



City of Cleveland

Justin M. Bibb, Mayor

City Planning Commission

Joyce Pan Huang., Director

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NOTICE OF PUBLIC MEETING

The Cleveland City Planning Commission will hold a public meeting at **9:00 am on Friday, November 01, 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: Changing the Use, Area and Height Districts of parcels of land east of East 105th Street between Churchill Avenue and Orville Avenue. (Map Change 2687)

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 and Height Districts of parcels of land east of East 105th Street between Churchill Avenue and Orville Avenue. (Map Change 2687)

Permitted Uses in Existing or Proposed Zoning Districts:

Existing

Two-Family Residential District: One-family houses, two-family houses, playgrounds, churches, libraries, hospitals, etc. For a full description of the Two-Family District, read Section 337.03 of the Cleveland Zoning Code.

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

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, read Section 337.08 of the Cleveland Zoning Code.

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.

Local Retail Business Districts: 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. For a full



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description of the Local Retail Business District, read Section 343.01 of the Cleveland Zoning Code.

Area District

Area District 'G' allows for a maximum gross floor area of residential buildings to be equal to 3 times the total lot area.

Height District

Height District '2' allows a maximum height of the building to be sixty (60) 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.

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, read Section 337.08 of the Cleveland Zoning Code.

Area District

Area District 'G' allows for a maximum gross floor area of residential buildings to be equal to 3 times the total lot area.

Height District

Height District '2' allows a maximum height of the building to be sixty (60) 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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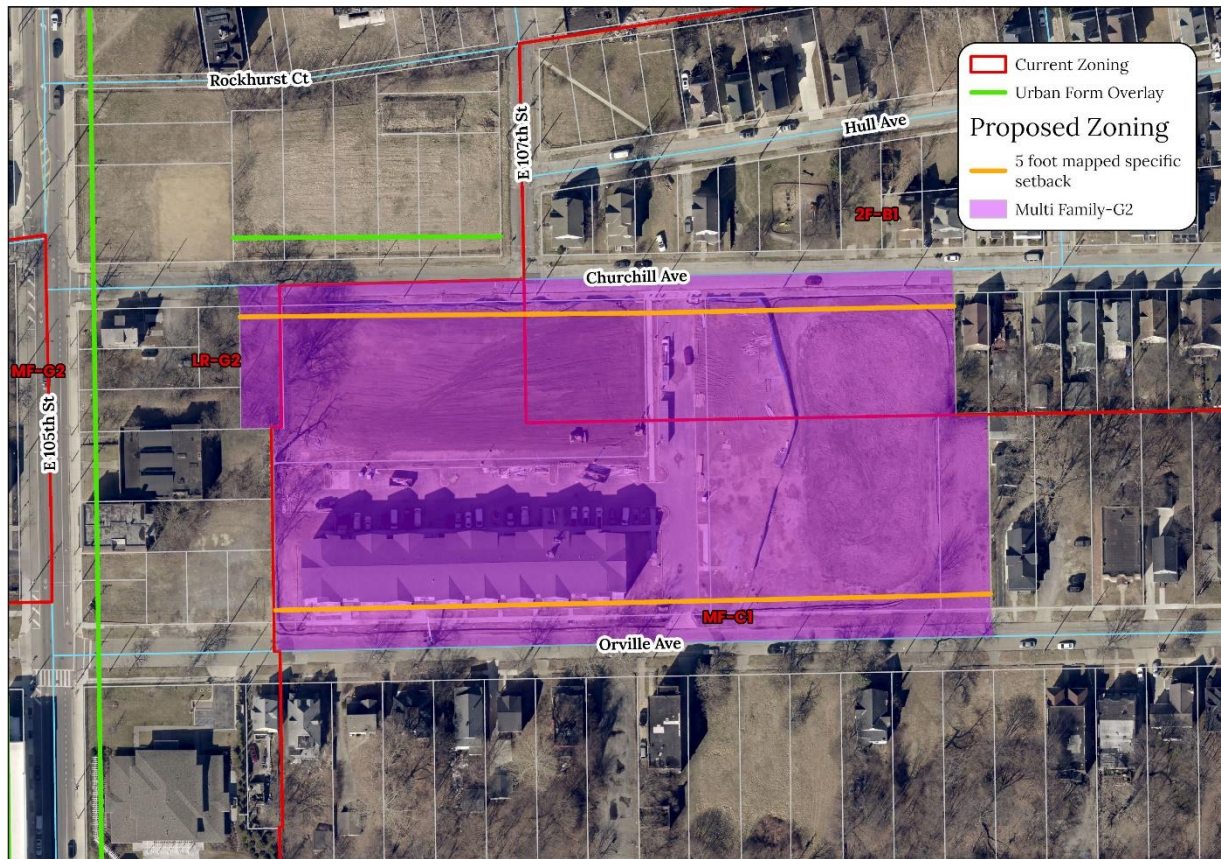
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Map Change 2687
 Changing the use, area, and height districts of parcels of land east of East 105th Street between Orville Avenue and Churchill Avenue

100 Feet