



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

NOTICE OF PUBLIC MEETING

The Cleveland City Planning Commission will hold a public meeting at **9:00 am on Friday, April 6, 2018** in Room 514, Cleveland City Hall, 601 Lakeside Avenue, to consider the proposed **Rezoning Legislation** listed below:

Ordinance No. TBD: Changing the Use and Area Districts of parcels of land northwest of Chatham Avenue between West 32nd Street and West 31st Street and adding zero foot and seven foot mapped setbacks (Map Change No. 2579).

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: Changing the Use and Area Districts of parcels of land northwest of Chatham Avenue between West 32nd Street and West 31st Street and adding zero foot and seven foot mapped setbacks (Map Change No. 2579).

Permitted Uses in Proposed or Existing Zoning Districts:

Existing

Two-Family Residential District: 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 ½ the total lot area except there is no minimum lot area in Multi-Family zoning district.

Height District

Height District '1' allows for a maximum height of a building to be 35 feet tall.

Proposed

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

Institutional-Research District: Large scale educational and medical developments, research facilities, professional offices, hotels, residential, limited retail uses, schools, nursing homes, assisted living residences, mental health centers, live-work units and correctional halfway houses. (Section 340).

Area District

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

Height District

Height District '1' allows for a maximum height of a building to be 35 feet tall.

Establish Mapped Setbacks:

A mapped Building Setback of zero (0) feet be established on the southerly side of Keene Court S.W. between West 32nd and West 31st Street, on the westerly side of West 31st Street between Keene Court S.W. and Chatham Avenue, and the northeasterly side of Chatham between West 32nd Street and West 31st Street as shown on the attached map.

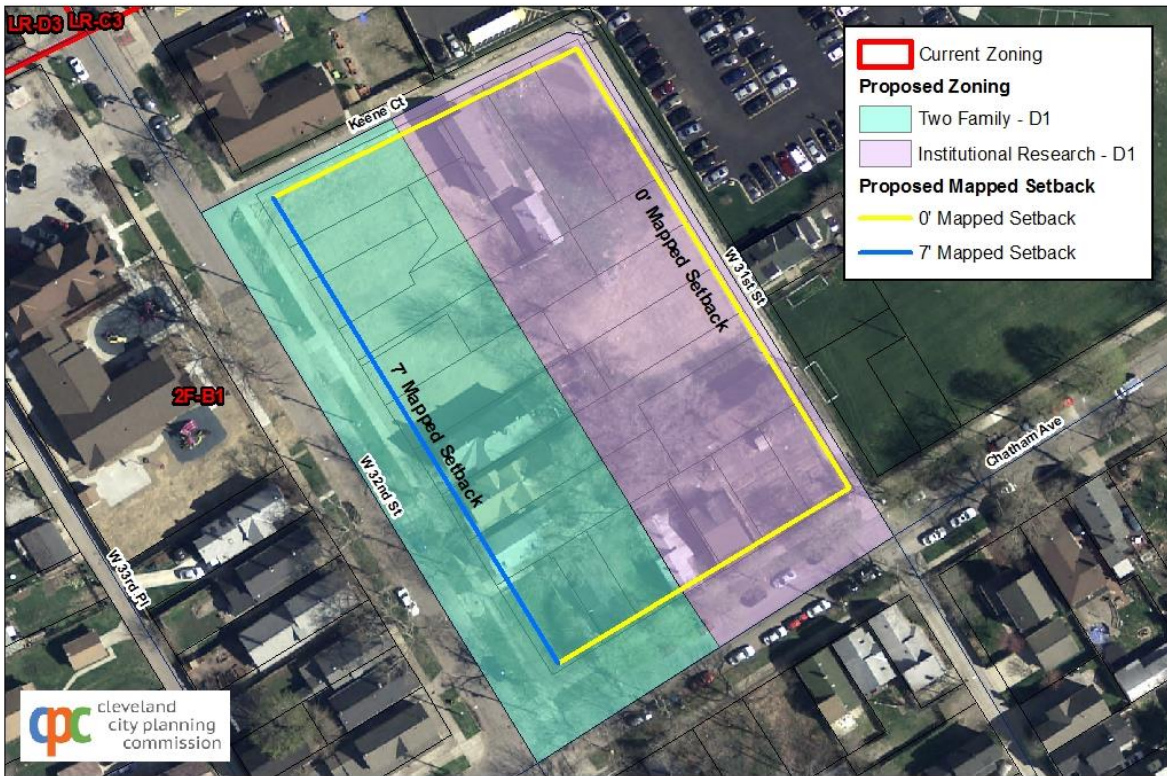
A mapped Building setback of seven (7) feet be established on the northeasterly side of West 32nd Street between Keene Court and Chatham Avenue as shown on the attached map.



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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March 8, 2018

MAP CHANGE 2579
 Changing the Uses and Area Districts of parcels of land northwest of Chatham Avenue between West 32nd Street and West 31st Street and adding zero foot and seven foot mapped setbacks.

