



City of Cleveland

Justin M. Bibb, Mayor

City Planning Commission



Joyce Pan Huang., Director

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NOTICE OF PUBLIC MEETING

The Cleveland City Planning Commission will hold a public meeting at **9:00 am on Friday, June 17, 2022** 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 Area and Height Districts of parcels of land south of Murray Hill Road east of Adelbert to west of Arey Road and adding an eight (8) foot Specific Mapped Setback form the property line fronting Murray Hill (Map Change 2650).

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 Area and Height Districts of parcels of land south of Murray Hill Road east of Adelbert to west of Arey Road and adding an eight (8) foot Specific Mapped Setback from the property line fronting Murray Hill (Map Change 2650).

Permitted Uses in Existing or Proposed Zoning Districts:

Existing

Multi-Family Residential Districts: One family houses, two family houses, rooming houses, row houses, apartment houses, fraternities and sororities, etc. For a full description of the Multi-Family District you can go to the American Legal Publishing website (Section 337.08)

Area District

Area District 'C' allows for a maximum gross floor area of residential buildings to be equal to ½ times the total lot area. Area District 'D' allows for a maximum gross floor area of residential buildings to be 1 times the total lot area. Area District 'E' allows for a maximum gross floor area of residential buildings to be 1.5 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 the building to be sixty (6) feet tall. Height District '3' allows for a maximum height of the building to be one hundred fifteen (115) feet tall.

Proposed

Multi-Family Residential Districts: One family houses, two family houses, rooming houses, row houses, apartment houses, fraternities and sororities, etc. For a full description of the Multi-Family District you can go to the American Legal Publishing website (Section 337.08)



Area District

Area District 'D' allows for a maximum gross floor area of residential buildings to be one (1) times the total lot area.

Height District

Height District '2' allows for a maximum height of the building to be sixty (6) 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.



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