



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

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501 CITY HALL **NOTICE OF PUBLIC MEETING**

The Cleveland City Planning Commission will hold a public meeting at **9:00 AM** on **Friday, November 3, 2017** in Room 514, Cleveland City Hall, 601 Lakeside Avenue, to consider the proposed **Re-zoning Legislation** listed below:

Ordinance No. 1257-17: Changing the Use, Height and Area District of a parcel east of Ridge Road between I-71 and Associate Avenue as identified on the attached map (Map Change No. 2574)

You can view the proposed map change below.

If you are interested in commenting on the proposal, please attend the Planning Commission meeting or contact the Commission by mail, email, fax, or telephone. Your comments will be given serious consideration.

Meeting Time and Place:

Friday November 3, 2017 at 9:00 a.m.

Cleveland City Hall, Room 514

601 Lakeside Avenue

Telephone: 216-664-3803

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E-Mail: Shannan Beattie, sbeattie@city.cleveland.oh.us

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Cleveland, OH 44111



Explanation of Proposed Rezoning

Ordinance No. 1257-17: Changing the Use, Height and Area District of a parcel east of Ridge Road between I-71 and Associate Avenue as identified on the attached map (Map Change No. 2574)

Permitted Uses in the existing and the proposed Zoning Districts:

EXISTING

One Family Use District: Dwelling houses, each occupied by not more than one family and not more than two roomers or boarders, playgrounds, parks, etc (Section 337.02)

Area District

Area District 'A' allows for a maximum gross floor area of residential buildings to be equal to 1/2 x total lot area.

Height District

Height District '1' allows for a maximum height of the building to be 35 feet tall.

PROPOSED

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. (Section 345.03)

Area District

Area District 'B' allows for a maximum gross floor area of residential buildings to be equal to 1/2 the total lot area.

Height District

Height District '3' allows for a maximum height of the building to be 115 feet tall.



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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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