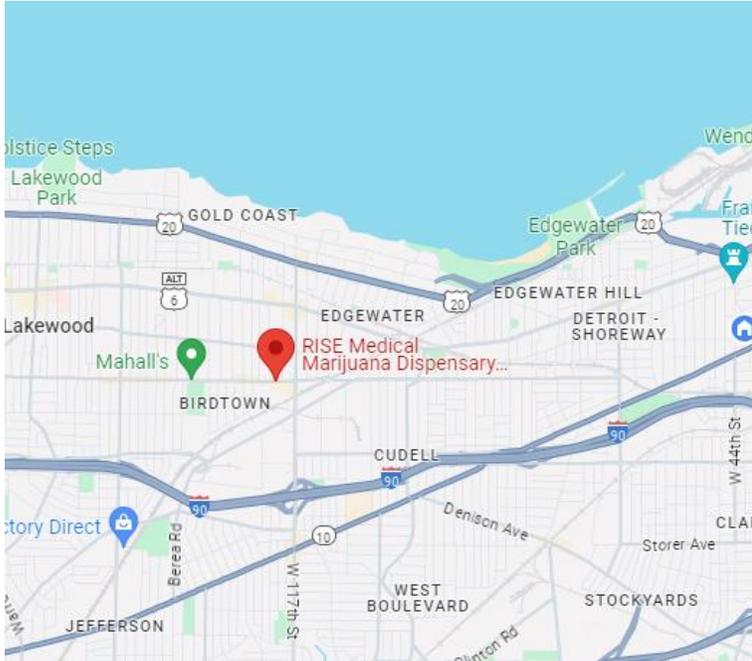
02. Examples of Marijuana Dispensaries Operating Today- RISE Medical Marijuana Dispensary Cleveland in Cleveland, Ohio



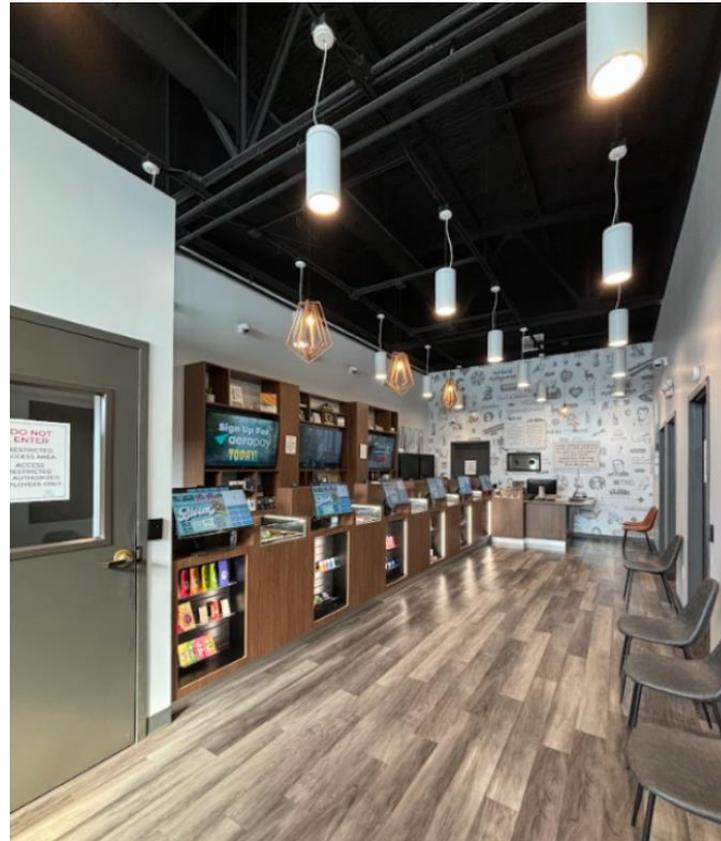
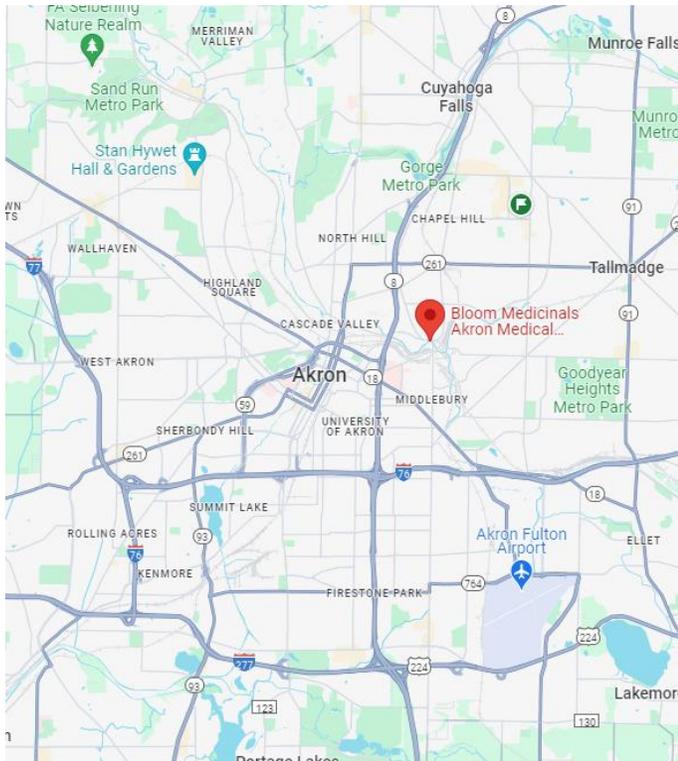
02. Examples of Marijuana Dispensaries Operating Today- Lume in Southfield, MI



02. Examples of Marijuana Dispensaries Operating Today- RISE Medical Marijuana Dispensary Lakewood (Madison) in Lakewood, Ohio

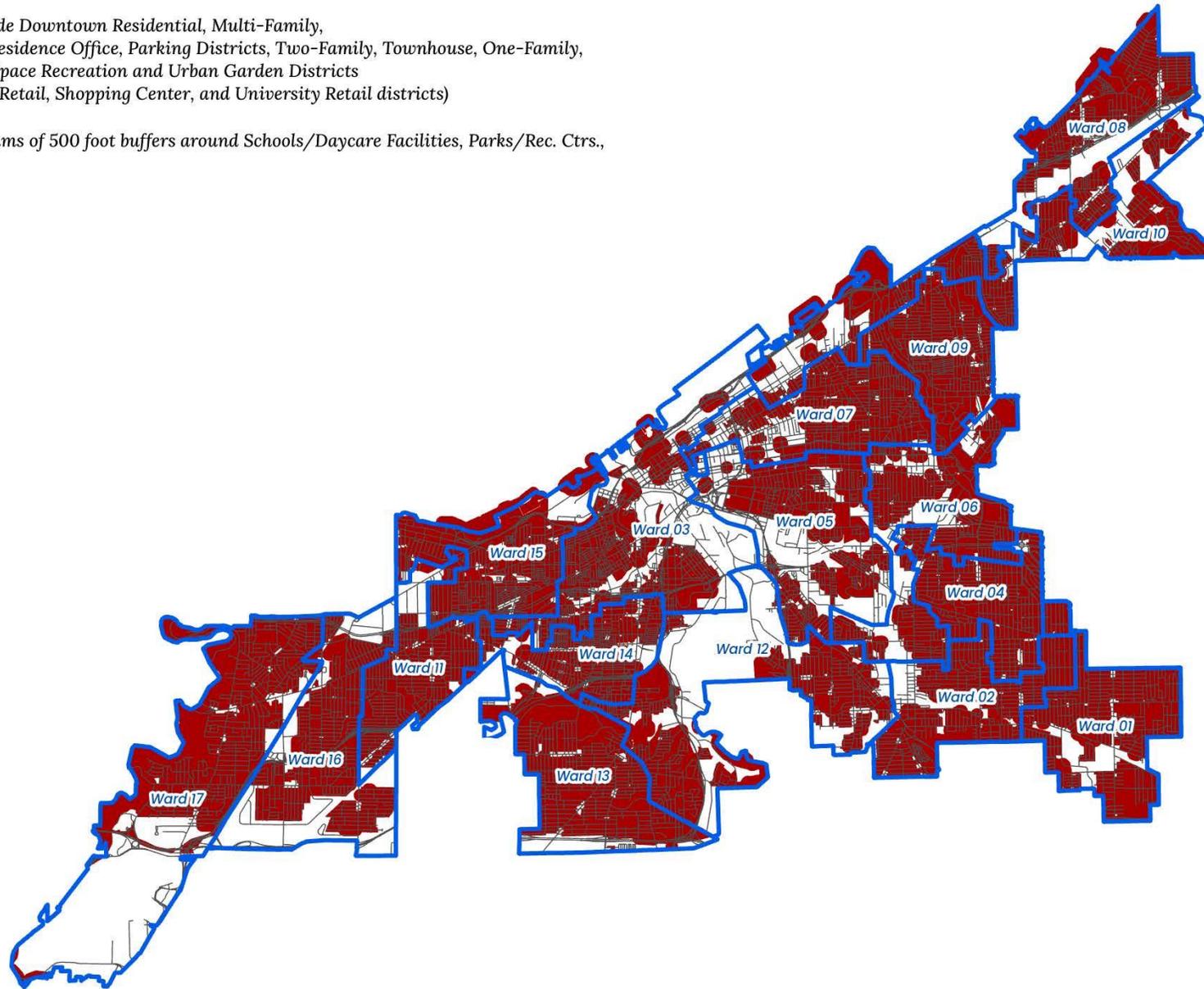


02. Examples of Marijuana Dispensaries Operating Today-Bloom Medicinals Akron Medical Marijuana Dispensary in Akron, Ohio

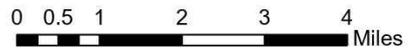


*City disallowed areas include Downtown Residential, Multi-Family, Manufactured Home Park, Residence Office, Parking Districts, Two-Family, Townhouse, One-Family, Limited One-Family, Open Space Recreation and Urban Garden Districts (pending allowance in Local Retail, Shopping Center, and University Retail districts)

*Map includes State minimums of 500 foot buffers around Schools/Daycare Facilities, Parks/Rec. Ctrs., Libraries and Churches



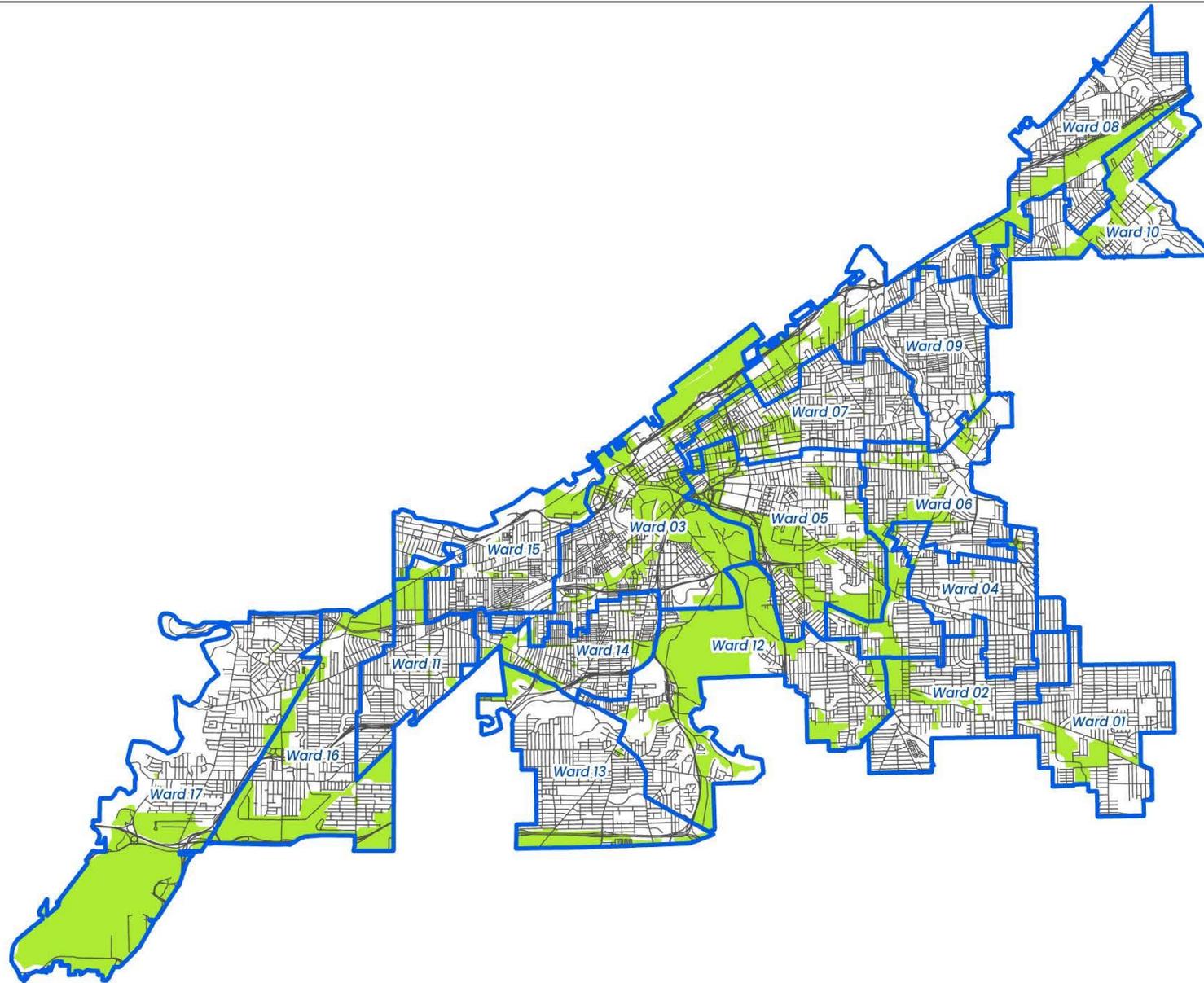
 City & State Disallowed Areas



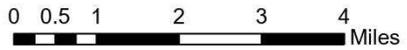
All Disallowed Areas



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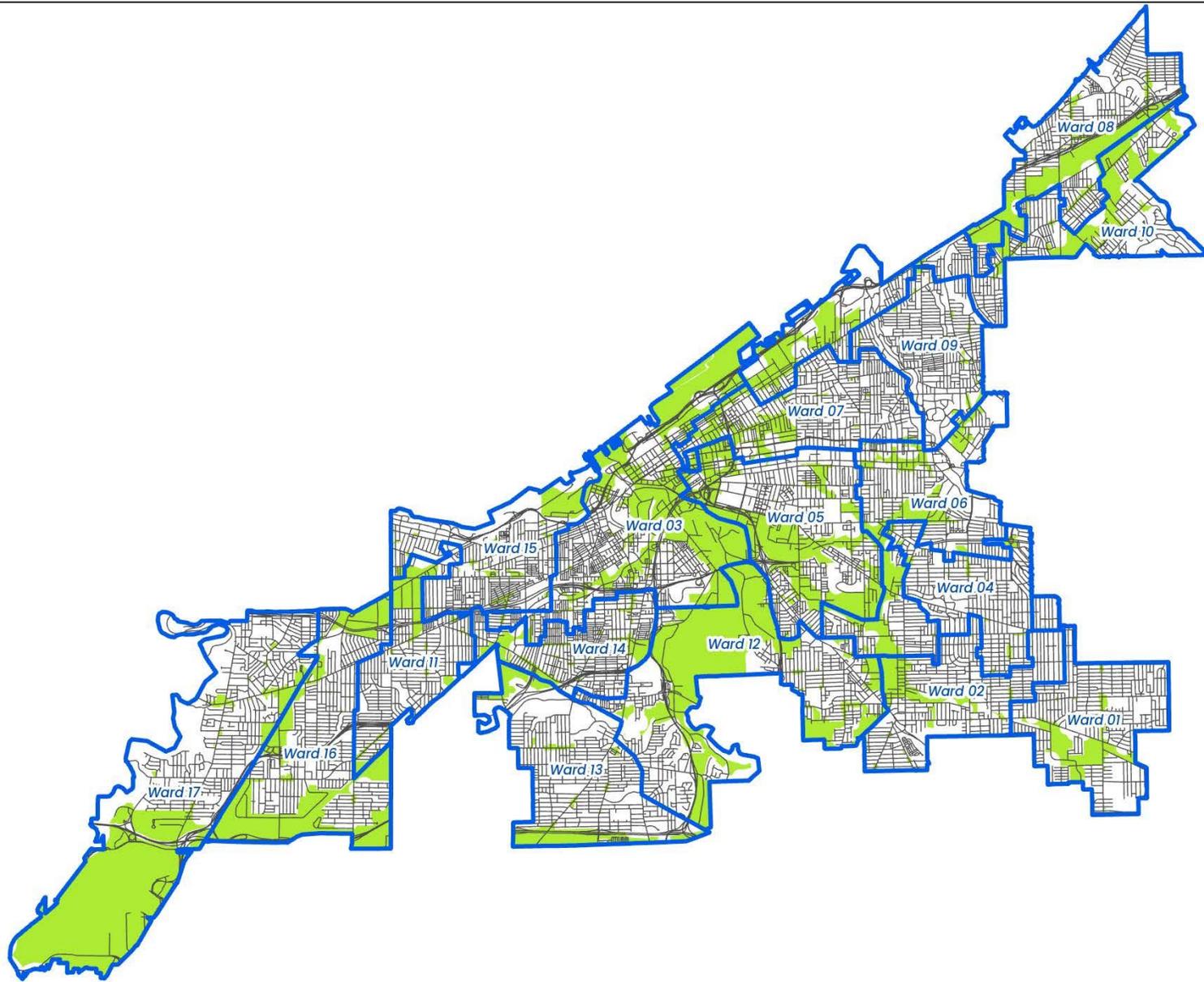
 Allowed Areas



