



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, January 6, 2023** 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 parcel of land east of East 55th Street between Hawthorne Avenue and Central Avenue .(Map Change 2663).

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 & Height Districts of parcel of land east of East 55th Street between Hawthorne Avenue and Central Avenue .(Map Change 2663).

Permitted Uses in Existing or Proposed Zoning Districts:

Existing

General Retail Business District permits Retail stores, department stores, funeral parlors, new and used car lots, gas stations, office buildings, hotels and motels, banks, gamerooms and similar uses. See §343.11 for a more detailed description of the General Retail Business District.

Area District

Area District 'C' allows for a maximum gross floor area of residential buildings to be equal to 3 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 District permits One family houses, two family houses, rooming houses, row houses, apartment houses, fraternities and sororities, etc. See §337.08 for a more detailed description of the Multi-Family Residential 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.



Parking District permits Accessory off-street parking lots and off-street parking garages located no closer than 10 feet to any adjacent residential building. See §339.02 for a more detailed description of the Multi-Family Residential District.

Height District

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

Proposed

Semi-Industry: Warehouses, auto repair garages, cold storage plants, garment factories, newspaper plants, trucking terminals, breweries, and other light manufacturing uses. See § 345.03 for a more detailed description of the Semi-Industry District.

Area District

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

Height District

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

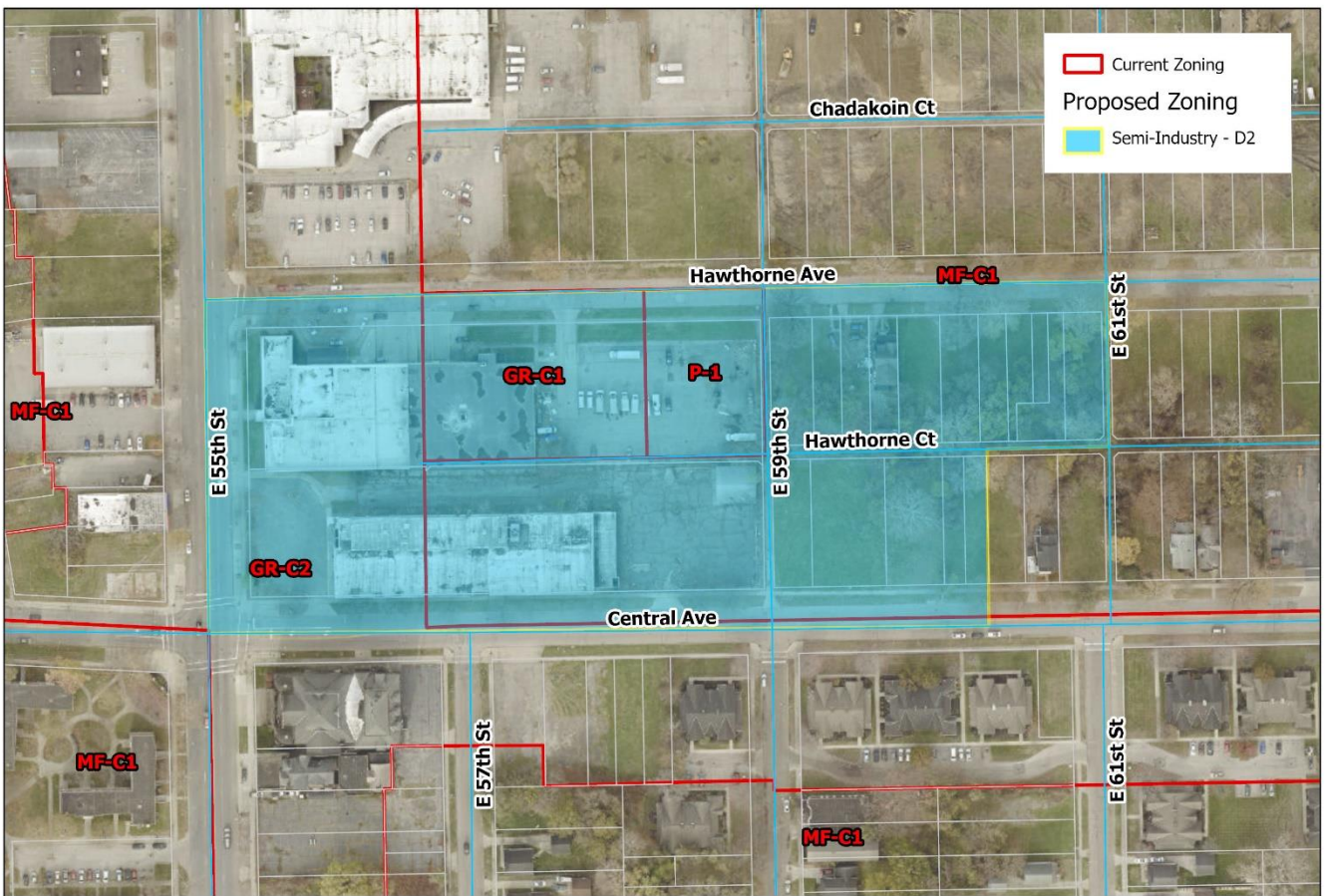
NOTE: If this proposed zoning change becomes effective, the law requires that the legal use of all existing buildings in the area be allowed to remain, but there can be no additions or expansions of those uses made nonconforming by this change without a special permit from the Board of Zoning Appeals.





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Ordinance No. TBD: Changing the Use, Area & Height Districts of parcel of land east of East 55th Street between Hawthorne Avenue and Central Avenue .(Map Change 2663).



Date: December 20, 2022

Map Change 2663

Changing the Use, Area, & Height Districts of parcels of land east of East 55th Street between Hawthorne Ave and Central Ave.

