



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 virtual public meeting at **9:00 am on Friday, March 5, 2021** 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 slightly west of East 71<sup>st</sup> Street to Ottawa Road and east and west of East 71<sup>st</sup> Street between Indiana Avenue and Clement Avenue (Map Change 2624).

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 slightly west of East 71<sup>st</sup> Street to Ottawa Road and east and west of East 71<sup>st</sup> Street between Indiana Avenue and Clement Avenue (Map Change 2624).

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

#### **Existing**

**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](#)).

**General Retail Business District:** Retail stores, department stores, funeral parlors, new and used car lots, gas stations, office buildings, hotels and motels, banks, game-rooms and other similar uses. For a full description of the General Retail Business District, please review §343.11 of the Cleveland Zoning Code.

**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](#))

#### **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).

**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](#)).

### **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**

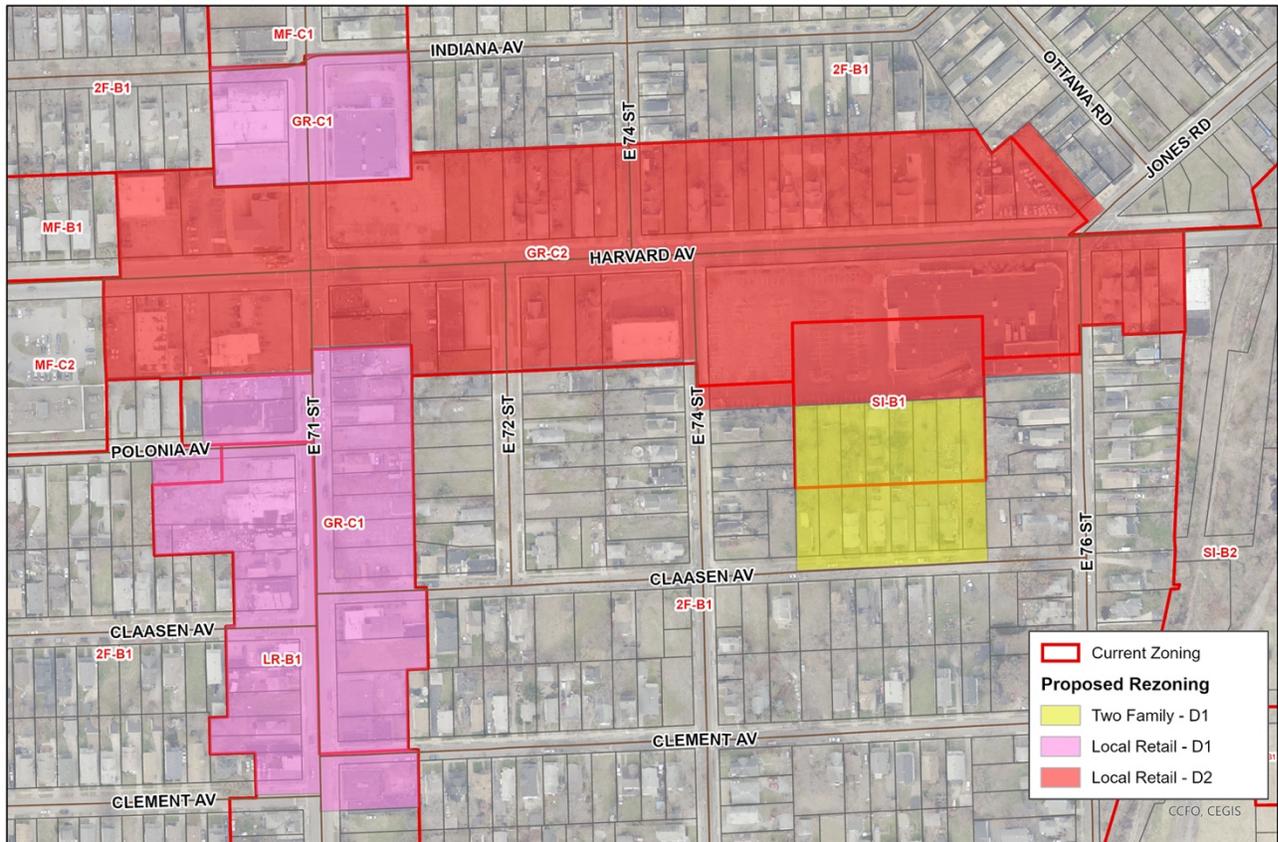
Height District '1' allows for a maximum height of building to be thirty (35) feet tall. Height District '2' allows for a maximum height of the building to be sixty (60) feet tall.

**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

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Date: January 27, 2021

#### Map Change 2624

Changing the Use, Area & Height Districts of parcels of land north and south of Harvard Avenue between slightly west of East 71<sup>st</sup> Street to Ottawa Road and east and west of E. 71<sup>st</sup> Street between Indiana Avenue & Clement Avenue

200 Feet