Current Allowed Areas



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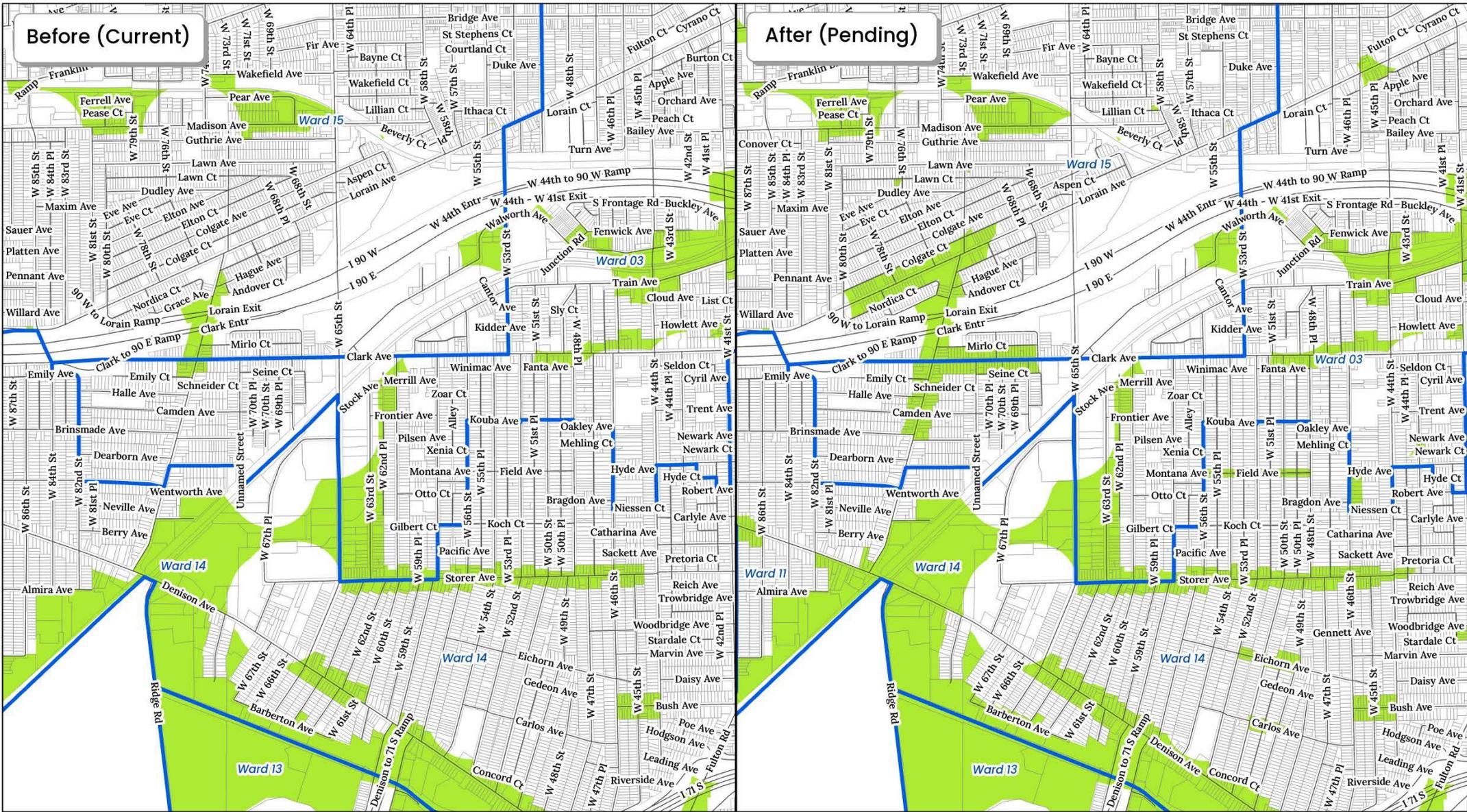
 Allowed Areas



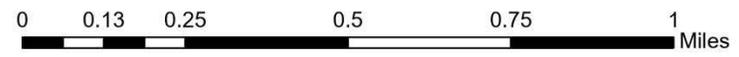
Pending Allowed Areas



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City & State
Disallowed Areas



Allowed Areas: Before/After Comparison Example



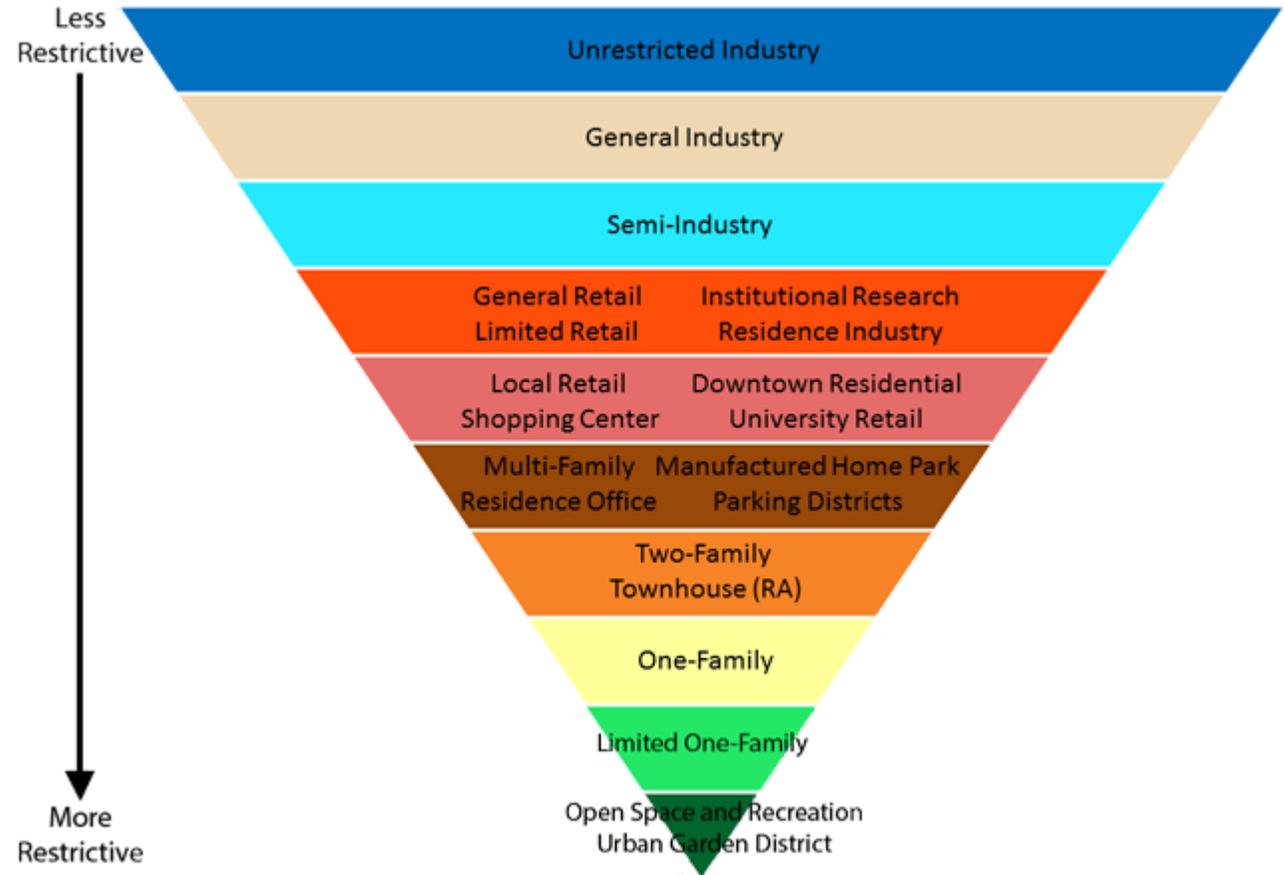
CITY OF CLEVELAND
 Mayor Justin M. Bibb
 CITY PLANNING

04. Local Retail (LR) Zoning & Change Proposal

Current regulations limit dispensaries to the fringes of the city and mainly in Industrial Districts and are stricter than the State of Ohio standards

City Planning is proposing to change the zoning district regulations (not the buffer) from just General Retail to include Local Retail, Limited Retail, Shopping Center, and University (College) Retail

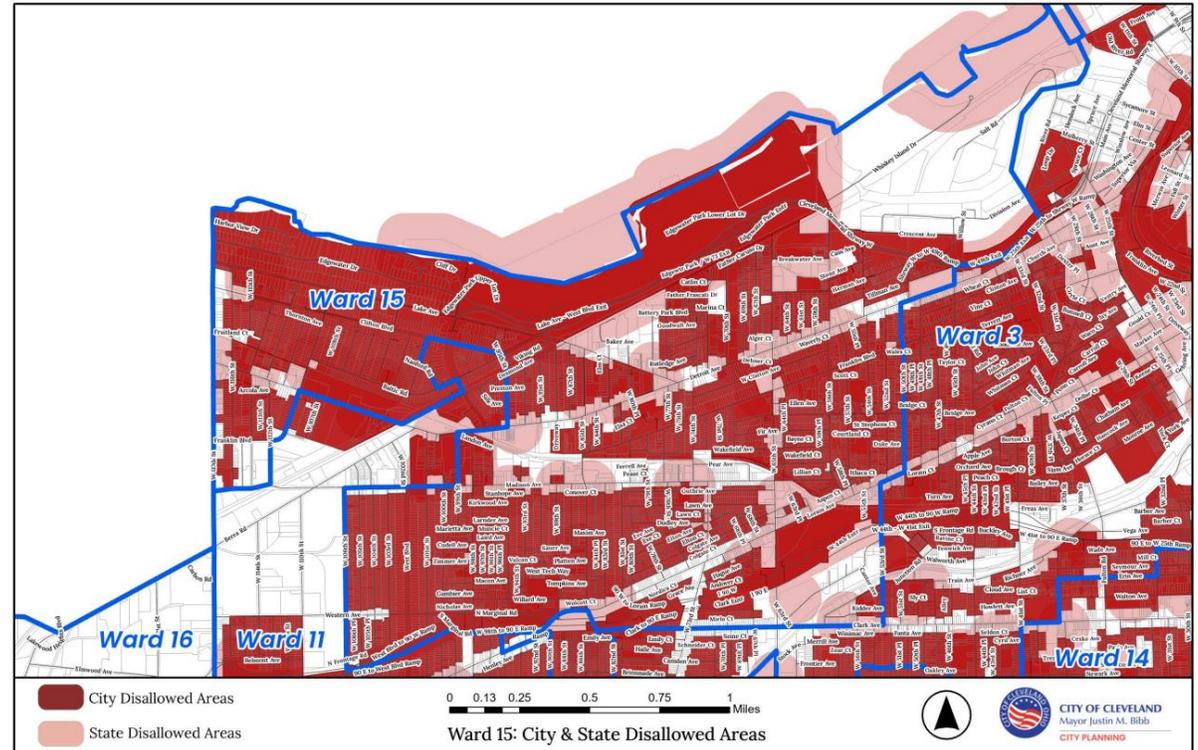
Surrounding suburban communities such as Lakewood allow dispensaries in all commercial zoning districts, increasing the chance for taxes lost out to Cleveland



04. Local Retail (LR) Zoning & Change Proposal

The proposed changes are aimed at allowing more existing structures in commercial districts to be allowed to comply with state regulations

By far, most commercial districts in the city are Local Retail districts – these proposed changes give the chance for dispensaries to be in existing storefronts





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CITY PLANNING



March 2024

Cleveland City Planning Commission

Downtown | Flats Design Review



CITY OF CLEVELAND
Mayor Justin M. Bibb

May 3, 2024

DF2024-018 – Hi 5 Signage: Seeking Final Approval

May 3, 2024

Project Address: 1052 Old River Road

Project Representative: Jessica Ruff, Ruff Neon and Lighting

Ward 3- Councilmember McCormack

SPA: Downtown

Hi-5 Signage

1052 Old River Road

City Planning Commission Hearing

May 03, 2024

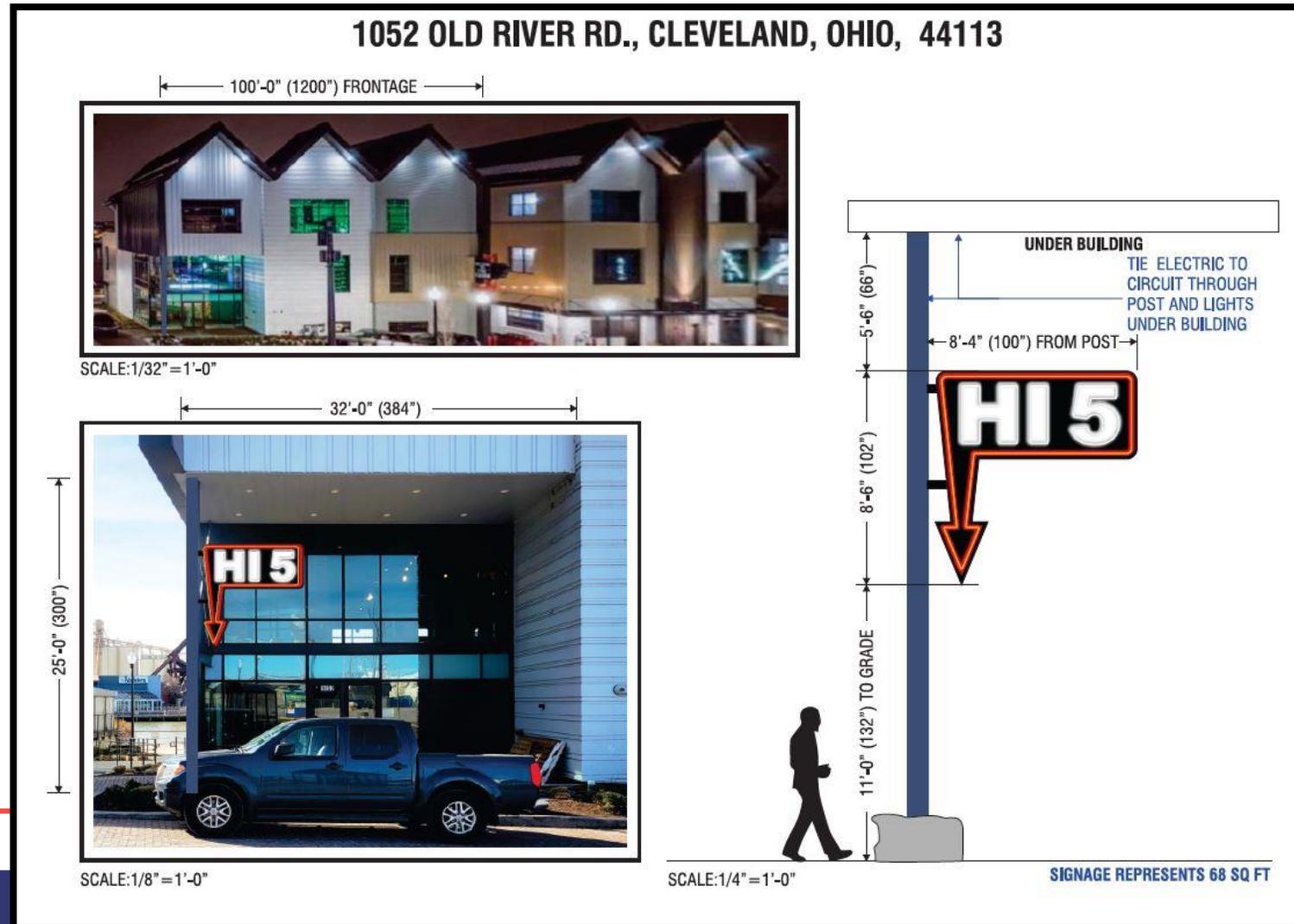


CITY OF CLEVELAND
Mayor Justin M. Bibb

CITY PLANNING COMMISSION

Proposal

Applicant is proposing a 68sf business identification projecting sign.

