



City of Cleveland

Frank G. Jackson, 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, December 17, 2021** 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, & Height Districts of parcels of land north of St. Clair Avenue between East 90th and East 105th Street (MC 2643).

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 216.664.3826 or email us at cityplanning@clevelandohio.gov



Explanation of Proposed Rezoning

Ordinance No. TBD: Changing the Use, Area, & Height Districts of parcels of land north of St. Clair Avenue between East 90th and East 105th Street (MC 2643).

Permitted Uses in Existing or Proposed Zoning Districts:

Existing

Two-Family Residential District: permits one family houses, two family houses, playgrounds, churches, libraries, hospitals, etc. (For a full description of the Two-Family Residential District, please review §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 fifty (50) feet with conditions.

Proposed

Multi-Family Residential District: permits 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 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 one (1) times the lot area.

Height District

Height District "1" allows for a maximum height of thirty-five (35) feet)



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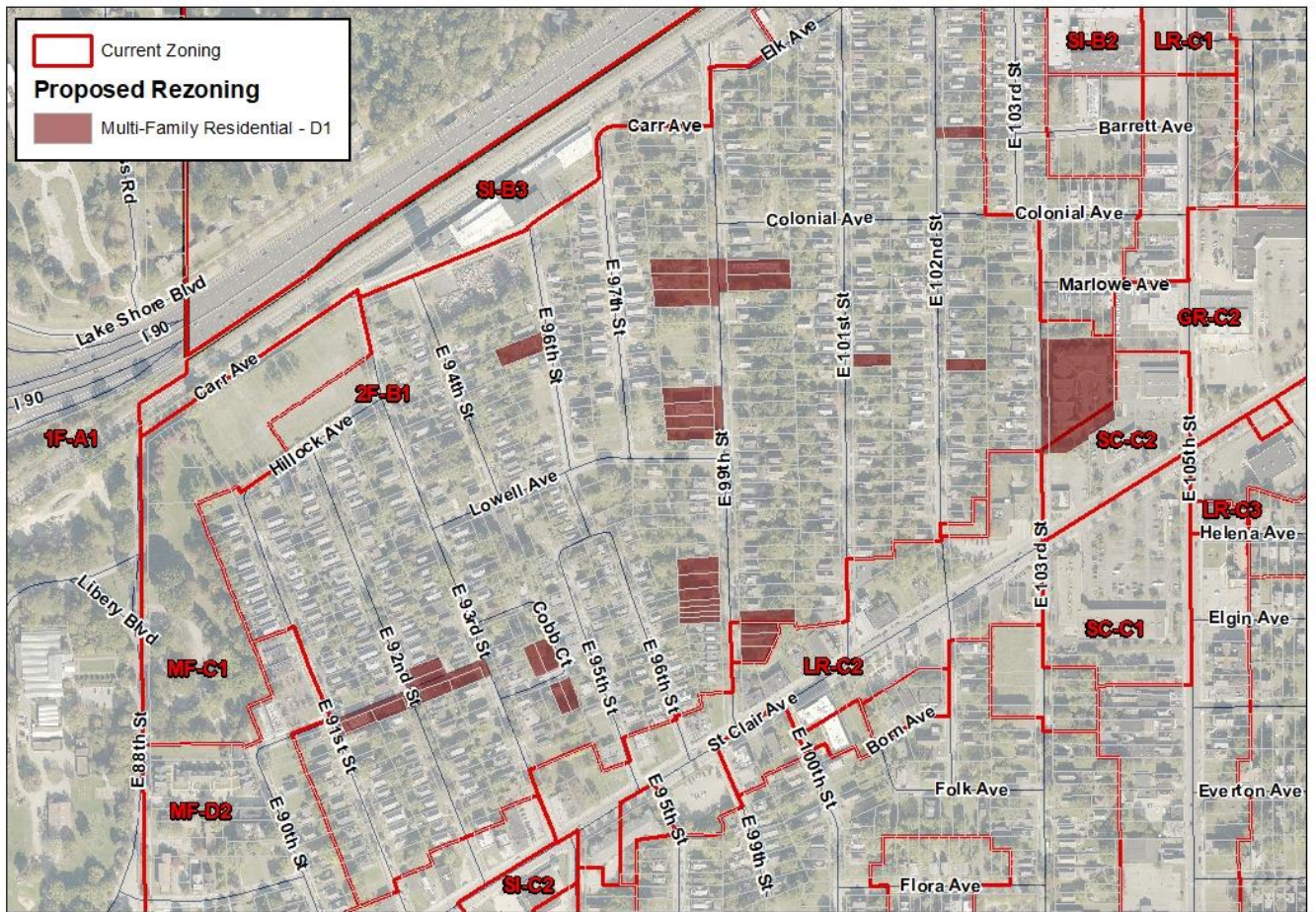
NOTE: If this proposed zoning change becomes effective, the law requires that the legal use of all existing buildings in the area be allowed to remain, but there can be no additions or expansions of those uses made nonconforming by this change without a special permit from the Board of Zoning Appeals.





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Map Change 2643
 Changing the Use, Area & Height Districts of parcels of land north of St. Clair Avenue between East 90th & East 105th Street. (Map Change 2643)

300 Feet

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 Date: November 22, 2021