



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

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NOTICE OF PUBLIC MEETING

The Cleveland City Planning Commission will hold a public meeting at **9:00 am on February 15, 2019** in Room 514, Cleveland City Hall, 601 Lakeside Avenue, to consider the proposed **Rezoning Legislation** listed below:

Ordinance No. TBD: Establishing a zero (0) foot Mapped Building Setback from the property line along the eastern side of Hazel Avenue along the western the frontage of 1609 Hazel Avenue (PPN 12018019), owned by the Cleveland Institute of Music (Map Change 2598).

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



Explanation of Proposed Rezoning

Ordinance No. TBD: Establishing a zero (0) foot Mapped Building Setback from the property line along the eastern side of Hazel Avenue along the western frontage of 1609 Hazel Avenue (PPN 12018019), owned by the Cleveland Institute of Music (Map Change 2598).

Permitted Uses in Proposed and Existing Zoning Districts:

Existing

Multi-Family Residential District: One family houses, two family houses, rooming houses, row houses, apartment houses, fraternities and sororities, etc. For a full description of the Multi-Family Residential District, please review Section 337.08 of the Cleveland Zoning Code.

Area District

Area District 'D' allows for a maximum gross floor area of residential buildings to be equal to 1 times the total lot area except for multi-family.

Height District

Height District '5' allows for a maximum height of a building to be 250 feet tall.

Proposed

Mapped Setbacks

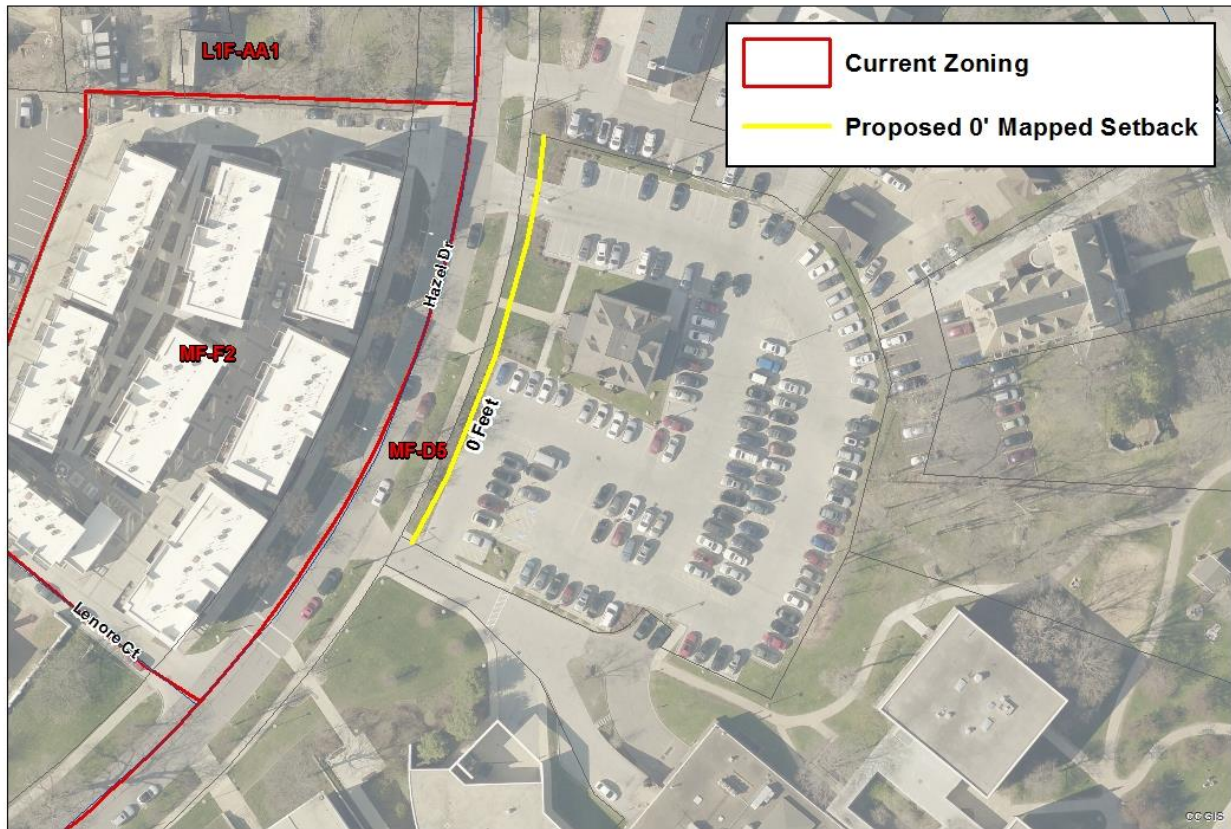
A setback building line is a required front yard space in which no structures may be located, except where specifically allowed by the Cleveland Zoning Code. The specific mapped setback (or building line) indicated on the Building Zone Maps of the City are either from the property line or the street centerline, take precedence, and can only be changed with Map Change legislation. This proposal will establish a zero (0) foot Mapped Building Setback from the property line along the eastern side of Hazel Avenue along the western frontage of 1609 Hazel Avenue (PPN 12018019), owned by the Cleveland Institute of Music.

Area District

There are no proposed changes to the Area District.

Height District

There are no proposed changes to the Height District.



Map Change #2598

50 Feet

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 601 Lakeside Ave. Cleveland, OH 44114



Date: 2/7/19

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.