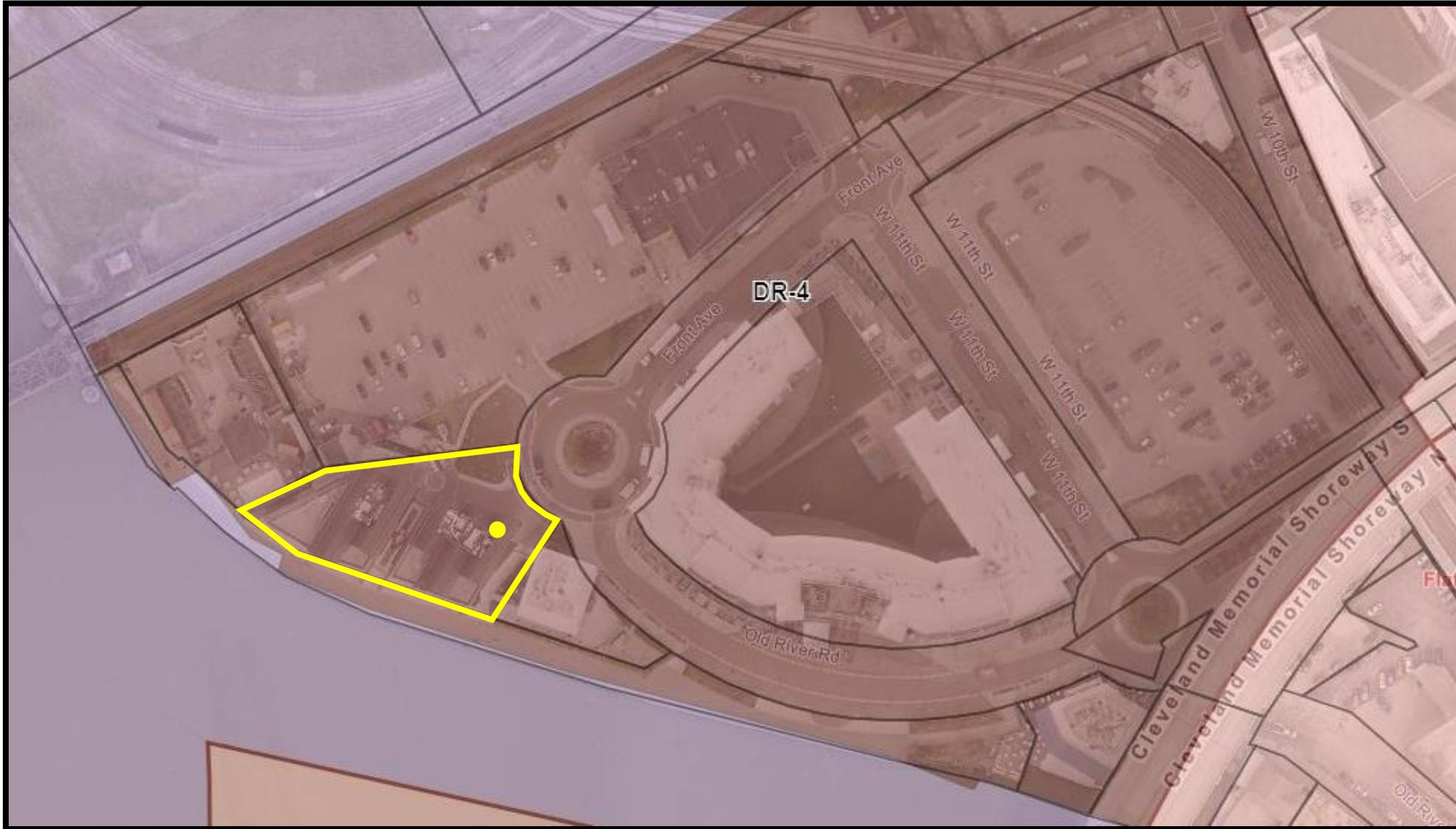


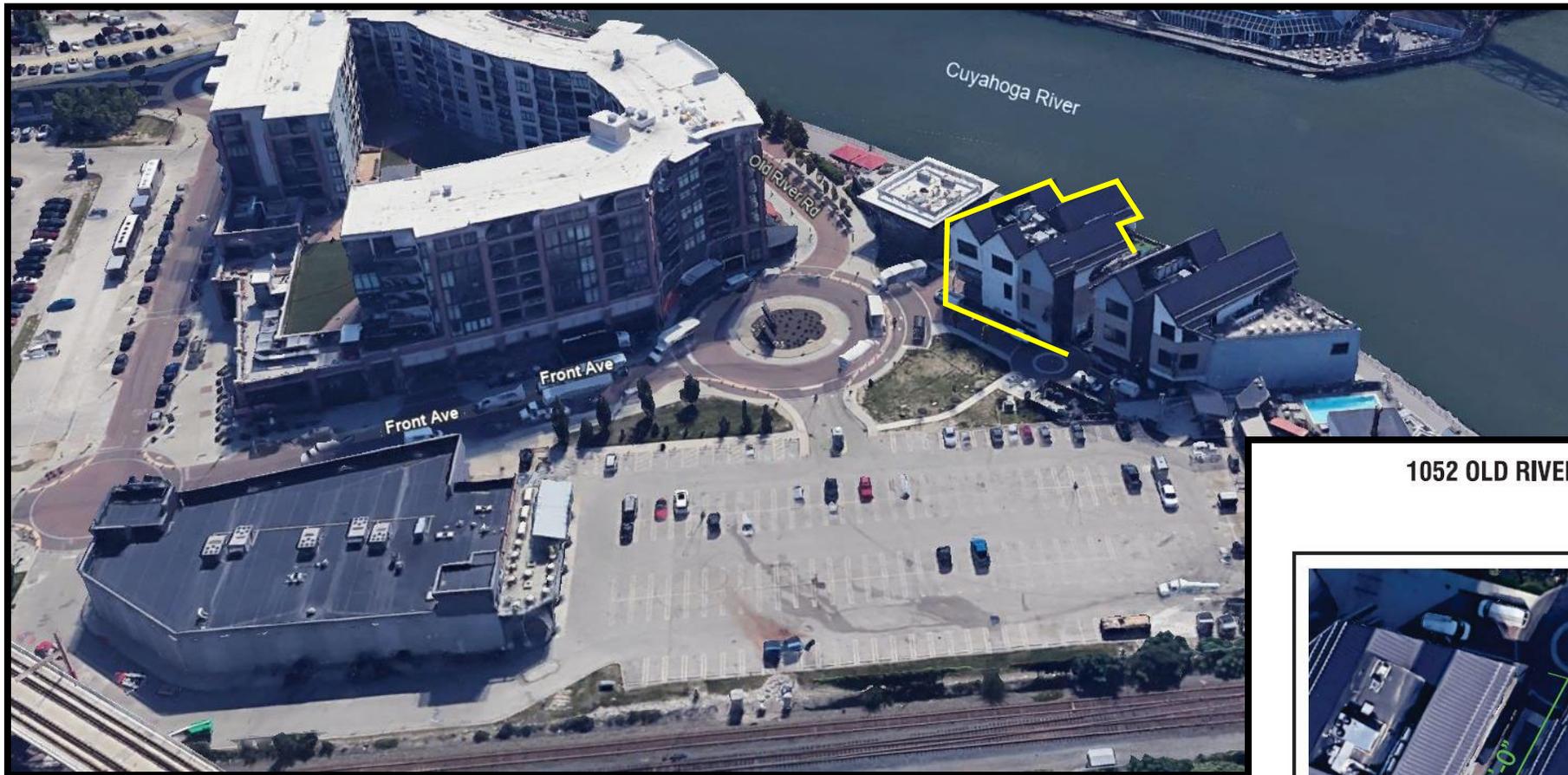
Business Identification Sign

- **Business Sign:** An identification sign which may also display such display such detailed information about the operation of the business as brand names of goods or services offered on the premises, prices or special “sale” information, forms of payment accepted, hours of operation, telephone number and so forth.
 - **Identification Sign:** A sign identifying or naming of business, building, use, etc.
 - **Canopy Sign:** A sign attached to or printed on the fascia or valence of a canopy, awning, or marquee or hanging from the soffit (underside) of such structure.
-

Existing Zoning

Downtown Residential-4





1052 OLD RIVER RD., CLEVELAND, OHIO, 44113



BLADE SIGN

D/F SIGN WITH
NEON GLASS
ILLUMINATION
ATTACHED TO
EXISTING BUILDING
POST

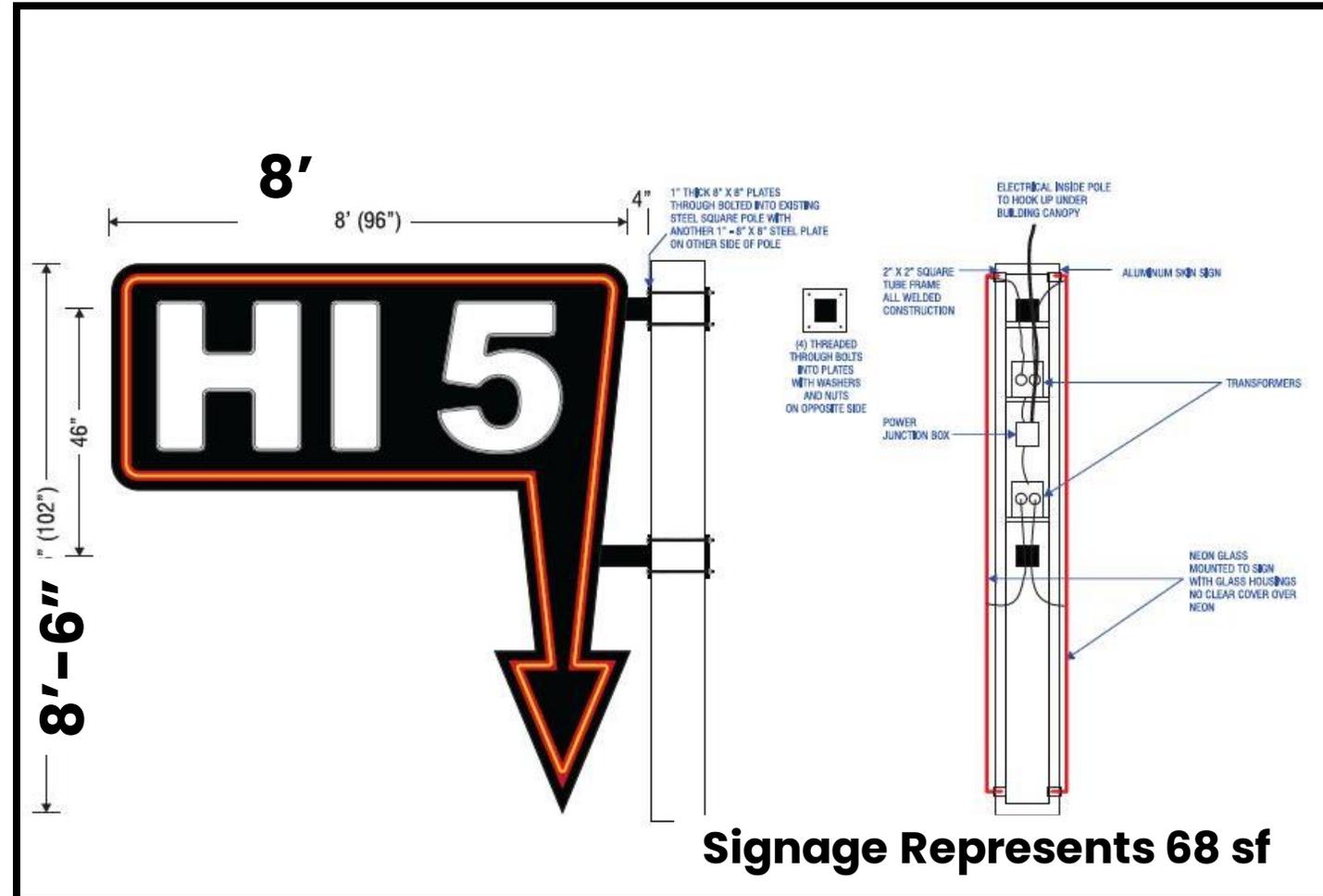
Why City Planning Commission?

- §350.16 gives City Planning Commission the jurisdiction to vary the Sign Code to either more strict or less strict regulations than what §350 requires based on a specific set of criteria: (*Administrative approval does not apply*)
 - **Design Compatibility:** may vary only if such variation will result in signage which is better suited to the design of the subject property or nearby properties of architectural or historic significance
 - **Design Guidelines:** any variation from regulations shall be approved only in accordance with applicable design guidelines adopted by CPC & City Council
 - **Minimum Variation:** Any variation shall be the **MINIMUM** necessary to ensure design compatibility
-

Variances Required

Projecting Business Identification Sign:

- 12 sf max permitted for projecting signs. § 350.14(b)
 - Proposing 68 sf
 - 56 sf
- Projecting sign shall extend horizontally no more than 4 feet from the wall surface. § 350.08(e)
 - Proposing 8'-4" from post
 - 4'4"



Considerations

- ❖ Does this result in signage that is better suited to the design of the subject property or nearby properties? (*Design Compatibility*)
- ❖ Does this result in signage that follows CPC's standard of *approved design guidelines*?
- ❖ **Are these variances the *minimum necessary* to ensure design compatibility with surrounding properties and residential neighbors?**



FORWARD HOSPITALITY GROUP

1052 OLD RIVER RD., CLEVELAND, OHIO, 44113

JOB NUMBER: WO#10140



295 WEST PROSPECT
PAINESVILLE, OHIO 44077

TEL: (440) 350 6267

VISIT US AT RUFFNEONSIGN.COM

DRAWING: 24031303 Page 1 of 6

DATE: 3-13-2024

REPRESENTATIVE: Tom Ruff / tom@ruffneon.com

FILE: 10140 FORWARD HOSPITALITY GROUP HI 5 NEON BLADE SIGN

DRAWING HISTORY

INFO	NAME	DATE
PRELIMINARY DRAWING	JOHN RICHARDS	3-13-2024
REVISION 4	MICHAEL CAVE	3-28-2024

JOB DESCRIPTION

I have reviewed the artwork and approve that everything is 100% correct and give my permission to move forward with this project.

LANDLORD SIGNATURE:
(PROPERTY OWNER OR AUTHORIZED AGENT)

DATE:

I have reviewed the artwork and approve that everything is 100% correct and give my permission to move forward with this project.

CLIENT SIGNATURE:

DATE:

1052 OLD RIVER RD., CLEVELAND, OHIO, 44113



BLADE SIGN
 D/F SIGN WITH
 NEON GLASS
 ILLUMINATION
 ATTACHED TO
 EXISTING BUILDING
 POST

JOB NUMBER: WG#10140



295 WEST PROSPECT
 PAINESVILLE, OHIO 44077
 TEL: (440) 350 6267

VISIT US AT RUFFNEONSIGN.COM

DRAWING: 240313003 Page 2 of 5

DATE: 3-13-2024

REPRESENTATIVE: Tom Ruff / tom@ruffneon.com

FILE: 10140 FORWARD HOSPITALITY GROUP H 5 NEON BLADE SIGN

DRAWING HISTORY		
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1052 OLD RIVER RD., CLEVELAND, OHIO, 44113

100'-0" (1200") FRONTAGE



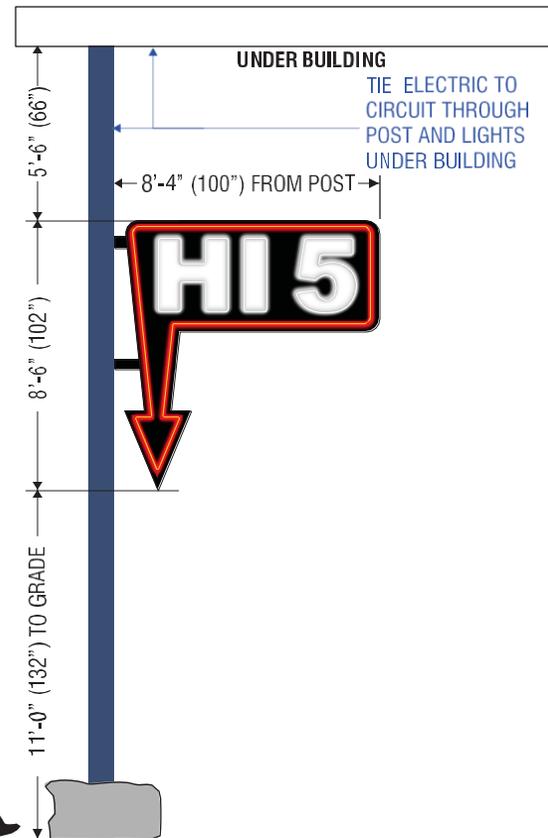
SCALE: 1/32" = 1'-0"

32'-0" (384")



SCALE: 1/8" = 1'-0"

25'-0" (300")



SCALE: 1/4" = 1'-0"

SIGNAGE REPRESENTS 68 SQ FT

JOB NUMBER: W010140



295 WEST PROSPECT
PAINESVILLE, OHIO 44077

TEL: (440) 350 6267

VISIT US AT RUFFNEONSIGN.COM

DRAWING: 24031303 Page 3 of 5

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FILE: 10140 FORWARD HOSPITALITY GROUP HI 5 NEON BLADE SIGN

DRAWING HISTORY

INFO	NAME	DATE
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REVISION 4	MICHAEL CAVE	3-28-2024

JOB DESCRIPTION

NEON SIGN

(2) 102" X 96" Aluminum cabinet with Applied WHITE vinyl and 6500 WHITE neon glass. Mounted to existing 10" pole using mounting plates welded to 4" steel tubing with through bolts (TO BE VERIFIED).

I have reviewed the artwork and approve that everything is 100% correct and give my permission to move forward with this project.

