



City of Cleveland

Justin M. Bibb, Mayor

City Planning Commission



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NOTICE OF PUBLIC MEETING

The Cleveland City Planning Commission will hold a public meeting at **9:00 am on July 15, 2022** on the WebEx platform, which will be livestreamed on YouTube & TV 20 to consider the proposed Rezoning Legislation, listed below:

Ordinance No. TBD: Changing the Use, Area & Height Districts of parcels of land south of Carr Avenue between East 88th and East 93rd and adding an Eight (8) Foot Specific Mapped Setback (Map Change 2651).

You can view a map and the details of the proposed map change by going to the City Planning Website:

<https://planning.clevelandohio.gov/mc/index.php>

All interested property owners or their representatives and neighbors affected by the proposed zoning change are urged to be present to express their opinions on the proposed change in zoning so that the Planning Commission may have the benefit of their testimony in determining the recommendation to be made to City Council. Please note that individual statements made at the meeting will be limited to three minutes.

A second opportunity for comment will be provided at an official public hearing to be scheduled before City Council's Planning Committee. The time of that meeting will be announced through a separate mailing.

To keep the WebEx session to a manageable size, we are asking individuals that wish to Participate to contact the City Planning Office. Please call 216.664.2210 or email us at cityplanning@clevelandohio.gov



Explanation of Proposed Rezoning

Ordinance No. TBD: Changing the Use, Area & Height Districts of parcels of land south of Carr Avenue between East 88th and East 93rd and adding an Eight (8) Foot Specific Mapped Setback (Map Change 2651).

Permitted Uses in Existing or Proposed Zoning Districts:

Existing

Two-Family Residential Districts: One family houses, two family houses, playgrounds, churches, libraries, hospitals, etc. (Section 337.03).

Multi-Family Residential Districts: One family houses, two family houses, rooming houses, row houses, apartment houses, fraternities and sororities, etc. For a full description of the Multi-Family District you can go to the American Legal Publishing website (Section 337.08)

Semi-Industry Use Districts: Warehouses, auto repair garages, cold storage plants, garment factories, newspaper plants, trucking terminals, breweries, and other light manufacturing uses. However, if this proposed zoning change becomes effective, the law requires that the legal use of all existing buildings in the area be allowed to remain, but there can be no additions or expansions of these uses without a special permit from the Board of Zoning Appeals.

Area District

Area District 'B' allows for a maximum gross floor area of residential buildings to be equal to 1/2 times the total lot area. Area District 'C' allows for a maximum gross floor area of residential buildings to be equal to 1/2 times the total lot area.

Height District

Height District '1' allows for a maximum height of the building to be thirty-five (35) feet tall. Height District '3' allows for a maximum height of the building to be one hundred and fifteen (115) feet tall.



Proposed

Local Retail Business Districts: residential uses, food stores, variety stores, shoe stores, drug stores, eating places, professional offices, and other retail business uses that serve neighborhood needs. For a full description of the Local Retail Business District, please review [§343.01](#) of the Cleveland Zoning Code.

Specific Mapped Setback:

A Specific Setback building line is a required front yard space in which no structures may be located, except where specifically allowed by the Cleveland Zoning Code. The specific mapped setback (or building line) indicated on the Building Zone Maps of the City are either from the property line or the street centerline, take precedence, and can only be changed with Map Change legislation (§357.07). An eight (8) foot Specific Mapped Setback from the property line is being proposed along the East 88th Street, Carr Avenue, East 89th and Hillock Avenue frontages so as to allow the redevelopment of the Charles H Lake CMSD site that is consistent with the neighborhood context while creating a welcoming, pedestrian friendly and sustainable site that will promote connectivity with the neighborhood greenspace amenities to the west.

Area District

Area District "D" allows for maximum gross floor area of residential units to be equal to one (1) times the lot area.

Height District

Height District '3' allows for a maximum height of the building to be one hundred and fifteen (115) feet tall.

