



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 **May 1, 2015**, in Room 514, Cleveland City Hall, 601 Lakeside Avenue, to consider the proposed **Rezoning Legislation** listed below:

**Ordinance No. 457-15:** Changing the Use, Area and Height Districts of lands on the northeast corner of Madison Avenue and West 117th Street from LR-B3 and RO-C2 to Residence Office, a 'E' Area District and a '3' Height District (Map Change No.2508).

**Ordinance No. 458-15:** Changing the existing mapped setback of lands on the northeast corner of Madison Avenue and West 117<sup>th</sup> Street from 5' to a 0' mapped setback (Map Change No.2509).

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: **Tom Jordan at:** 216-664-3800 or [tjordan@city.cleveland.oh.us](mailto:tjordan@city.cleveland.oh.us)



### Explanation of Ordinances

**No. 457-15** Changing the Use, Area and Height Districts of lands on the northeast corner of Madison Avenue and West 117<sup>th</sup> Street from LR-B3 and RO-C2 to Residence Office, a 'E' Area District and a '3' Height District (Map Change No.2508).

**No. 458-15:** Changing the existing mapped setback of lands on the northeast corner of Madison Avenue and West 117<sup>th</sup> Street from 5' to a 0' mapped setback (Map Change No.2509).

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

#### Existing

**(LR) 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.

#### Proposed

**Residence-Office District:** Provided that no sales, display or warehousing merchandise shall be permitted on the premises; the following uses are allowed in this district: apartment houses, administrative and professional office buildings, hospitals, nonprofit public schools, playgrounds, churches, libraries.

**Area District:** The 'E' Area district allows for a maximum gross floor area of residential buildings to be equal to 1.5 X (times) the total lot area.

**Height District:** The "3" height district allows a maximum building height of 115 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.



**Explanation of Ordinances**

**No. 457-15:** Changing the Use, Area and Height Districts of lands on the northeast corner of Madison Avenue and West 117th Street from LR-B3 and RO-C2 to Residence Office, a 'E' Area District and a '3' Height District (Map Change No.2508).

**No. 458-15:** Changing the existing mapped setback of lands on the northeast corner of Madison Avenue and West 117th Street from 5' to a 0' mapped setback (Map Change No.2509).

