



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 Friday, 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 northeast of Ansel Road between Derby Avenue and Superior Avenue and adding a 15 Foot Specific Mapped Setback from the property line (Map Change 2653).

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 northeast of Ansel Road between Derby Avenue and Superior Avenue and adding a 15 Foot Specific Mapped Setback from the property line (Map Change 2653).

Permitted Uses in Existing or Proposed Zoning Districts:

Existing

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

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.

Height District

Height District '1' allows for a maximum height of the building to be thirty-five (35) feet tall.



Proposed

Institutional Research District: Institutional Research Districts permit educational and medical developments, research facilities, professional offices, hotels, residential, limited retail uses, schools, nursing homes, assisted living residences, mental health centers, and live-work units (§340

Area District

Area District 'D' allows for a maximum gross floor area of residential buildings to be one (1) times the total lot area.

Height District

Height District '2' allows for a maximum height of the building to be sixty (6) feet tall.

Specific Mapped Setback: is a required front yard space (setback) in which no structure may be located. They take precedence over all other setback regulation and can only be changed with legislation. A building setback line marks the minimum or maximum distance of a house, building, or other accessory structure must be from the property line. Proposing 15' mapped setback from the property line.

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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