

Map Change 2669

Development, Planning & Sustainability

August 8, 2023



Proposal

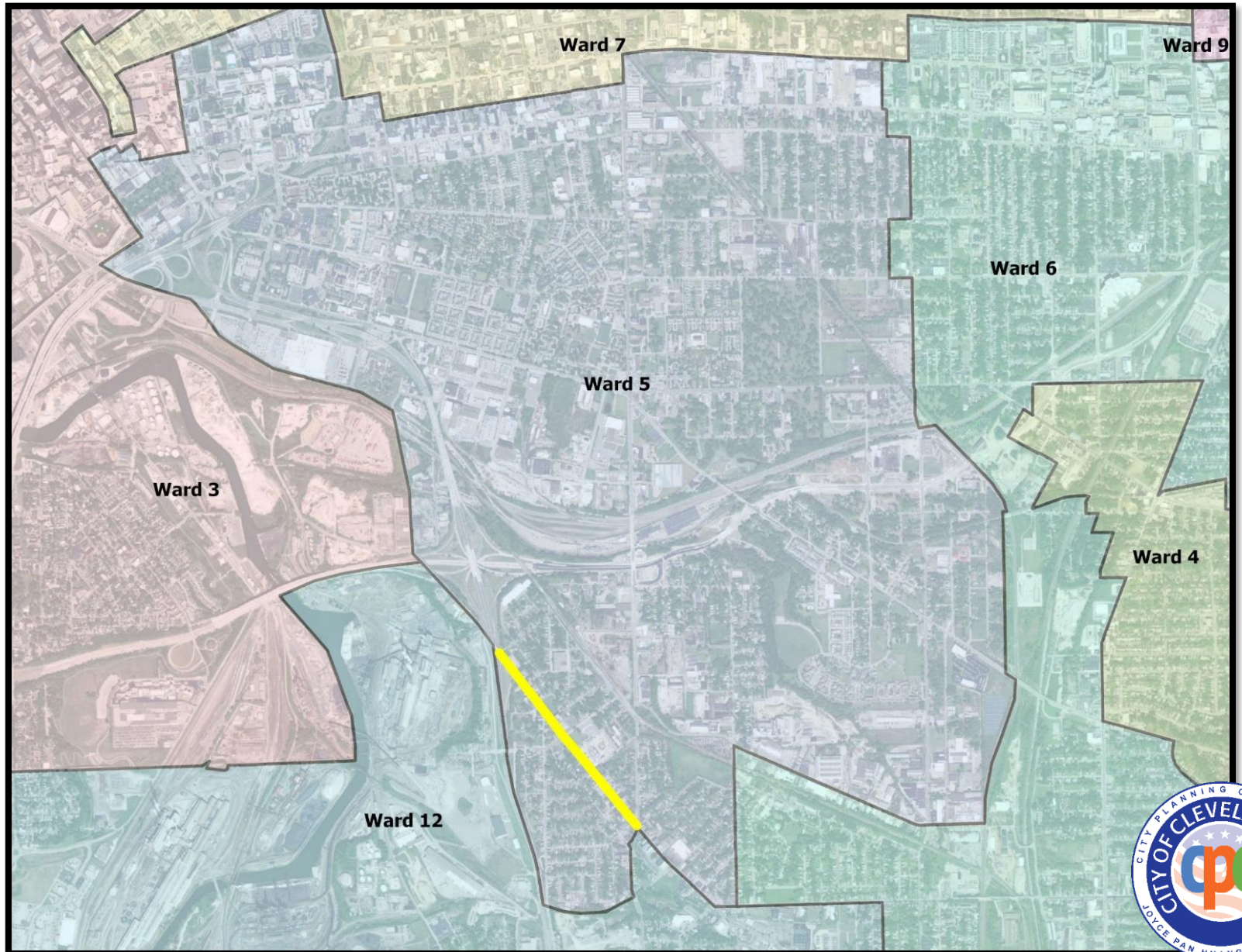
Removing the existing forty-three (43) foot Specific Mapped Setback from the street centerline on the north/south sides of Broadway Avenue between Gallup Avenue and East 55th Street. (MC 2669)

Purpose

- To remove legacy 43' Setback from street centerline
 - To bring existing building forms into compliance
- Promote walkability along Broadway Ave by allowing buildings to be set closer to the right of way
- Without removing the 43' Mapped Setback, Board of Zoning Appeals will not be able to grant a variance from the required front yard setback.



