



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](http://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, August 21, 2020** 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 and south of Harvard Avenue between East 55<sup>th</sup> Street and the western property line of 6900 Harvard Avenue also known as Permanent Parcel Number 132-25-006 (Map Change 2616).

You can view a map and the details of the proposed map change by going to the City Planning Website:

<http://clevelandohio.gov/CityofCleveland/Home/Government/CityAgencies/CityPlanningCommission/PublicMeeting>

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](mailto:cityplanning@clevelandohio.gov)



## Explanation of Proposed Rezoning

**Ordinance No. TBD:** Changing the Use, Area & Height Districts of parcels of land north and south of Harvard Avenue between East 55<sup>th</sup> Street and the western property line of 6900 Harvard Avenue also known as Permanent Parcel Number 132-25-006 (Map Change 2616).

### Permitted Uses in Existing or Proposed Zoning Districts:

#### Existing

**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 ([§343.01](#)).

**General Retail Business Districts:** Retail stores, department stores, funeral parlors, new and used car lots, gas stations, office buildings, hotels and motels, banks, game-rooms and similar uses ([§343.11](#)).

**Semi-Industry Use Districts:** Warehouses, auto repair garages, cold storage plants, garment factories, newspaper plants, trucking terminals, breweries, and other light manufacturing uses. However, 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 these uses without a special permit from the Board of Zoning Appeals. ([§345.03](#))

**General-Industry Use District:** All uses permitted in a Semi-Industry District, plus open yard storage of second hand lumber or other used building material, junk, paper, rags, also the operation of wrecking or dismantling of motor vehicles, or the storage of motor vehicles all with specific restrictions. There is also a list of uses permitted as Accessory Uses such as asphalt or tar, carbon, coke, coal, gas creosote, oil cloth or linoleum, rubber, etc., manufacturing (§345.04 of the Cleveland Zoning Code).

#### ***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. Area District 'C' 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 for a maximum height of the building to be thirty-five (35) feet tall. Height District '2' allows for a maximum height of a building to be sixty (60) feet tall.

### **Proposed**

**Two-Family Residential District:** One family houses, two family houses, playgrounds, churches, hospitals, libraries, etc. (For a full description of the Two-Family Residential District, please review [§337.03](#) of the Cleveland Zoning Code).

**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 Residential District, please review [§337.08](#) of the Cleveland Zoning Code).

**Local Retail Business District:** Residential uses, food stores, variety stores, shoe stores, drugstores, eating places, professional offices, and other retail business uses that serve neighborhood needs. For a full description, go to the American Legal Publishing website ([§343.01](#)).

**Limited Retail Business District:** Residential uses, retail stores, food stores, variety stores, shoe stores, drugstores, eating places, professional offices, office buildings, hotels, motels, and banks. ([§343.22](#))

### ***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***

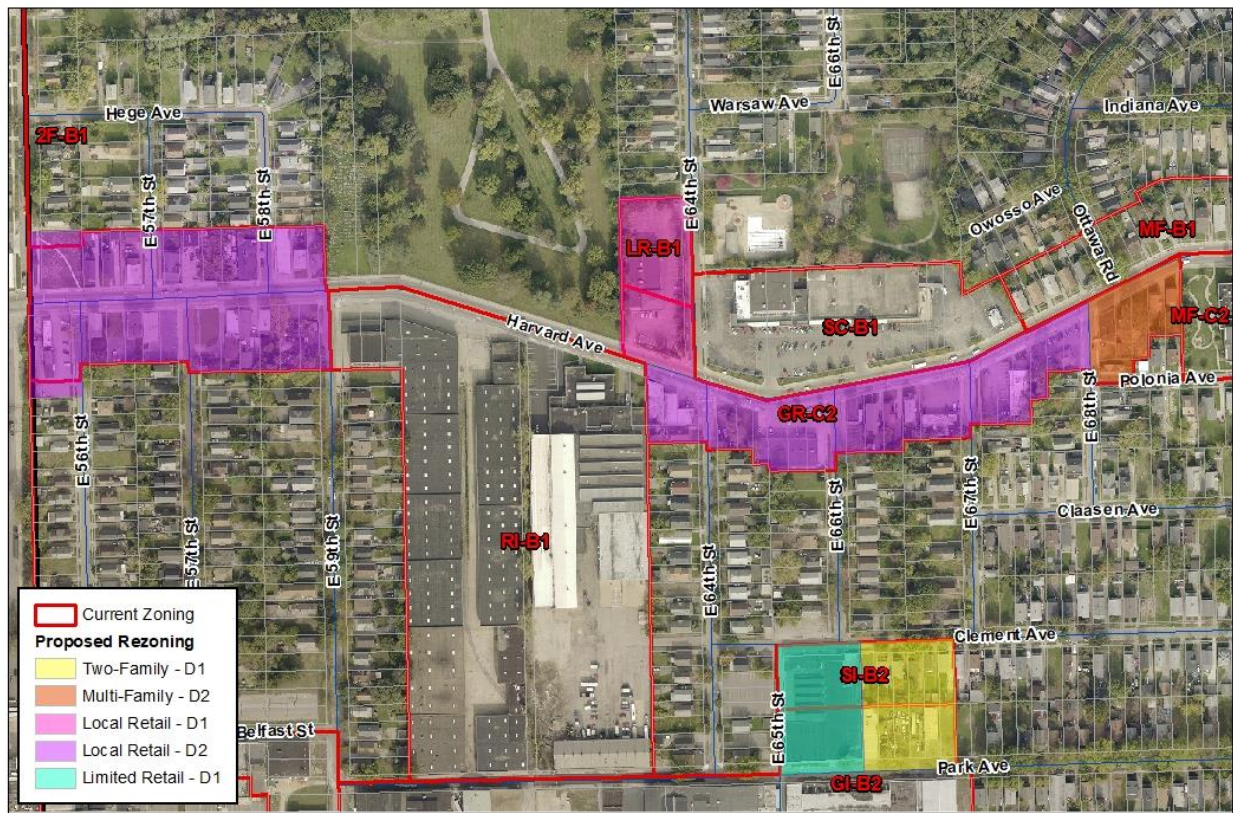
Height District '1' allows for a maximum height of building to be thirty (35) feet tall. Height District '2' allows for a maximum height of a building to be sixty (60) feet tall.

**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.



### Explanation of Proposed Rezoning

**Ordinance No. TBD:** Changing the Use, Area & Height Districts of parcels of land north and south of Harvard Avenue between East 55<sup>th</sup> Street and the western property line of 6900 Harvard Avenue also known as Permanent Parcel Number 132-25-006 (Map Change 2616).



Cleveland City Planning Commission  
901 Lincoln Ave., Cleveland, OH 44114

**Map Change 2616**

Changing the Use, Area, & Height Districts of parcels of land north and south of Harvard Avenue between East 55<sup>th</sup> Street and the western property line of 6900 Harvard Avenue (aka Permanent Parcel Number 132-25-006).

200 Feet

Date: August 5, 2020