



City of Cleveland

Justin M. Bibb, Mayor

City Planning Commission



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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 18, 2022** 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, Height and Area Districts of parcels of land south of Lorain Avenue fronting the east side of West 44th street between Lorain Ct. and Orchard Ave; and subjecting an area titled the Site Development Boundary to Section 333.02 of the Cleveland Zoning Code (Map change 2658).

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, Height and Area Districts of parcels of land south of Lorain Avenue fronting the east side of West 44th street between Lorain Ct. and Orchard Ave; and subjecting an area titled the Site Development Boundary to Section 333.02 of the Cleveland Zoning Code (Map change 2658).

Permitted Uses in Existing or Proposed Zoning Districts:

Existing

Two Family Residential District: One family houses, two family houses, playgrounds, churches, libraries, hospitals, etc. reference (Section 337.03) for a more detailed description of the Two Family Residential District.

Area District

Area District 'B' allows for a maximum gross floor area of residential buildings to be equal to ½ times the total lot area.

Height District

Height District '1' allows a maximum height of the building to be thirty five (35) feet.

Proposed

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 District you can go to the American Legal Publishing website (Section 337.08)

Area District

Area District "D" allows for a maximum gross floor area of residential buildings to be equal to one (1) times the lot area.

Height District

Height District "2" allows for a maximum height of sixty (60) feet.



Specific Mapped Setbacks

The zero (0) foot Specific Mapped Setback along the east side of West 44th street frontage between Lorain Ct and Orchard Ave shall be established with a zero (0) foot setback.

A Specific 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 (§357.07).

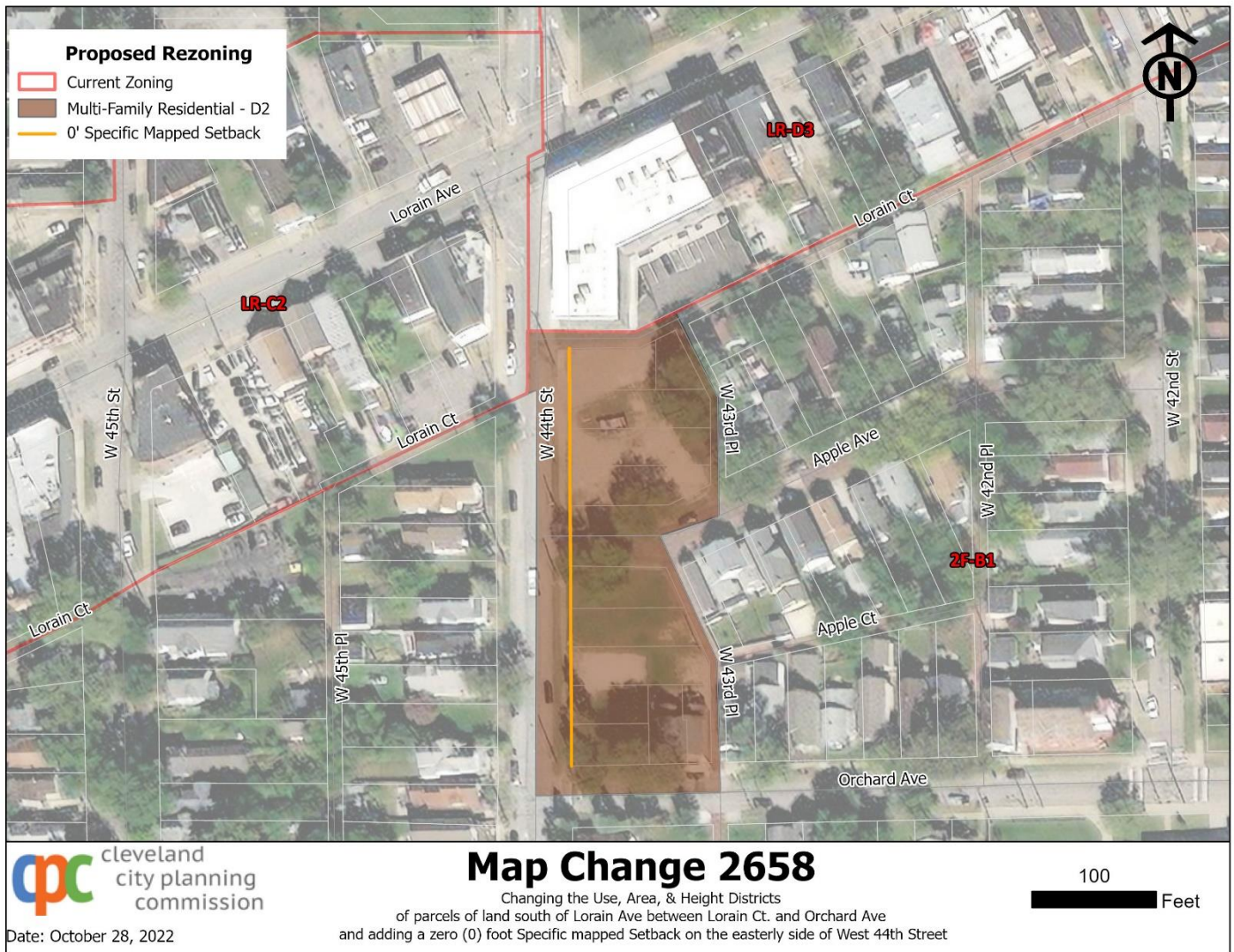
NOTE: If this proposed zoning change becomes effective, the law requires that the legal use of all existing buildings in the area be allowed to remain, but there can be no additions or expansions of those uses made nonconforming by this change without a special permit from the Board of Zoning Appeals.