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DATE:

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DATE:

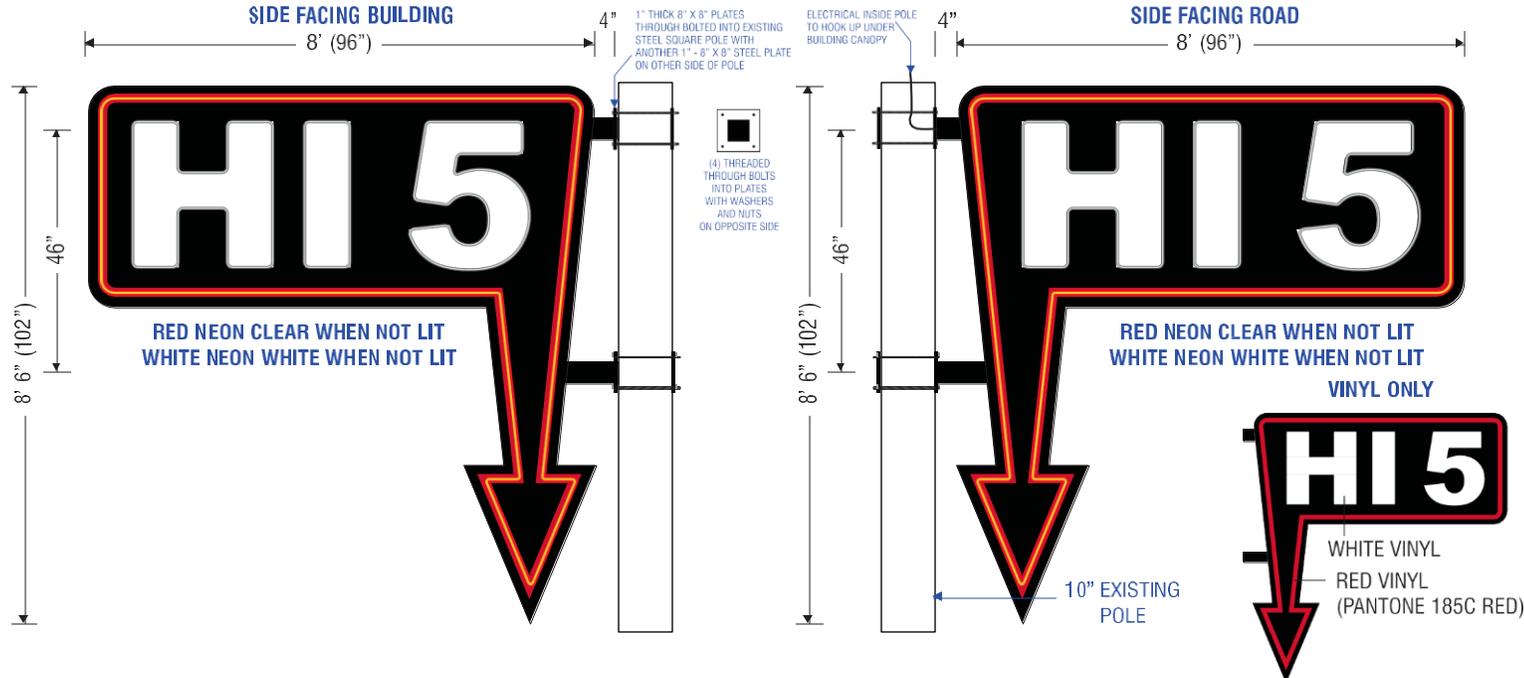
1052 OLD RIVER RD., CLEVELAND, OHIO, 44113



DAY VIEW



NIGHT VIEW



COLOR SPECIFICATIONS

WHITE VINYL	PANTONE 185C RED
6500 WHITE NEON GLASS	BLACK PAINT
CLEAR RED NEON GLASS	

SIGNAGE REPRESENTS 68 SQ FT

SCALE: 1/2" = 1'-0"

JOB NUMBER: WO#10140



295 WEST PROSPECT
PAINESVILLE, OHIO 44077

TEL: (440) 350 6267

VISIT US AT RUFFNEONSIGN.COM

DRAWING: 24031303 Page 4 of 5

DATE: 3-13-2024

REPRESENTATIVE: Tom Ruff / tom@ruffneon.com

FILE: 10140 FORWARD HOSPITALITY GROUP HI 5 NEON BLADE SIGN

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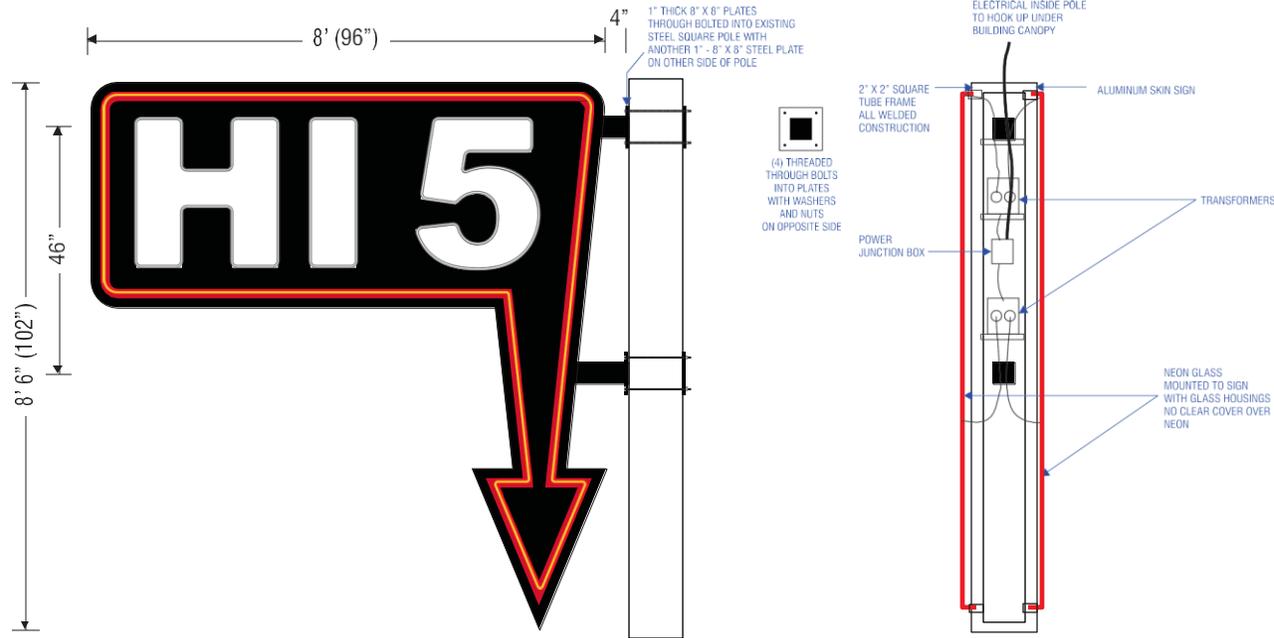
DATE:

I have reviewed the artwork and approve that everything is 100% correct and give my permission to move forward with this project.

CLIENT SIGNATURE:

DATE:

D/F NEON BLADE SIGN (SIGN 1)



SCALE: 1/2" = 1'-0"

SIGNAGE REPRESENTS 68 SQ FT

JOB NUMBER: 10#10140



295 WEST PROSPECT
PAINESVILLE, OHIO 44077
TEL: (440) 350 6267

VISIT US AT RUFFNEONSIGN.COM

DRAWING: 24031303 Page 5 of 5

DATE: 3-13-2024

REPRESENTATIVE: Tom Ruff / tom@ruffneon.com

FILE: 10#10 FORWARD HOSPITALITY GROUP HI 5 NEON BLADE SIGN

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PRELIMINARY DRAWING	JOHN RICHARDS	3-13-2024
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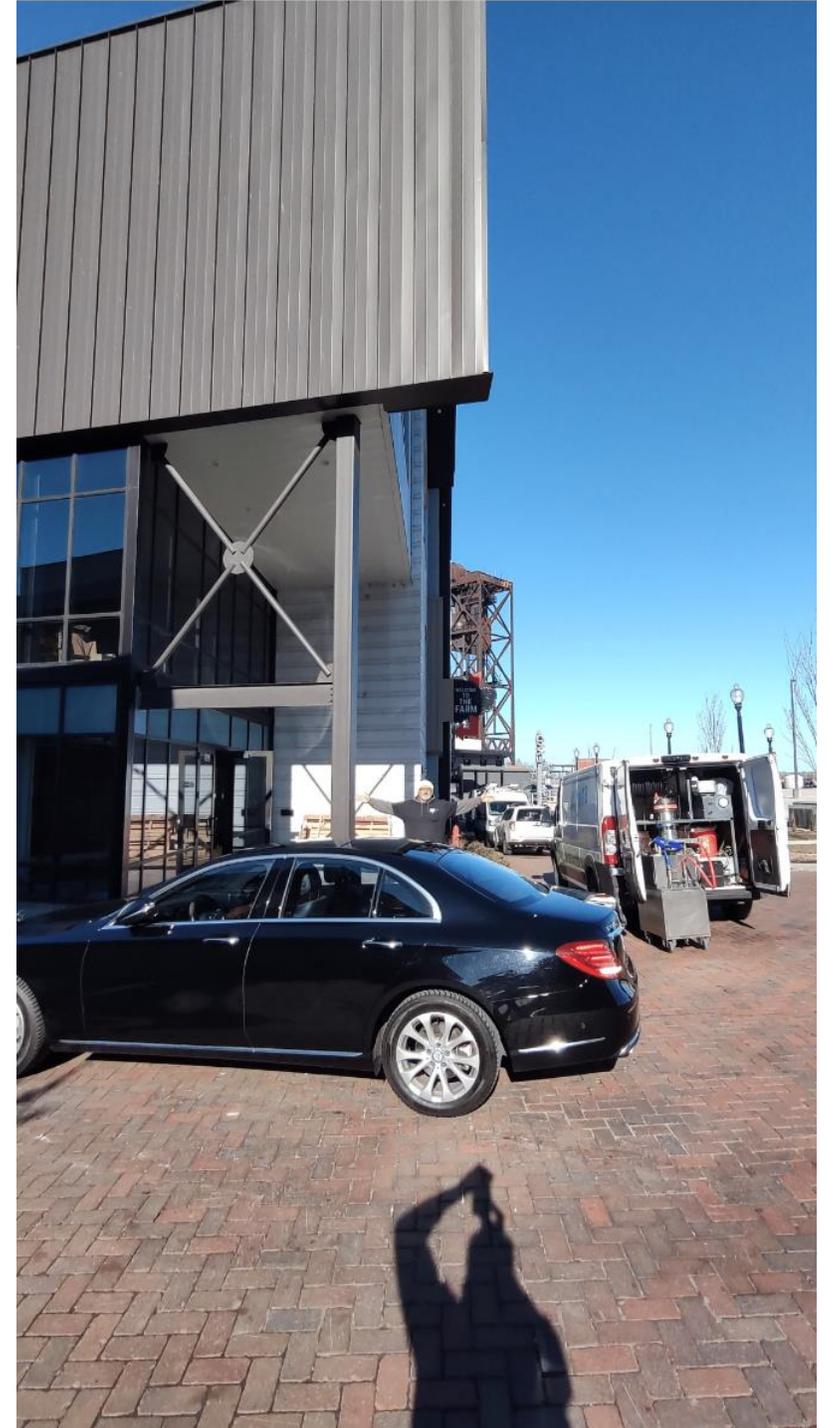
DATE:

I have reviewed the artwork and approve that everything is 100% correct and give my permission to move forward with this project.

CLIENT SIGNATURE:

DATE:





Cleveland City Planning Commission

Staff Report



CITY OF CLEVELAND
Mayor Justin M. Bibb

May 3, 2024



CITY OF CLEVELAND
Mayor Justin M. Bibb

Downtown/Flats Design Review District

Design Review Advisory Committee

Meeting Motion and Report Form

Meeting Location: City Hall Room 514, 601 Lakeside Avenue

Case Number: DF 2024-018

Meeting Date: 04/18/2024

Project Name: HI 5 Signage

Project Address: 1052 Old River Rd

Contact Person: Jessica Ruff

Architect/Contractor: Ruff Neon & Lighting Maint Inc

General Description: _____

Motion by Design Review Committee:

Approved

Approve: Yablonsky, Bialosky, Bogart, Brown, Geist, Pesarchick, Schwartzberg, Soltis, Zarfoss

Disapprove:

Abstain:

Non-Voting Members:

DF2024-019 – Public Square Parking Garage Signage: Seeking Final Approval

May 3, 2024

Project Address: 200 Public Square

Project Representative: Laura Higgins-Woyma, Brilliant Electric Sign

Ward 3- Councilmember McCormack

SPA: Downtown

Parking Garage Signage

200 Public Square

City Planning Commission Hearing

May 03, 2024



CITY OF CLEVELAND
Mayor Justin M. Bibb

CITY PLANNING COMMISSION

Proposal

Applicant is proposing two 42 sf projecting signs and one 48sf wall sign.



REPLACE EXISTING 4' x 4' BLADE SIGN



PROPOSED

Southeasterly View
Superior Ave



REPLACE EXISTING 4' x 4' BLADE SIGN

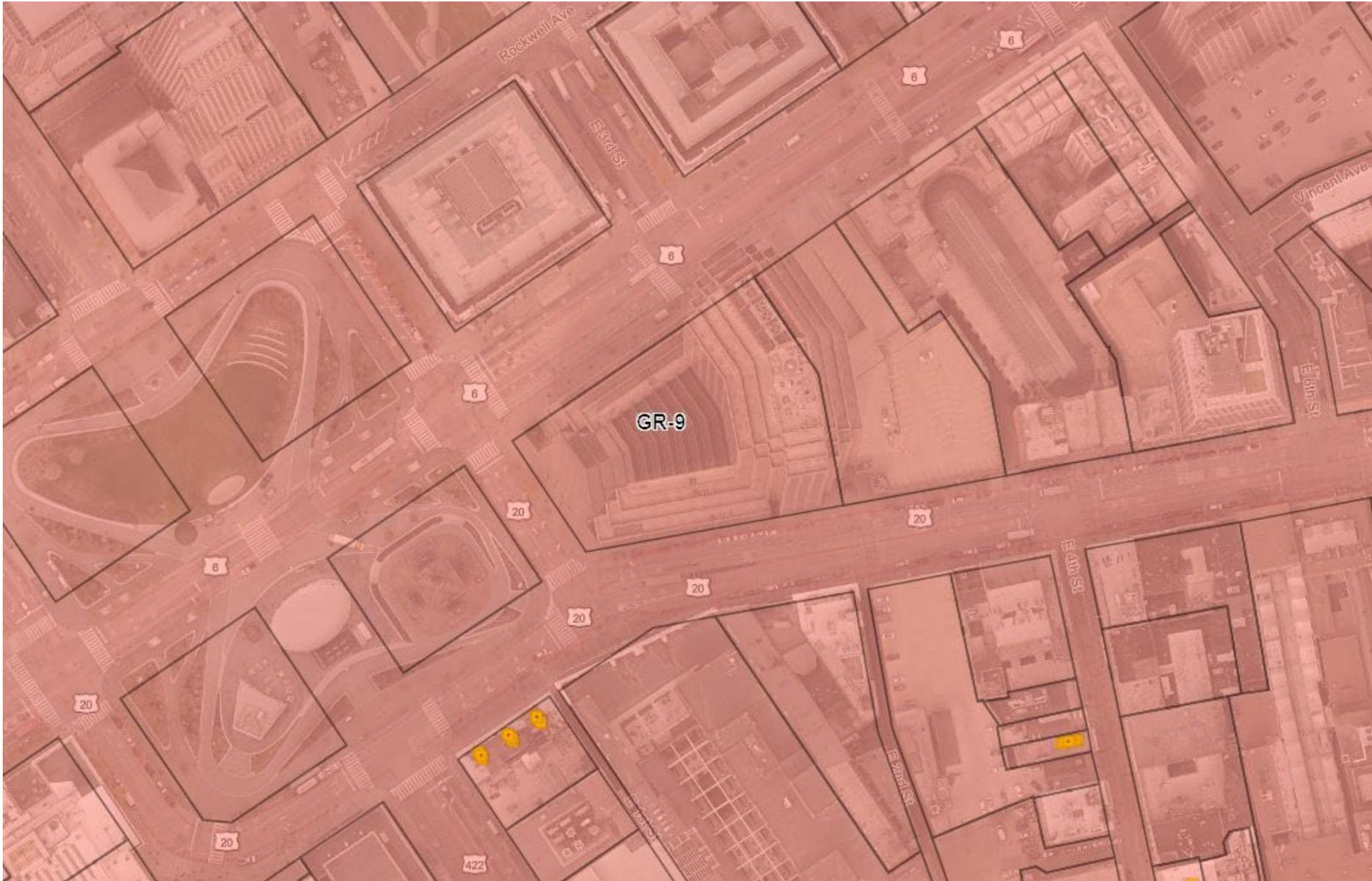


PROPOSED

Northwesterly View
Euclid Ave

Existing Zoning

General Retail Bussines-9



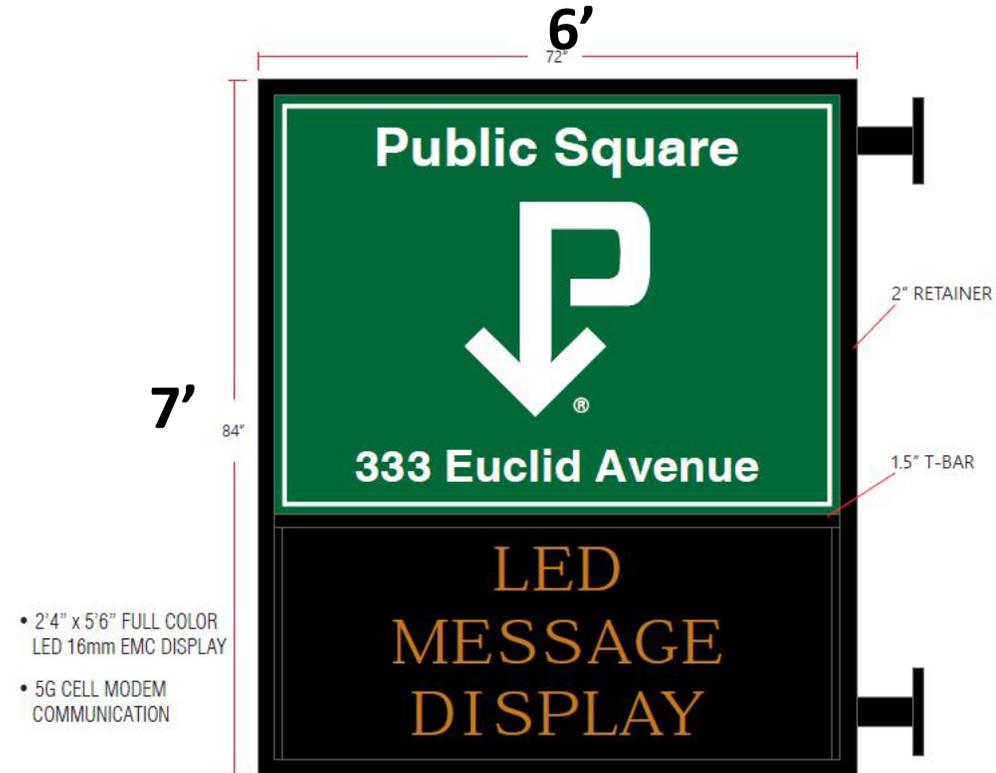
Why City Planning Commission?

