



City of Cleveland

Frank G. Jackson, Mayor

City Planning Commission



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## NOTICE OF PUBLIC MEETING

The Cleveland City Planning Commission will hold a public meeting at **9:00 am on October 19, 2018** in Room 514, Cleveland City Hall, 601 Lakeside Avenue, to consider the proposed **Rezoning Legislation** listed below:

**Ordinance No. TBD:** Replacing the existing Mapped Setbacks along the east side of West 65th Street and both sides of Herman Avenue between W. 65th and W. 54th with 0' Mapped Setbacks and establishing 0' Mapped Setbacks around the blocks south of Breakwater & Cass Ave south to Herman Avenue between W. 65th And West 54th Street (Map Change 2589).

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 us at: 216-664-2210 or [cityplanning@city.cleveland.oh.us](mailto:cityplanning@city.cleveland.oh.us)



## Explanation of Proposed Rezoning

**Ordinance No. TBD:** Replacing the existing Mapped Setbacks along the east side of West 65th Street and both sides of Herman Avenue between W. 65th and W. 54th with 0' Mapped Setbacks and establishing 0' Mapped Setbacks around the blocks south of Breakwater & Cass Ave south to Herman Avenue between W. 65th And West 54th Street (Map Change 2589).

### Mapped Setbacks

A setback building line is a required front yard space in which no structures may be located, except where specifically allowed by the Cleveland Zoning Code. The specific mapped setback (or building line) indicated on the Building Zone Maps of the City are either from the property line or the street centerline, take precedence, and can only be changed with Map Change legislation. This proposal will replace the existing five (5) foot or ten (10) foot existing mapped setbacks from the property line and replace them with zero (0) foot mapped setbacks from the property line to align the proposed setbacks with the predominant setback on surrounding blocks. The purpose of this proposal is to preserve and maintain the massing and character of a dense, walkable community for future development.

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

#### Existing

**5 Foot Mapped Setback:** The 5' Mapped Setback is currently located on the east side of West 65<sup>th</sup> Street between Breakwater Avenue and Herman Avenue and along the north and south side of Herman Avenue between West 65<sup>th</sup> and West 58<sup>th</sup> Street as shown on the attached map. This permits buildings or residential structures to be built, but setback five (5) feet from the front yard property line.

**10 Foot Mapped Setback:** The 10' Mapped Setback is currently located on the west side of West 65<sup>th</sup> Street between Breakwater Avenue and Detroit Avenue, and on the east side of West 65<sup>th</sup> Street between Herman Avenue and Detroit Avenue as shown on the attached Map. This permits buildings or residential structures to be built, but setback ten (10) feet from the front yard property line.



Date: 10/5/2018

**Existing Mapped Building Setbacks**

Specific setbacks that were mapped on the original City of Cleveland zoning maps. These are either from the property line, take precedence, cannot be varied, and can only be changed with legislation.



