



City of Cleveland

Frank G. Jackson, Mayor

City Planning Commission



Freddy L. Collier Jr., Director

Cleveland City Hall  
601 Lakeside Avenue, Room 501  
Cleveland, Ohio 44114

T: (216) 664-2210 F: (216) 664-3281 | [www.planning.city.cleveland.oh.us](http://www.planning.city.cleveland.oh.us)

## NOTICE OF PUBLIC MEETING

The Cleveland City Planning Commission will hold a public meeting at **9:00 am on April 7, 2017** in Room 514, Cleveland City Hall, 601 Lakeside Avenue, to consider the proposed **Rezoning Legislation** listed below:

**Ordinance No. TBD-17:** Changing the Area District of lands situated along the east side of Walworth Ave., north of Junction Road, south of I-90 from an RA2 District to an RA3 District as identified on the attached map (Map Change No. 2558).

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.

If you would like further information, please contact us at: 216-664-2210 or [cityplanning@city.cleveland.oh.us](mailto:cityplanning@city.cleveland.oh.us)



### **Explanation of Proposed Rezoning**

**Ordinance No. TBD-17:** Changing the Area District of lands situated along the east side of Walworth Ave., north of Junction Road, south of I-90 from an RA2 District to an RA3 District as identified on the attached map (Map Change No. 2558).

### **Permitted Uses in Proposed or Existing Zoning Districts:**

#### **Existing**

**Townhouse RA2 District:** Townhouse buildings and all main and accessory uses permitted and as regulated in Two-Family Districts including one-family houses, two-family houses, playgrounds, etc.

#### **Proposed**

**Residential Attached Townhouse (RA) Districts:** low-rise developments of attached single family to two family residential units at medium to high densities. Such developments are intended to serve as a transition between areas of detached residences and areas of higher intensity development or to serve as a means of clustering housing units on sites which can be developed most appropriately through such clustering.

**Height District** – Height District '1' allows a maximum height of 35 feet..

**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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