- §457.04 With respect to an application for the installation or retention of a sign which does not conform to the regulations of this section, the City Planning Commission shall approve such application if it determines that the sign, either alone or in combination with other signs, provides information which is sufficient to fulfill the stated purposes of this section, and that the sign meets the following standards, as applicable: (*Administrative approval does not apply*)
 - A. The sign is attached to the wall of a building and is better suited to the design of such building than a conforming sign would be; or
 - B. The sign meets a higher standard of design quality than would result from minimal conformance to the standards of this section; or
 - C. The sign has been designed so that it is more appropriate to its environs or the uses which it serves than a conforming sign would be; or
 - D. The sign is part of a comprehensive signage system for a large-scale complex of facilities, and such system meets the standards of division (e)(4); and
 - E. In the case of a new sign, the deviation from the otherwise applicable regulations of this section is the minimum necessary to meet one (1) or more of the special standards established for approval of nonconforming signs.
-

Variances Required

Paid Parking Signage:

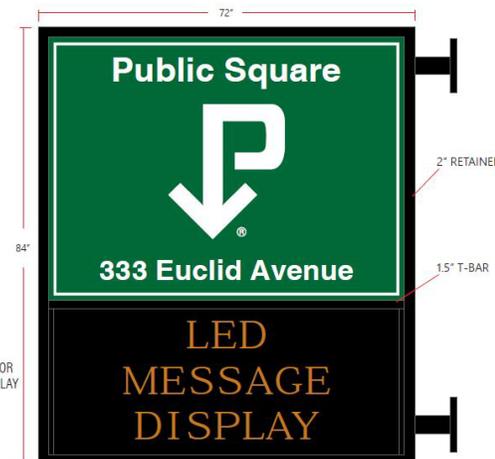
- **32 sf max permitted for primary signs.** § 457.04 (d) (5)
 - **Proposing 42 sf**
 - **Two signs require variance for 10 sf**
- **5 feet max permitted from building wall.** § 457.04 (d) (2)
 - **Proposing 6 feet**
 - **Variance needed for 1 foot**



Signage Represents 42 sf

Standards for Approval of Nonconforming Signs

- A. The sign is attached to the wall of a building and is better suited to the design of such building than a conforming sign would be; or
- B. The sign meets a higher standard of design quality than would result from minimal conformance to the standards of this section; or
- C. The sign has been designed so that it is more appropriate to its environs or the uses which it serves than a conforming sign would be; or
- D. The sign is part of a comprehensive signage system for a large-scale complex of facilities, and such system meets the standards of division (e)(4); and
- E. In the case of a new sign, the deviation from the otherwise applicable regulations of this section is the minimum necessary to meet one (1) or more of the special standards established for approval of nonconforming signs.





**320 SUPERIOR AVENUE
CLEVELAND, OH 44114**

**PUBLIC SQUARE
PARKING GARAGE**

EXTERIOR SIGN PACKAGE

04-24-24

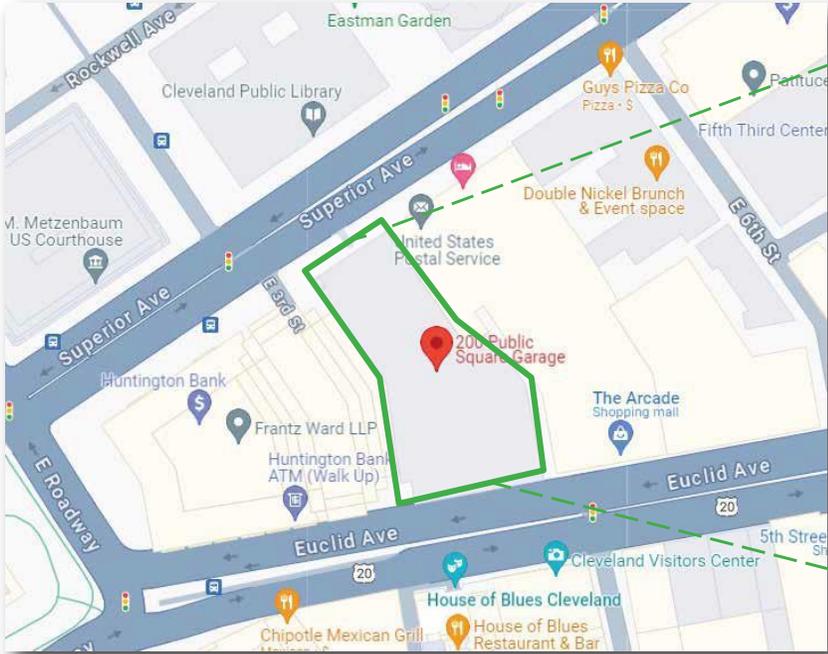




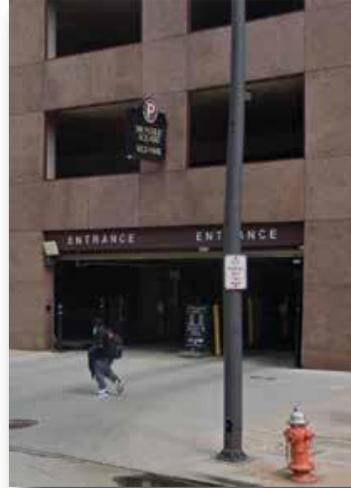
**200 PUBLIC SQUARE
PARKING GARAGE**

**320 SUPERIOR AVENUE
CLEVELAND, OH 44114**

.....



SUPERIOR ENTRANCE



SUPERIOR ENTRANCE / EXIT



EUCLID ENTRANCE





200 PUBLIC SQUARE PARKING GARAGE | 320 SUPERIOR AVENUE CLEVELAND, OH 44114

TYPE 1.00 - SUPERIOR ENTRANCE - BLADE SIGN

(1) 7'(H) X 6'(W) DOUBLE FACE ILLUMINATED SIGN CABINET LEXAN FACE WITH D/F LED MESSAGE CENTER (2'4" x 5'6" LED)

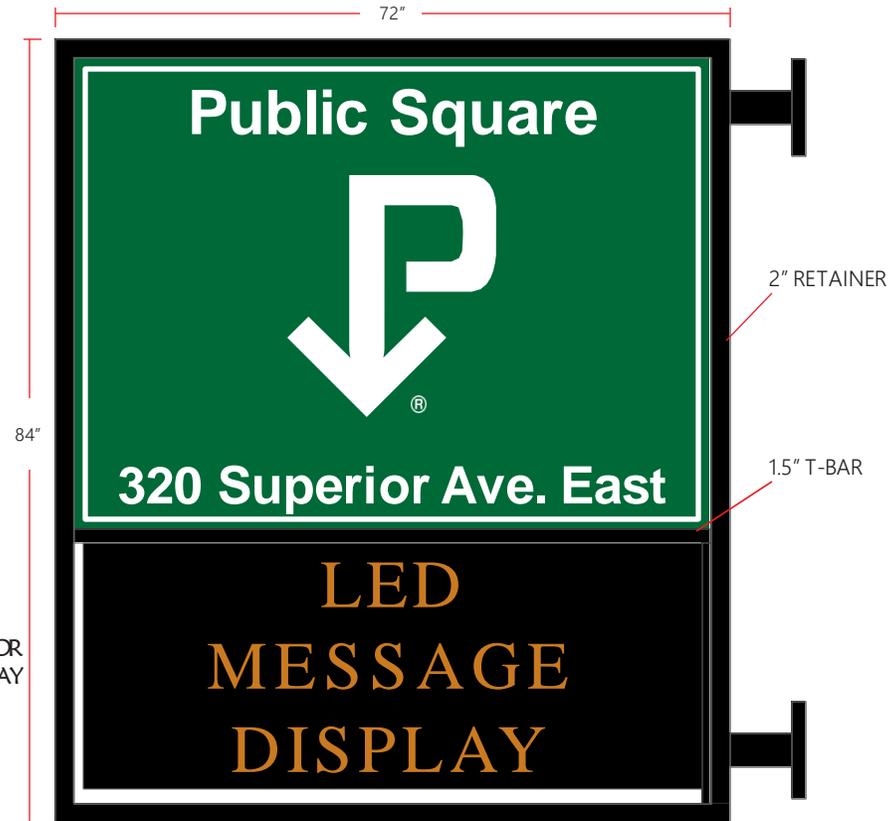
04/24/24 REV 3



REPLACE EXISTING 4' x 4' BLADE SIGN



PROPOSED



- 2'4" x 5'6" FULL COLOR LED 16mm EMC DISPLAY
- 5G CELL MODEM COMMUNICATION



TYPE 2.00 - EUCLID ENTRANCE - BLADE SIGN

(1) 7' (H) X 6' (W) DOUBLE FACE ILLUMINATED SIGN CABINET LEXAN FACE WITH D/F LED MESSAGE CENTER (2'4" x 5'6" LED)

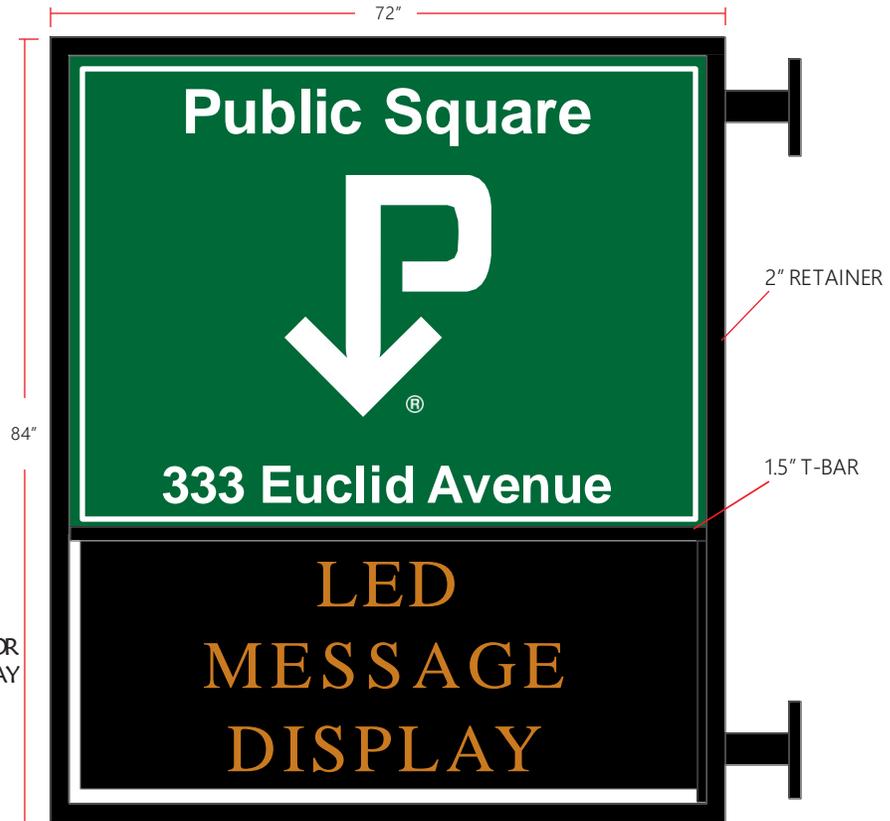
04/24/24 REV 3



REPLACE EXISTING 4' x 4' BLADE SIGN



PROPOSED





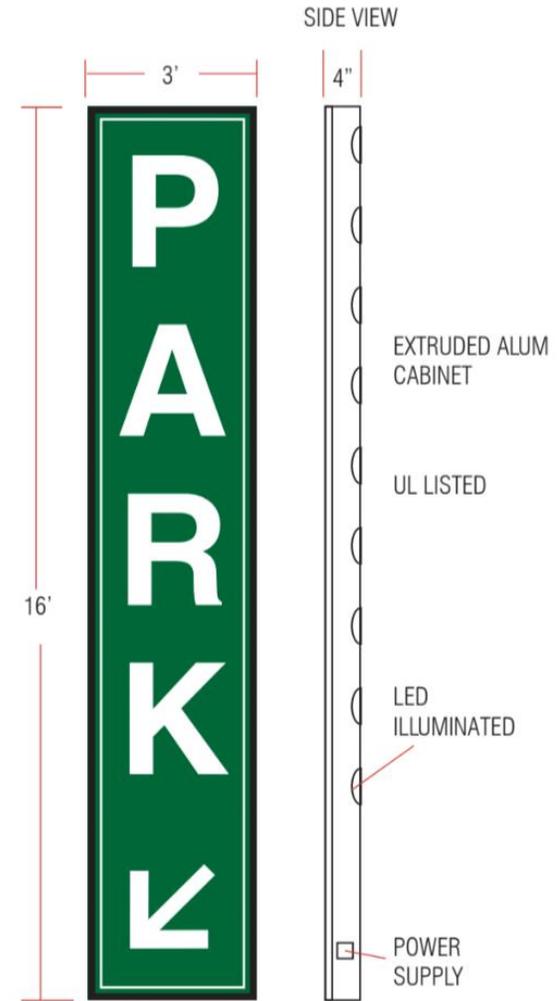
TYPE 5.00 - EUCLID STREET - FLAT WALL VERTICAL SIGN
(1) 16'(H) X 3'(W) S/F ILLUMINATED WALL SIGN
04/24/24 REV 4



EXISTING



PROPOSED



1.5" RETAINER
LEXAN CUT SIZE:
(1) 191.75" x 35.75"

Cleveland City Planning Commission

Staff Report



CITY OF CLEVELAND
Mayor Justin M. Bibb

May 3, 2024

DF2024-020 – Oswald Company Signage: Seeking Final Approval

May 3, 2024

Project Address: 950 Main Street

Project Representative: Laura Higgins – Woyma, Brilliant Electric Sign

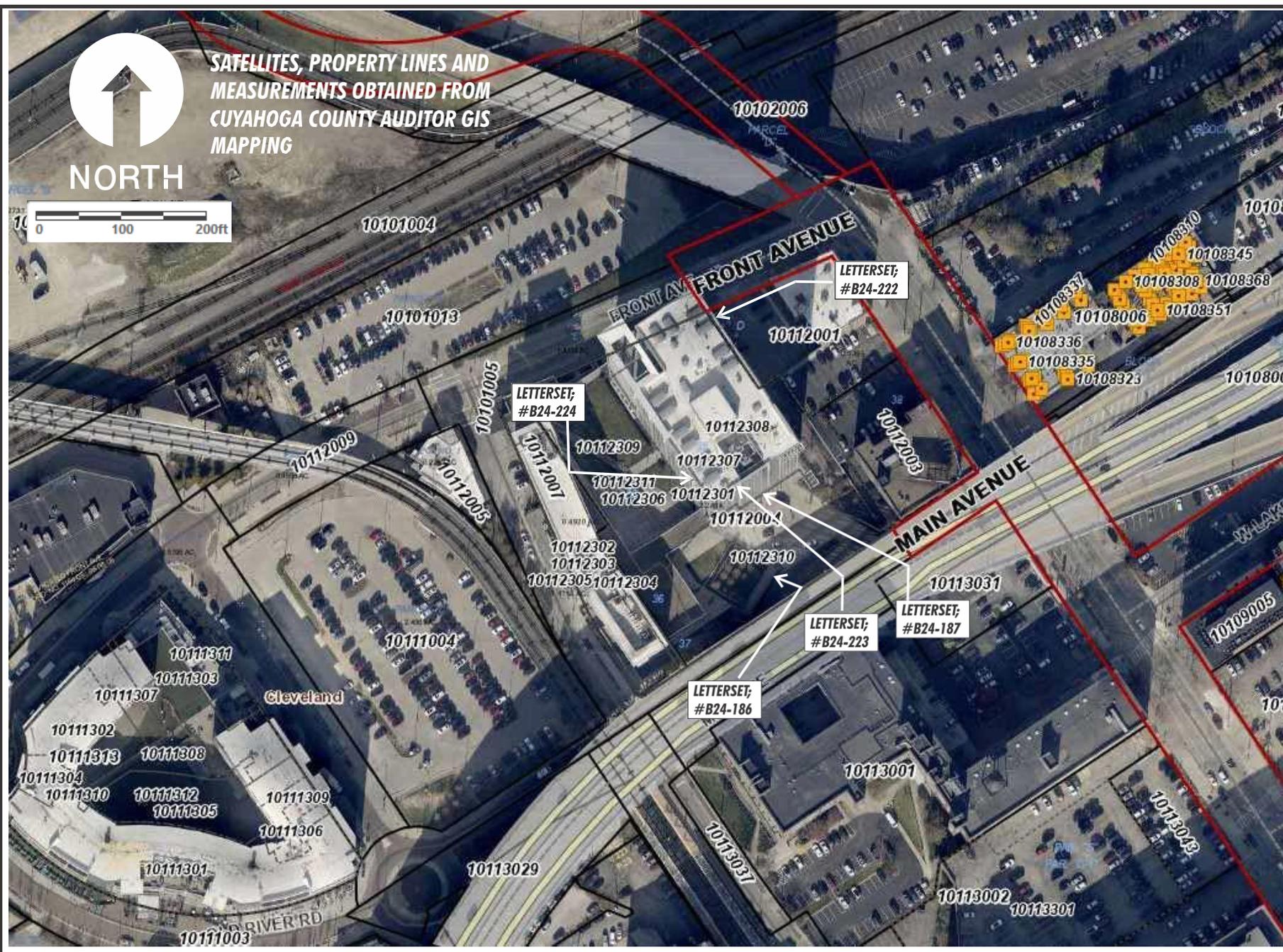
Ward 3- Councilmember McCormack

SPA: Downtown



NORTH

SATELLITES, PROPERTY LINES AND MEASUREMENTS OBTAINED FROM CUYAHOGA COUNTY AUDITOR GIS MAPPING



NOTE: due to printer limitations, colors shown may not exactly match specified. Refer to material charts for true colors.



Brilliant Electric Sign Co., Ltd.