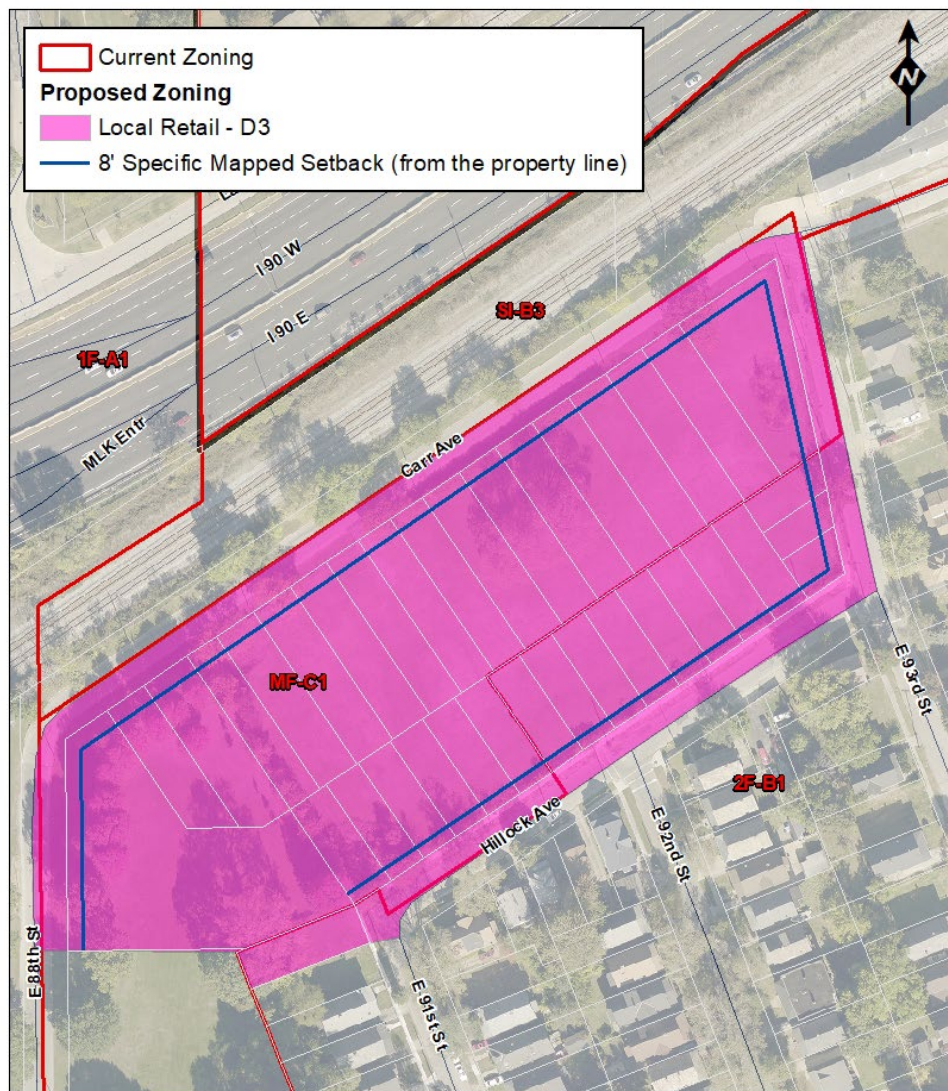
NOTE: If this proposed zoning change becomes effective, the law requires that the legal use of all existing buildings in the area be allowed to remain, but there can be no additions or expansions of those uses made nonconforming by this change without a special permit from the Board of Zoning Appeals.





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Map Change 2651
 Changing the Use, Area, & Height Districts of parcels of land south of Carr Avenue between East 88th and East 93rd and adding an Eight (8) Foot Specific Mapped Setback (Map Change 2651).
 Date: June 21, 2022

cleveland city planning commission

100 Feet