



City of Cleveland

Justin M. Bibb, Mayor

City Planning Commission

Joyce Pan Huang., Director

Cleveland City Hall
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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 Friday, May 3, 2024** in person at Cleveland City Hall in Room 514 and on the WebEx platform, which will be livestreamed on YouTube & TV 20 to consider the proposed Rezoning Legislation, listed below:

Ordinance No. TBD: 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)

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: 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)

Permitted Uses in Existing or Proposed Zoning Districts:

Existing

Local-Retail Business District: Residential uses, food stores, variety stores, shoe stores, drugstores, eating places, professional offices, and other retail business uses that serve neighborhood needs. Prohibit Gas Stations and Used Car lots. See §343.01 for a more detailed description of the Local Retail Business District.

Area District

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 a maximum height of the building to be thirty-five (35) feet.

Proposed

Specific Mapped Setback: is a required front yard space (setback) in which no structure may be located. THEY TAKE PRECEDENCE OVER ALL OTHER SETBACK REGULATIONS. A building setback line marks the minimum or maximum distance a house, building or other accessory structure must be 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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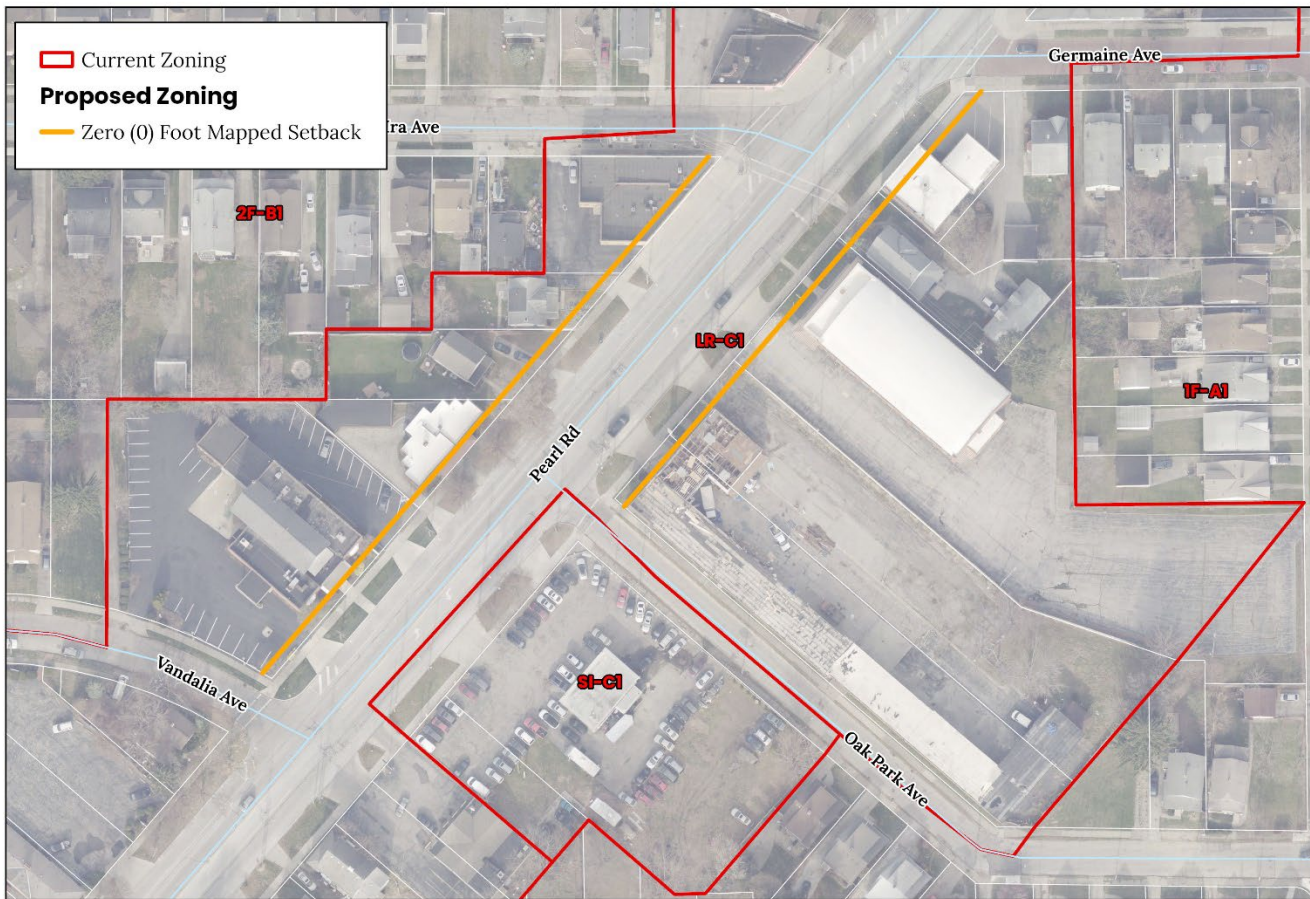
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Explanation of Proposed Rezoning

Ordinance No. TBD: 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)



Map Change 2678

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