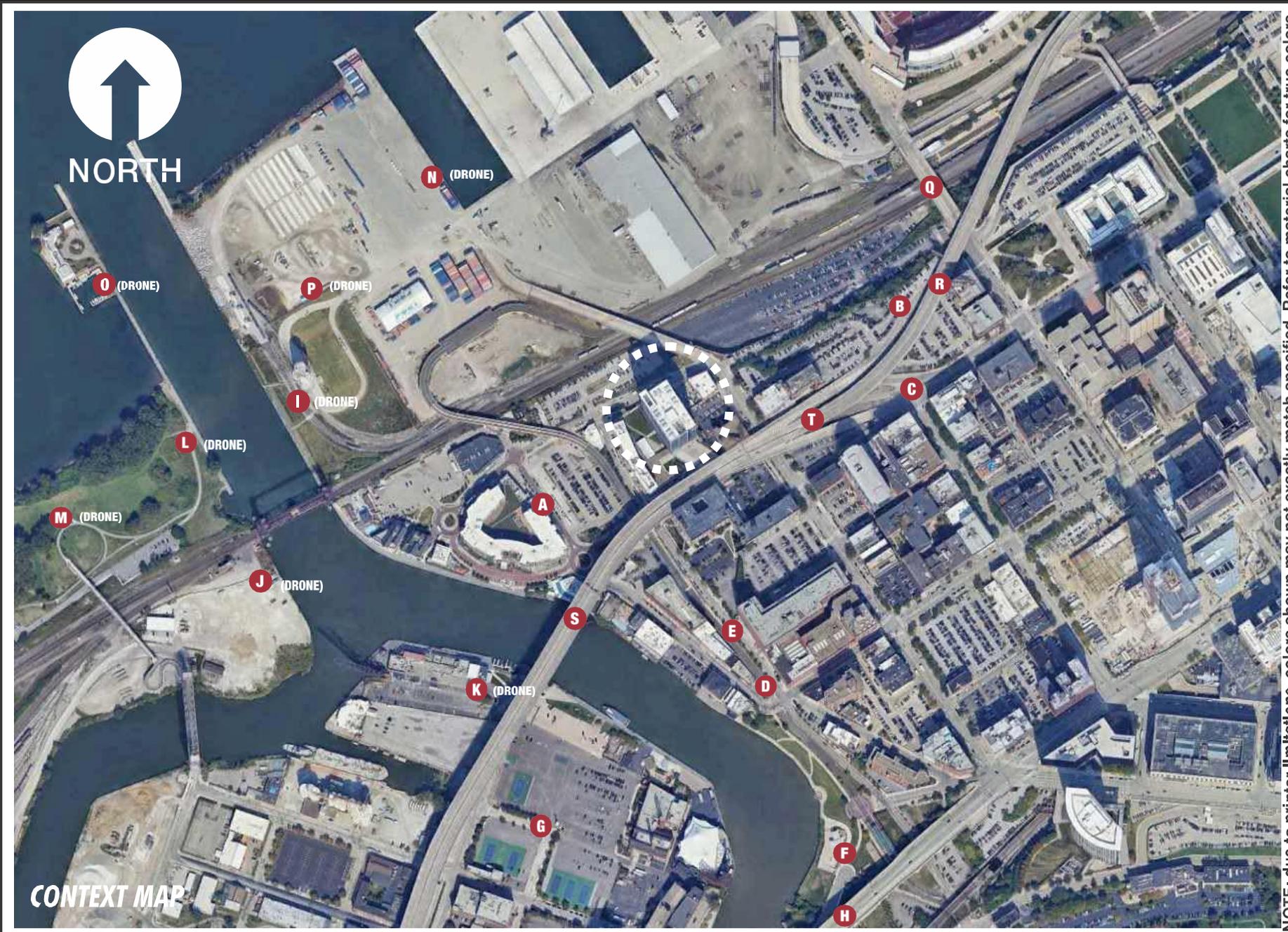
4811 VAN EPPS RD., CLEVELAND, OHIO 44131 (216)741-3800

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COMPANY NAME	Oswald		SALESMAN	JM	DATE	2-22-24	REVISION	4-17-24-dm	DESIGN NO.	B24-222 site plan
LOCATION	950 Main Ave., Cleveland, Ohio		DESIGNER	CP	SCALE	SHOWN			COPYRIGHT ©	2024
									FILE NAME	N/charlotte/oswald (letters)



NORTH



CONTEXT MAP

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COMPANY NAME	Oswald		SALESMAN	JM	DATE	2-22-24	REVISION	4-17-24-dm	DESIGN NO.	B24-222 context
LOCATION	950 Main Ave., Cleveland, Ohio		DESIGNER	CP	SCALE	NTS			COPYRIGHT ©	2024
									FILE NAME	N/charlotte/oswald (letters)

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A



B



C



D



E



F



G



H

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COMPANY NAME	Oswald		DESIGN NO.	B24-222 photos
LOCATION	950 Main Ave., Cleveland, Ohio		REVISION	4-17-24dm
	SALESMAN	JM	DATE	2-22-24
	DESIGNER	CP	SCALE	NTS
			FILE NAME	N/charlotte/oswald (letters)
			COPYRIGHT ©	2024



I (DRONE)



J (DRONE)



K (DRONE)



L (DRONE)

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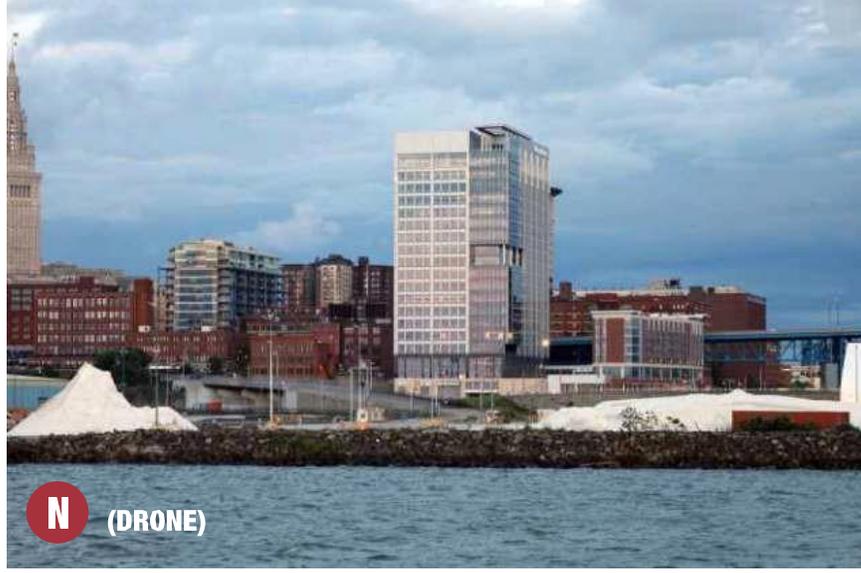


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COMPANY NAME	Oswald		DESIGN NO.	B24-222 photos
LOCATION	950 Main Ave., Cleveland, Ohio		REVISION	4-17-24-dm
	SALESMAN	JM	DATE	2-22-24
	DESIGNER	CP	SCALE	NTS
			FILE NAME	N/charlotte/oswald (lefters)
			COPYRIGHT ©	2024



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COMPANY NAME	Oswald		DESIGN NO.	B24-222 photos
LOCATION	950 Main Ave., Cleveland, Ohio		REVISION	4-17-24dm
	SALESMAN	DATE	SCALE	COPYRIGHT © 2024
	JM	2-22-24	NTS	
	DESIGNER			FILE NAME N/charlotte/oswald (lefters)
	CP			



Q



R



S



T

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COMPANY NAME	Oswald		DESIGN NO.	B24-222 photos
LOCATION	950 Main Ave., Cleveland, Ohio		REVISION	4-17-24-dm
	SALESMAN	JM	DATE	2-22-24
	DESIGNER	CP	SCALE	NTS
			FILE NAME	N/charlotte/oswald (lefters)
			COPYRIGHT ©	2024

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EAST



SOUTH



WEST

RENDERINGS OF PROPOSED HI-RISE LETTERSETS

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COMPANY NAME	Oswald		DESIGN NO.	B24-222 photos
LOCATION	950 Main Ave., Cleveland, Ohio		REVISION	4-17-24dm
	SALESMAN	JM	DATE	2-22-24
	DESIGNER	CP	SCALE	NTS
			FILE NAME	N/charlotte/oswald (letters)
			COPYRIGHT ©	2024

8'-0"

47'-3"

oswald

13'-3 1/2"

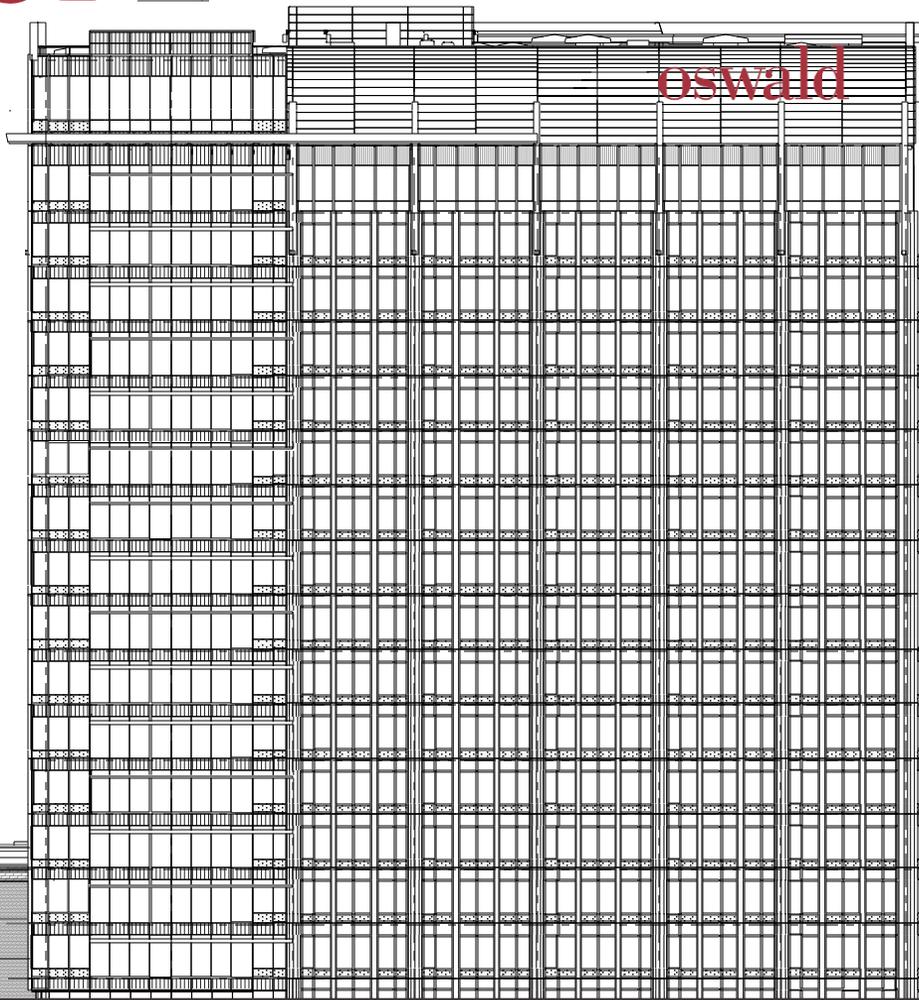
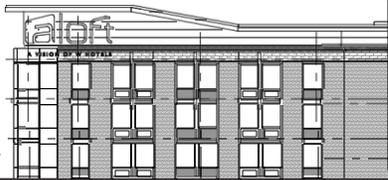
LETTER LAYOUT SCALE 1/8"=1'-0"

NOTES:

Individual LED channel letters with plastic faces, fabricated aluminum trim, and remote power supplies. Faces to be white polycarbonate with applied vinyl, 3M Envision Series Burgundy 3730-49L. Fabricated aluminum trim and returns to be painted burgundy to match faces.

RATED 120 VOLTS

EAST ELEVATION SCALE 1/32"=1'-0"



NOTE: due to printer limitations, colors shown may not exactly match specified. Refer to material charts for true colors.



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COMPANY NAME	Oswald		SALESMAN	JM	DATE	2-22-24	REVISION	4-17-24dm	DESIGN NO.	B24-222
LOCATION	950 Main Ave., Cleveland, Ohio		DESIGNER	CP	SCALE	1/8"=1'-0"			COPYRIGHT ©	2024
									FILE NAME	N/charlotte/oswald (letters)

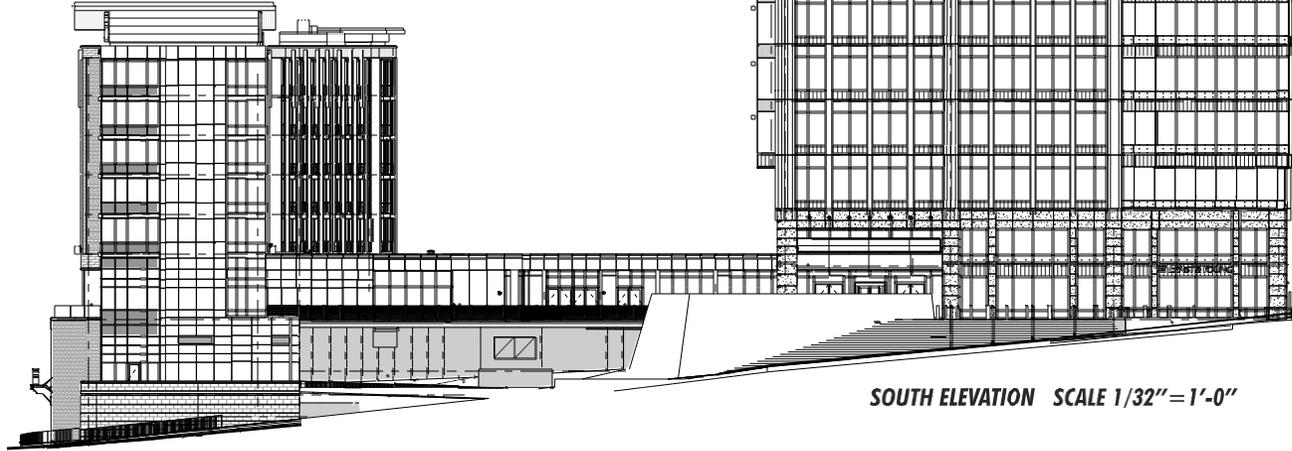
8'-0" 47'-3" 13'-3 1/2"

oswald

LETTER LAYOUT SCALE 1/8"=1'-0"

NOTES:
 Individual LED channel letters with plastic faces,
 fabricated aluminum trim, and remote power supplies.
 Faces to be white polycarbonate with applied vinyl,
 3M Envision Series Burgundy 3730-49L.
 Fabricated aluminum trim and returns to be painted
 burgundy to match faces.

RATED 120 VOLTS



SOUTH ELEVATION SCALE 1/32"=1'-0"

NOTE: due to printer limitations, colors shown may not exactly match specified. Refer to material charts for true colors.

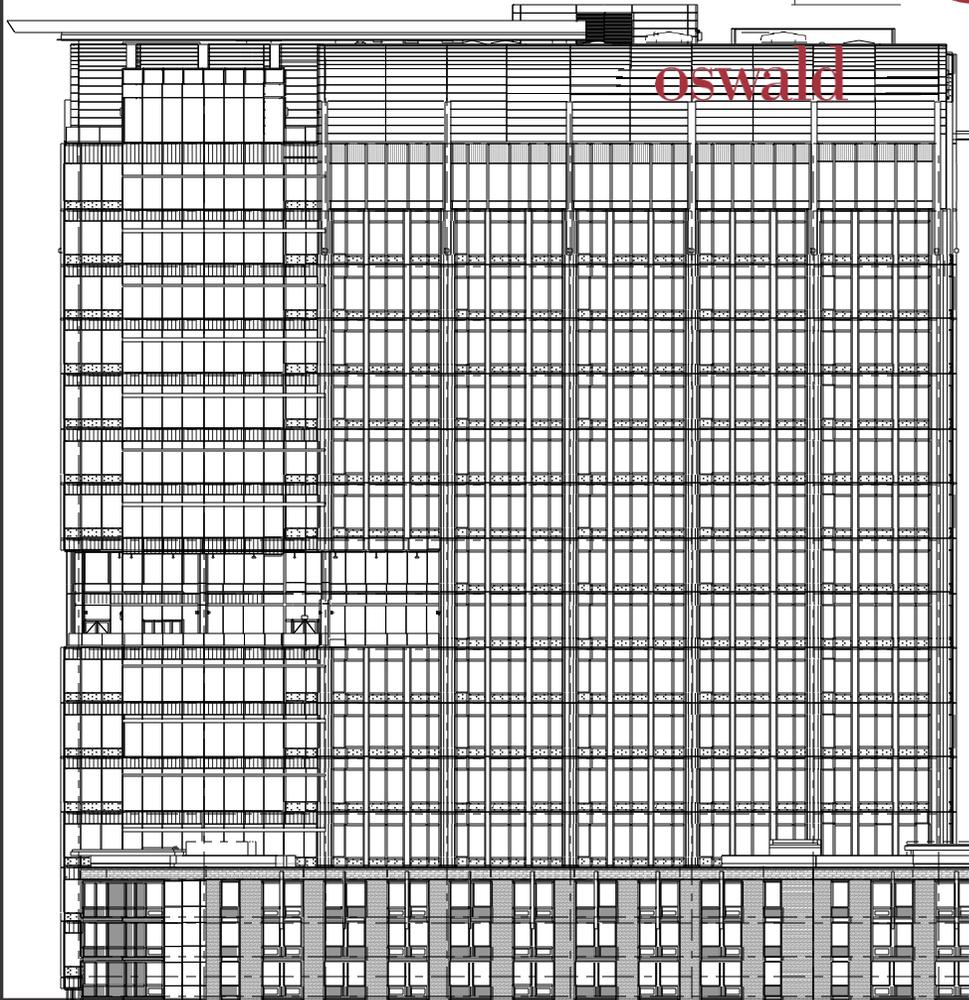


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COMPANY NAME	Oswald		SALESMAN	JM	DATE	2-22-24	REVISION	4-17-24dm	DESIGN NO.	B24-223
LOCATION	950 Main Ave., Cleveland, Ohio		DESIGNER	CP	SCALE	1/8"=1'-0"			COPYRIGHT ©	2024
									FILE NAME	N/charlotte/oswald (letters)



oswald

LETTER LAYOUT SCALE 1/8" = 1'-0"

NOTES:
Individual LED channel letters with plastic faces, fabricated aluminum trim, and remote power supplies. Faces to be white polycarbonate with applied vinyl, 3M Envision Series Burgundy 3730-49L. Fabricated aluminum trim and returns to be painted burgundy to match faces.