**Proposed**

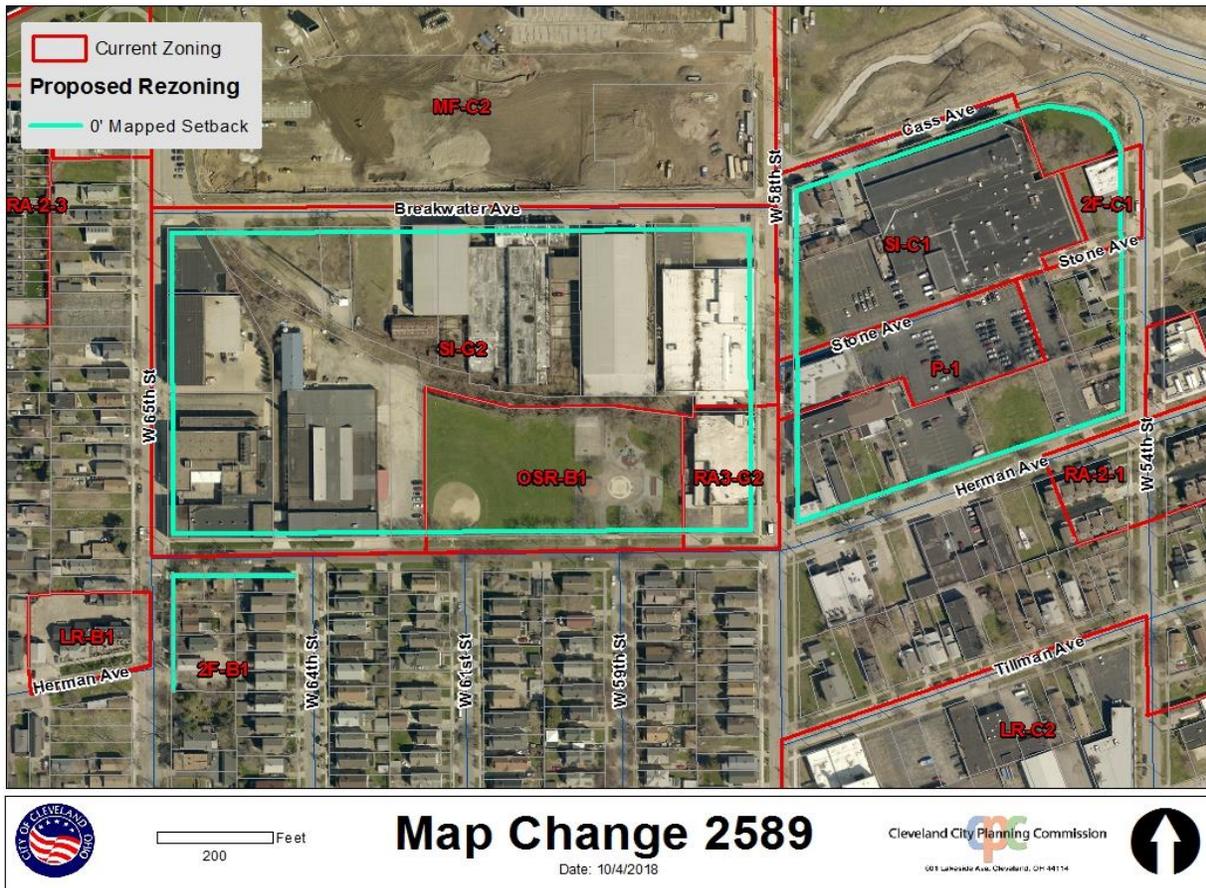
**0 Foot Mapped Setback:** A 0' Mapped Setback will replace the existing 5' Mapped Setback located along the east side of West 65<sup>th</sup> Street between Breakwater Avenue and Herman Avenue and along the north side of Herman Avenue between West 65<sup>th</sup> Street and West 58<sup>th</sup> Street. A 0' Mapped Setback will also replace the existing 5' Mapped Setback on the south side of Herman Avenue between West 65<sup>th</sup> Street and West 64<sup>th</sup> Street. This will permit buildings or residential structures to be built to the front yard property line.

**0 Foot Mapped Setback:** The 0' Mapped Setback will replace the existing 10' Mapped Setback along the east side of West 65<sup>th</sup> Street between Herman Avenue and the southern line of Permanent Parcel Number 002-09-055 (also known as 1313 West 65<sup>th</sup> Street) as shown on



the attached map. This will permit buildings or residential structures to be built to the front yard property line.

**0' Mapped Setback:** A 0' Mapped Setback will be established along the south side of Breakwater Avenue and Cass Avenue between West 65<sup>th</sup> Street and West 54<sup>th</sup> Street. A 0' Mapped Setback will also be established along the east and west sides of West 58<sup>th</sup> Street and along the west side of West 54<sup>th</sup> Street between Breakwater Avenue or Cass Avenue and Herman Avenue as shown on the attached map. This will permit buildings or residential structures to be built to the front yard property line.



**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.