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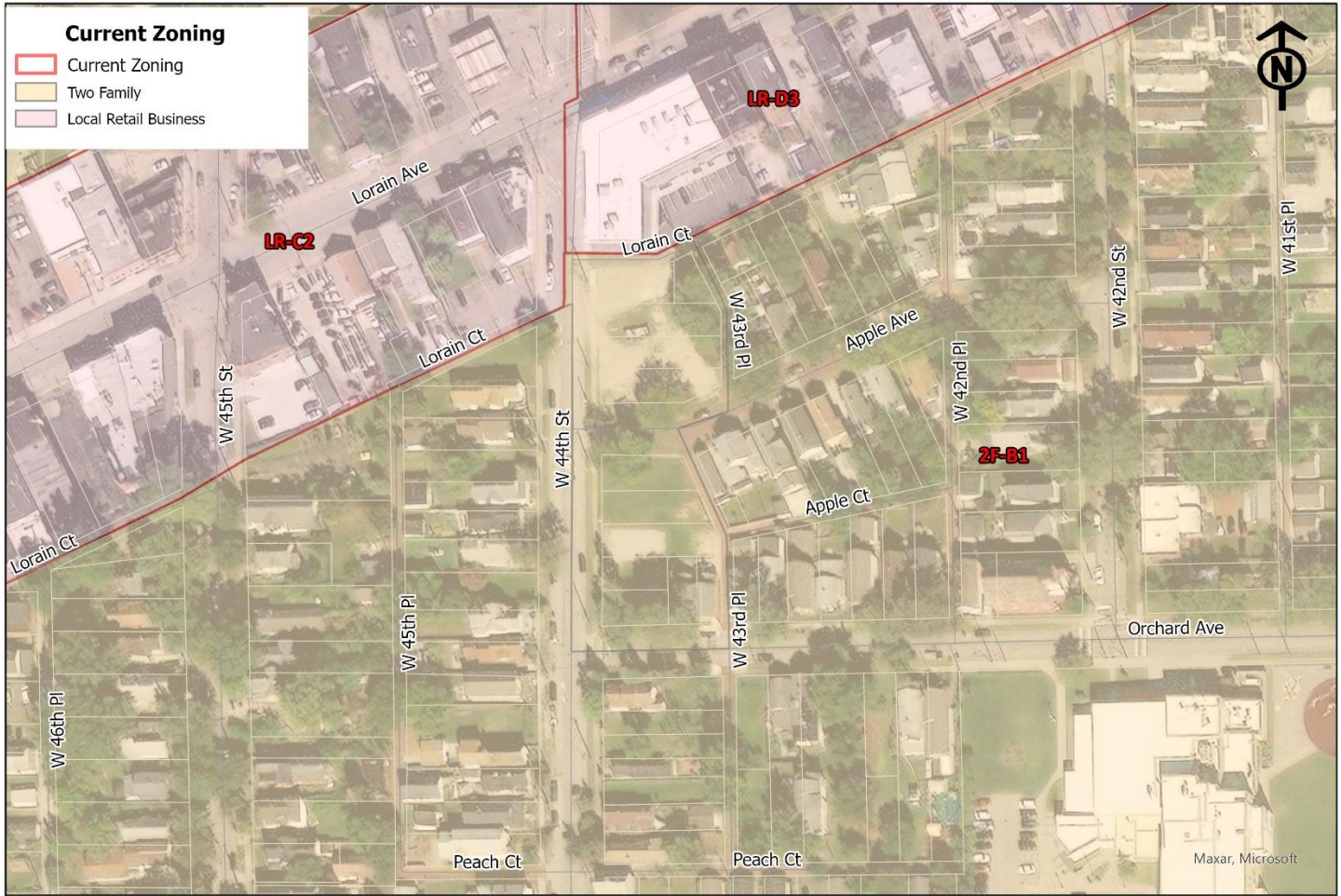
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Existing Zoning



Map Change 2658

Changing the Use, Area, & Height Districts of parcels of land south of Lorain Ave between Lorain Ct. and Orchard Ave and adding a zero (0) foot Specific mapped Setback on the easterly side of West 44th Street



Date: October 28, 2022