RATED 120 VOLTS

WEST ELEVATION SCALE 1/32" = 1'-0"

NOTE: due to printer limitations, colors shown may not exactly match specified. Refer to material charts for true colors.



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COMPANY NAME	Oswald		SALESMAN	JM	DATE	2-22-24	REVISION	4-17-24dm	DESIGN NO.	B24-224
LOCATION	950 Main Ave., Cleveland, Ohio		DESIGNER	CP	SCALE	1/8" = 1'-0"			COPYRIGHT ©	2024
									FILE NAME	N/charlotte/oswald (letters)

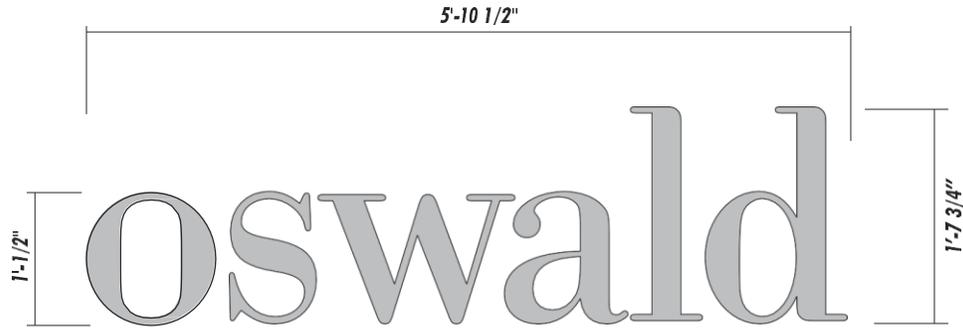


PHOTO RENDERING NTS

Notes

Manufacture & install one (1) set of internally illuminated, stainless steel letters face lit with perforated metal faces; to be 1/4" stud mounted to the wall
 - LEDs to be white

RATED 120 VOLTS

NOTE: due to printer limitations, colors shown may not exactly match specified. Refer to material charts for true colors.



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COMPANY NAME	Oswald		SALESMAN	JM	DATE	2/13/24	REVISION	DESIGN NO.	B24-186
LOCATION	950 Main Ave., Cleveland, Ohio		DESIGNER	CP	SCALE	1" = 1'-0"		COPYRIGHT ©	2024
								FILE NAME	N/charlotte/oswald (letters)

1'-5 1/2" 8'-3 1/2" 2'-4"

oswald



PHOTO RENDERING NTS

Notes

Manufacture & install one (1) set of internally illuminated, LED channel letters flush mounted to the sign band of the building; remote power supplies - LED channel letter faces to be white 2406 plexiglass with first surface, translucent red vinyl; trim to be painted red; returns to be painted black

RATED 120 VOLTS

*Specific colors to be determined

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COMPANY NAME	Oswald		SALESMAN	JM	DATE	2/13/24	REVISION	4/19/24cp	DESIGN NO.	B24-187
LOCATION	950 Main Ave., Cleveland, Ohio		DESIGNER	CP	SCALE	1" = 1'-0"			COPYRIGHT ©	2024
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Cleveland City Planning Commission

Staff Report



CITY OF CLEVELAND
Mayor Justin M. Bibb

May 3, 2024

On behalf of Downtown Cleveland, Inc., we wanted to be on record for supporting the Oswald Signage Proposal. We believe it fits within the Downtown context.

Drew Crawford

Drew Crawford

Senior Director of Business and Real Estate Development

1010 Euclid Avenue, Third Floor, Cleveland OH, 44115

O: 216.325.0998 **M:** 716.983.9334

DowntownCleveland.com

Cleveland City Planning Commission

Mandatory Referrals



CITY OF CLEVELAND
Mayor Justin M. Bibb

May 3, 2024

Ordinance No. 406-2024 (Introduced by Councilmembers Howse-Jones, Hairston, and Griffin – by departmental request): Authorizing the Mayor and the Commissioner of Purchases and Supplies to sell certain City-owned properties no longer needed for the City’s public use located at 1848 East 101st Street and 9910 Woodward Avenue to Gordon Crossing Land Co., LLC for purposes of future development.

May 3, 2024

Gordon Crossing Land Assembly





Gordon Crossing

Frontline Development Group, LLC &
Woda Cooper Companies, Inc.



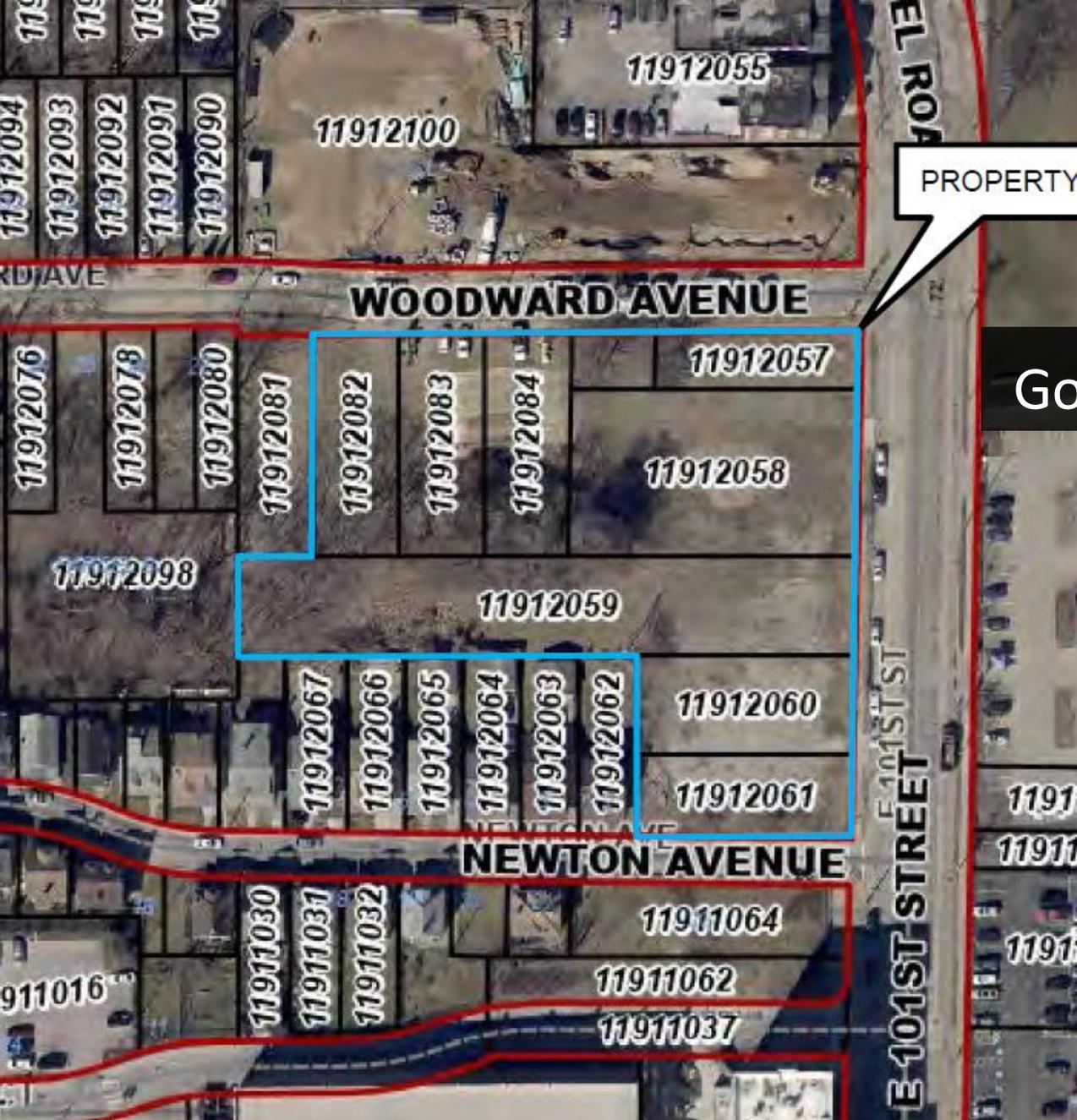


Gordon Crossing Overview

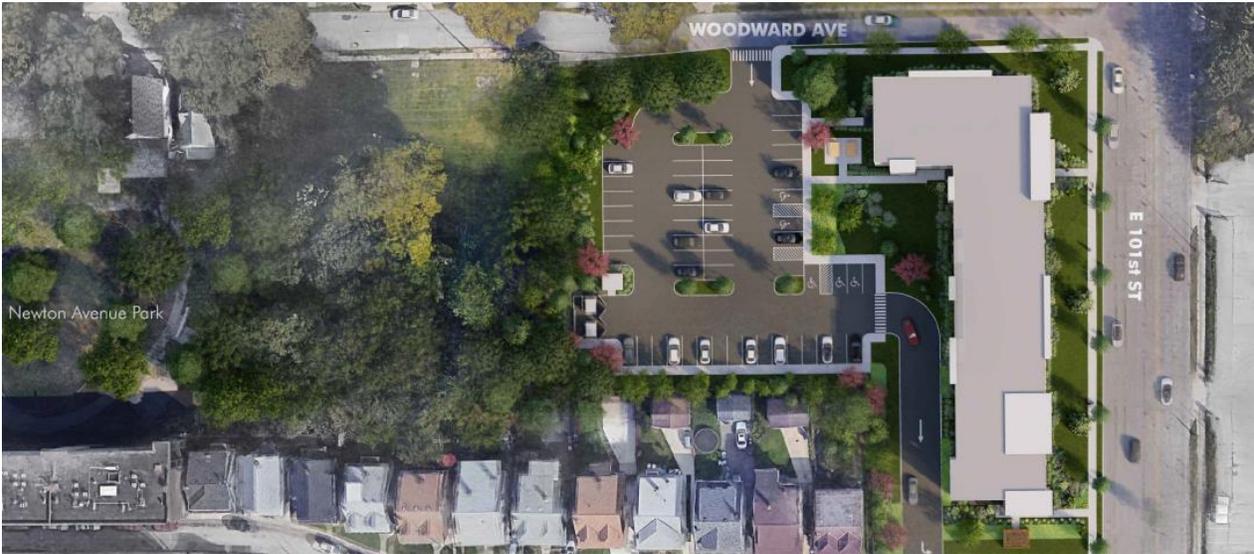
Providing Mixed Income Housing in the Historic Hough Neighborhood

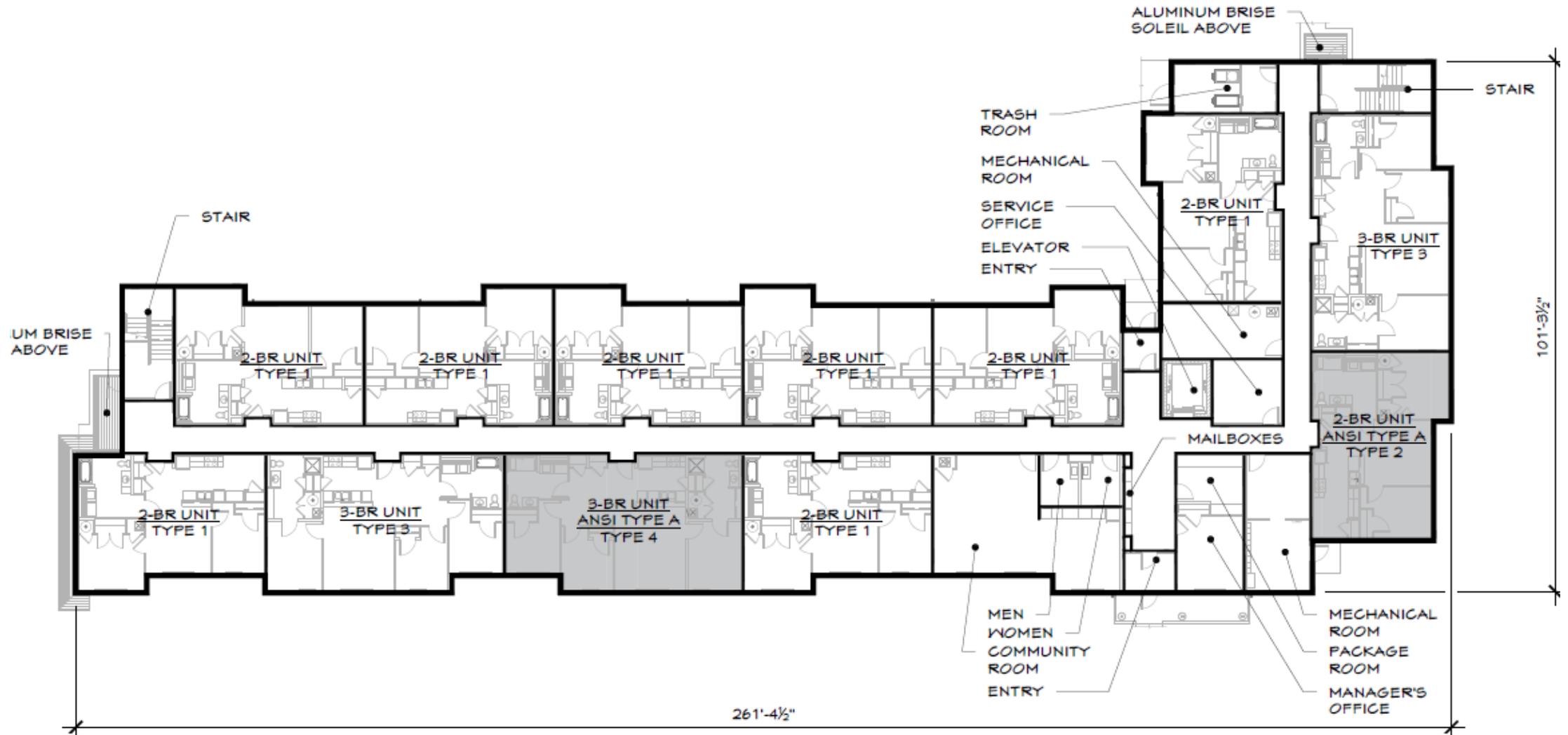
Gordon Crossing will be a new construction, 4-story general occupancy building with 54 units to add to Cleveland's much needed workforce housing.

- Address: **Woodward Avenue & East 101st Street**
- Anticipated Construction Start: **Late Summer 2024**
- Placed In Service: **Q4 2025**



Gordon Crossing Site Plan





Gordon Crossing Floor Plan



Gordon Crossing Exterior

Unit Mix

Bedroom Composition:

- 42 2-bedrooms, and 12 3-bedrooms

Area Median Income (AMI) Breakdown:

- 10 units at or below 30% Area Median Income (AMI)
- 2 units at or below 50% AMI
- 4 units at or below 60% AMI
- 30 units at or below 70% AMI
- 8 market rate units

Residents Served:

- singles, young professionals, seniors, single-parent households, small families needing three-bedroom units, and those needing workforce housing in close proximity to numerous amenities and surrounding job centers.



Ordinance No. 407-2024 (Introduced by Councilmembers Polensek, Bishop and Griffin – by departmental request): Authorizing the Mayor and the Commissioner of Purchases and Supplies to sell certain City-owned property no longer needed for the City’s public use located at the southeast corner of Grovewood Avenue and East 164th Street to Greater Cleveland Habitat for Humanity, Inc., or its designee, for purposes of future development.

May 3, 2024



Sale of City-owned land for new construction homes

Date: April 3, 2024
To: Mark D. Griffin, Director
Department of Law
From: Frank Williams, Director
Department of Public Works
Subject: Legislation authorizing the Director of Public Works to sell City-owned vacant land

Please prepare legislation authorizing the Director of Public Works to sell City-owned vacant land, the former Grovewood Pool site, located at the Southeast corner of Grovewood Avenue and E 164th Street and known as PPN 113-19-134 to Greater Cleveland Habitat for Humanity Inc. or its designee.

Thank you.

FW/cs

Encl.

Acknowledged by: _____
James DeRosa, Director of Mayor's Office of Capital Projects

cc: Bradford J. Davy, Chief of Staff
Ryan Puente, Deputy Chief of Staff & Chief Government Affairs Officer
Bonita G. Teeuwen, Chief Operating Officer
James D. DeRosa, Director, MOCAP
Susanne DeGennaro, Commissioner, Division of Real Estate, MOCAP
Cassie Slansky, Project Manager, Division of Real Estate, MOCAP
Veronica Thoms, Legislative Liaison, MOCAP
Nancy Lanzola, Legislative Liaison, Department of Law

Ordinance No: 407-2024
Legislative Purpose: To authorize the Director of Public Works to sell City-owned vacant land, the former Grovewood Pool site, located at the Southeast corner of Grovewood Avenue and E 164th Street and known as PPN 113-19-134 to Greater Cleveland Habitat for Humanity, Inc. or its designee.

Project Summary: Greater Cleveland Habitat for Humanity "Cleveland Habitat" was founded in 1987 by a group of dedicated volunteers who shared a vision to revitalize Cuyahoga County neighborhoods and help local hard-working, low-income families help themselves create strength, stability, and self-reliance. They have completed and sold more than 300 decent and affordable homes in the Greater Cleveland area. More than 2,000 people have benefited from these partnerships, including approximately 1,600 children.

Cleveland Habitat is interested in purchasing the former Grovewood Pool site to construct 10 single-family modular homes to be sold through their zero-interest affordable homeownership program.

The City land is a 160' x 410' lot containing approximately 74,315 square feet (1.706 acres). Sale of the City land will put the property into productive re-use.

Cleveland Habitat retained Alpha Appraisal Group, LLC to prepare an appraisal report for the City land and will purchase the property at appraised value of \$65,000.

Permanent Parcel No: 113-19-134
Price: \$65,000
Ward: Ward 8 (Councilperson Polensek)
Attachments: Location Map

Cleveland City Council

Ord. No. 407-2024

Real Estate Legislation
May 3, 2024



CITY OF CLEVELAND
Mayor Justin M. Bibb

Ord. No 407-2024

Authorizing the Mayor and the Commissioner of Purchases and Supplies to sell certain City-owned property no longer needed for the City's public use located at the southeast corner of Grovewood Avenue and East 164th Street to Greater Cleveland Habitat for Humanity, Inc., or its designee, for purposes of future development.

City-owned Property

Former Grovewood Pool Site

Address: Grovewood Avenue and E 164th St
PPN: 113-19-134
Site Area: 1.706 acres (160' x 410')
Current Use: Vacant Lot
Zoning: Split Zoning
1F-A1; One-Family District
2F-B1; Two-Family District



Vacant Land (Across the Street from Subject)



Vacant Land



Vacant Land



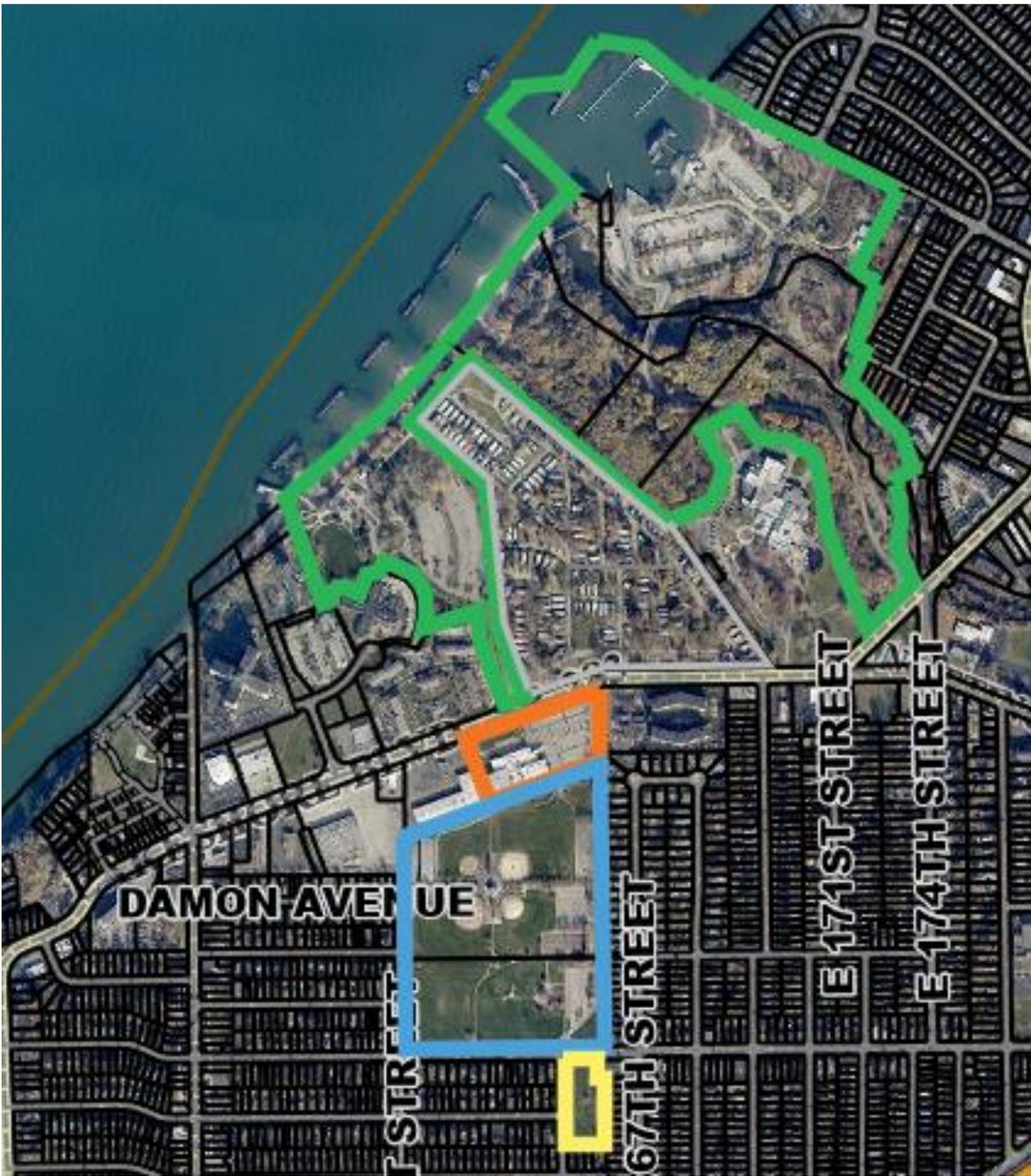
Vacant Land

Location Map

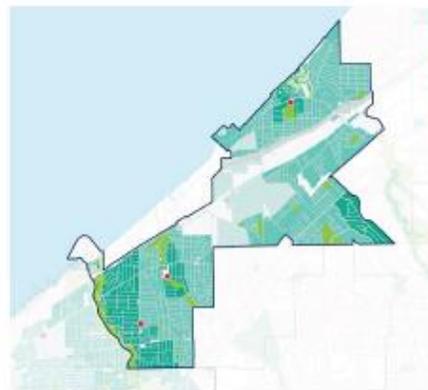
Corner of Grovewood Avenue and E 164th Street

PPN 113-19-134



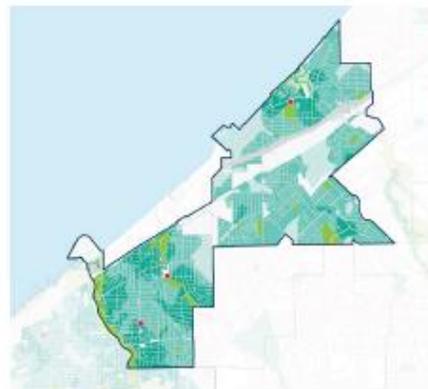


PARK DISTRIBUTION



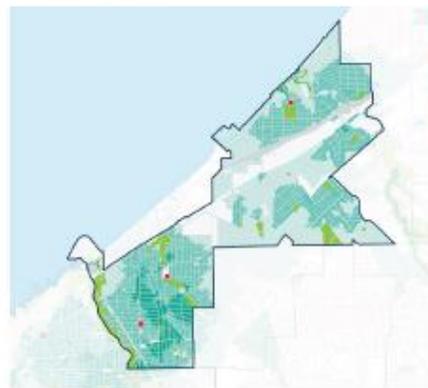
Park Acres per Capita

- More Parks per Capita
- Fewer Parks per Capita



Number of Parks within a 10-Minute Walk

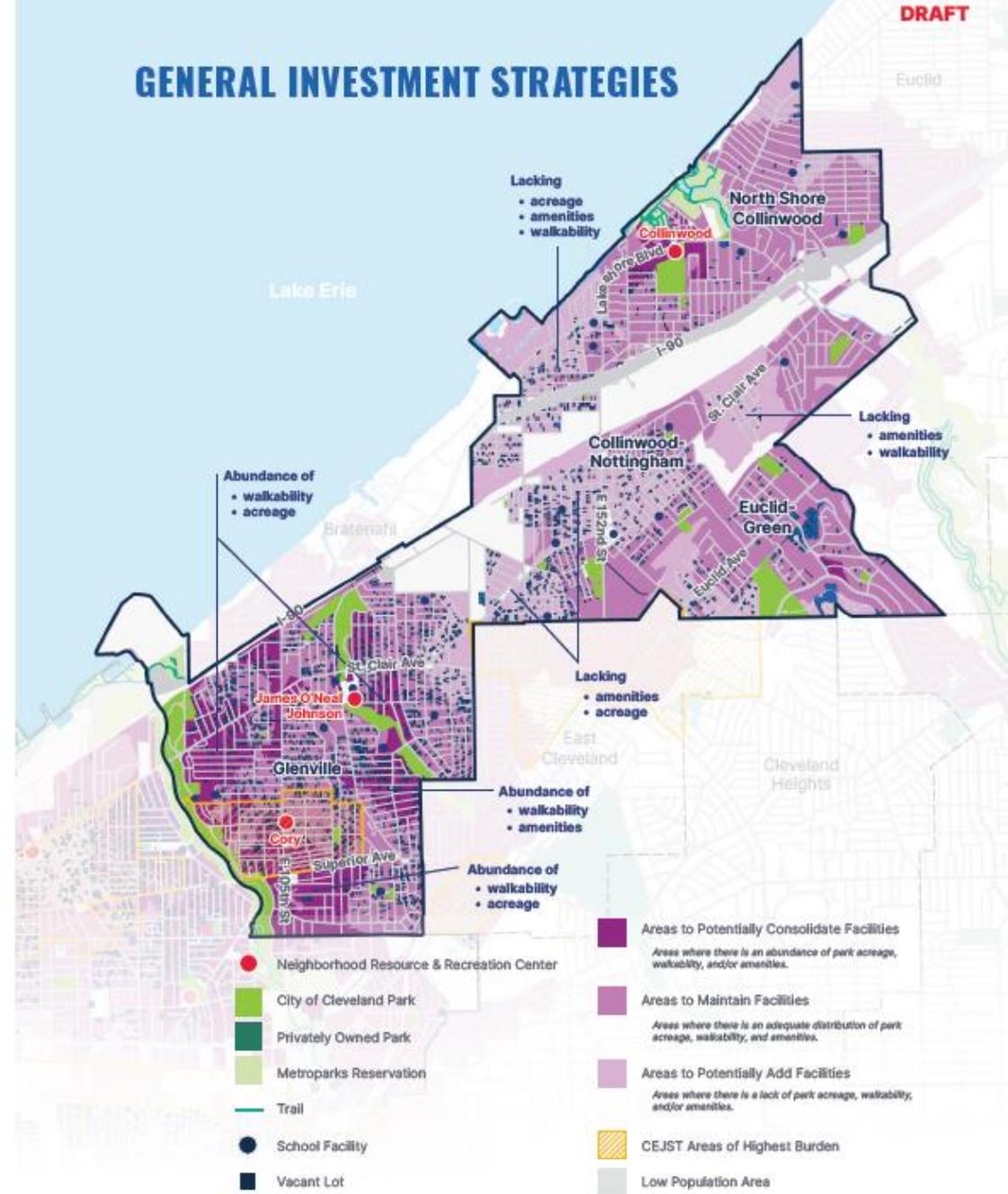
- More Parks within a 10-Minute Walk
- Fewer Parks within a 10-Minute Walk



Number of Park Amenities

- More Park Amenities
- Fewer Park Amenities

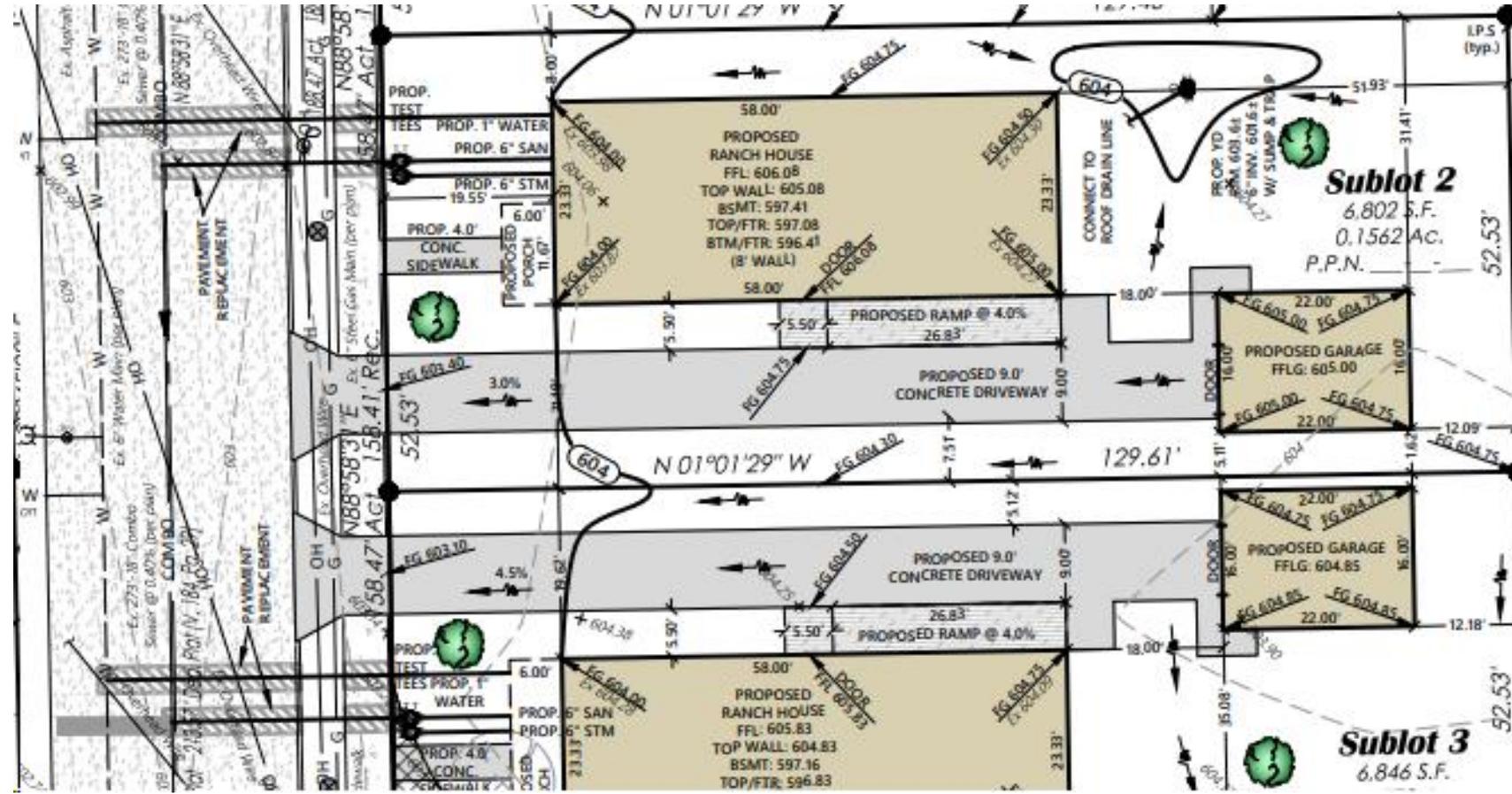
GENERAL INVESTMENT STRATEGIES



Site Plan Note

Due to a telephone pole that would have been located on the driveway of Sublot 2, which would have caused a major safety issue, after discussing with City Planning and Building & Housing, we decided to flip the house and garage on Sublot 2 to avoid that potential issue.

The result is 2 driveways that will be adjacent to each other. Again, this has already been discussed with both City Planning and Building & Housing, and they had no issue.



Cleveland City Planning Commission

Administrative Approvals



CITY OF CLEVELAND
Mayor Justin M. Bibb

May 3, 2024

Ordinance No. 402-2024 (Introduced by Councilmembers McCormack and Bishop – by departmental request): Authorizing the Director of Port Control to execute a deed of easement granting to The East Ohio Gas Company, dba Dominion Energy Ohio certain easement rights in property located at Cleveland Hopkins International Airport; and declaring that the easement rights granted are not needed for the City’s public use.

May 3, 2024

Administrative Approvals

**Ordinance No. 403-2024 (Introduced by Councilmembers Bishop and Hairston –
by departmental request): Authorizing the Directors of Public Works and Capital
Projects to execute various deeds of permanent, temporary, and subterranean
easement granting to the Northeast Ohio Sewer District certain easement rights
at or under several City-owned properties for NEORSD’s Southerly Tunnel and
Consolidation Project and declaring the easement rights not needed for the
City’s public use.**

May 3, 2024

**Ordinance No. 418-2024 (Introduced by Councilmembers Bishop,
Hairston and Griffin – by departmental request): To vacate a portion of
Curtis Avenue N.E., east of East 59th Street**

May 3, 2024

May 3, 2024

Ordinance No. 443-2024 (Introduced by Councilmembers Kazy and Griffin – by departmental request): Determining the method of making the public improvement of constructing the Belvidere Avenue, Panna Lane, Mannering Avenue, Courtland Avenue/Victory Boulevard, West 50th Street, Lawnview Avenue and Capitol Avenue Areas Sewer Projects, including but not limited to, installing manholes and catch basins; authorizing the Director of Public Utilities to enter into one or more public improvement contracts to construct the improvement; and authorizing the director to employ one or more professional consultants necessary to design and implement the improvement; and to apply for and accept funding.

Ordinance No. 482-2024 (Introduced by Councilmembers McCormack, Hairston and Griffin – by departmental request): Authorizing the Mayor and the Commissioner of Purchases and Supplies to acquire and re-convey properties presently owned by Cleveland LD, LLC, and/or its affiliates and designees, for the purpose of entering the chain-of-title prior to the adoption of tax increment financing legislation authorizing under Section 5709.41 of the Revised Code.

May 3, 2024

Resolution No. 483-2024 (Introduced by Councilmembers McCormack, Hairston and Griffin – by departmental request): Providing for the reassessment of the cost of the services of the Ohio City – Cleveland Business Improvement District to correct an error in the affected parcel numbers; and declaring an emergency.

May 3, 2024

Cleveland City Planning Commission

Director's Report



CITY OF CLEVELAND
Mayor Justin M. Bibb

May 3, 2024

Cleveland City Planning Commission

Adjournment



CITY OF CLEVELAND
Mayor Justin M. Bibb

April 19, 2024