Cleveland Context



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Mapped Setbacks

A required front yard space in which no structures may be located, except where specifically allowed by Cleveland Zoning Code

Indicated on Building Zone Maps of the City as from either the property line or the street centerline

Take precedence over all other setback regulations

Can only be changed with legislation

Setback Origin

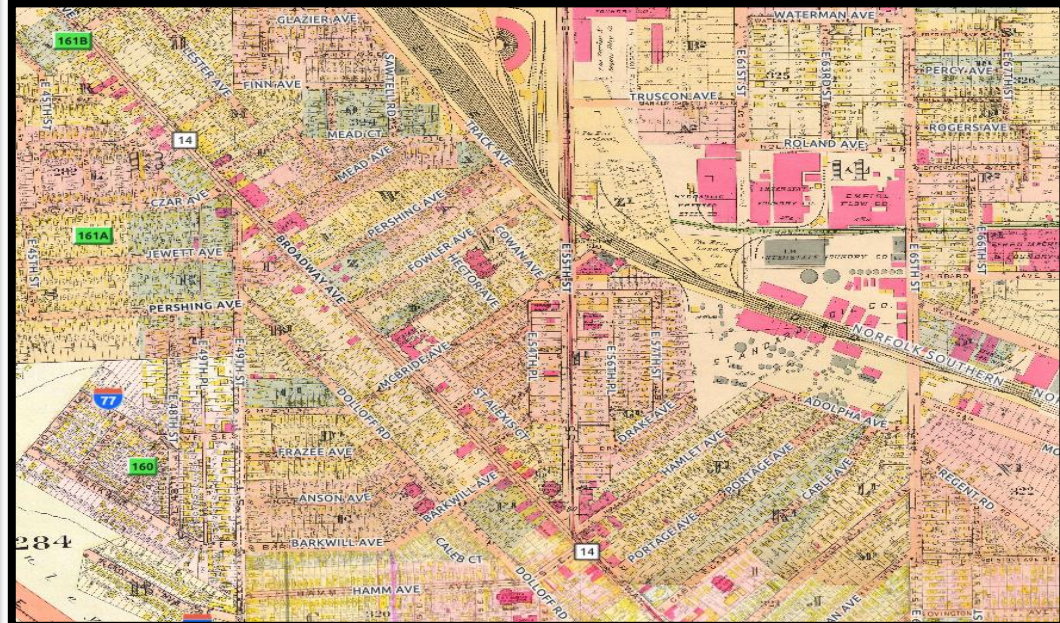
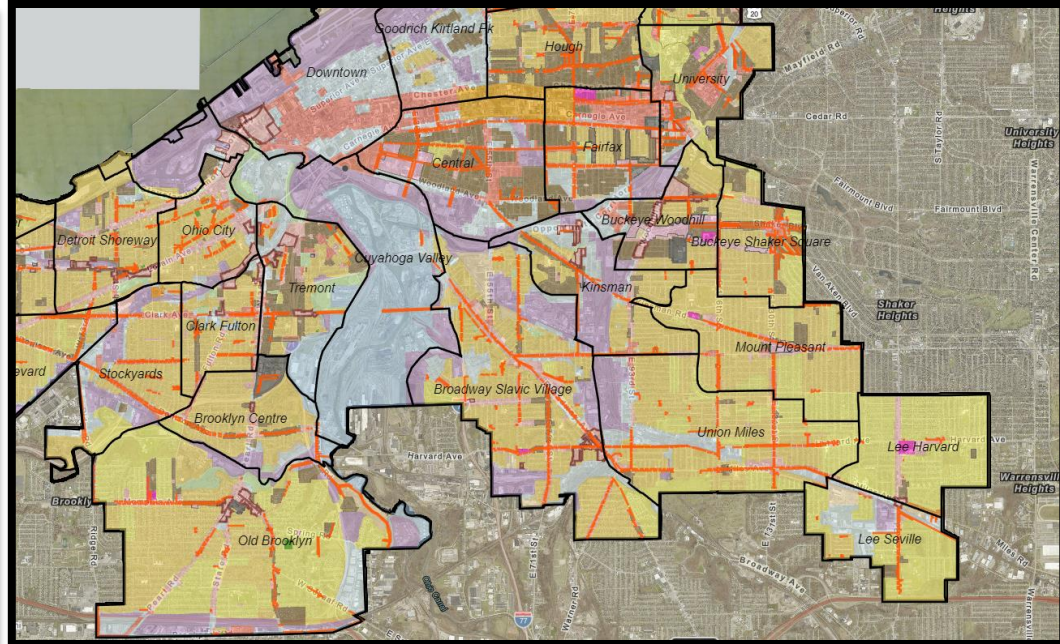
August 1943

Planners Approve Broadway Setback

An ordinance establishing a setback, or building line, 13 feet back of the existing property line on Broadway S. E. from Jefferson Avenue to the city limits was approved yesterday afternoon by the City Planning Commission. The ordinance now goes to City Council for further hearings before final adoption.

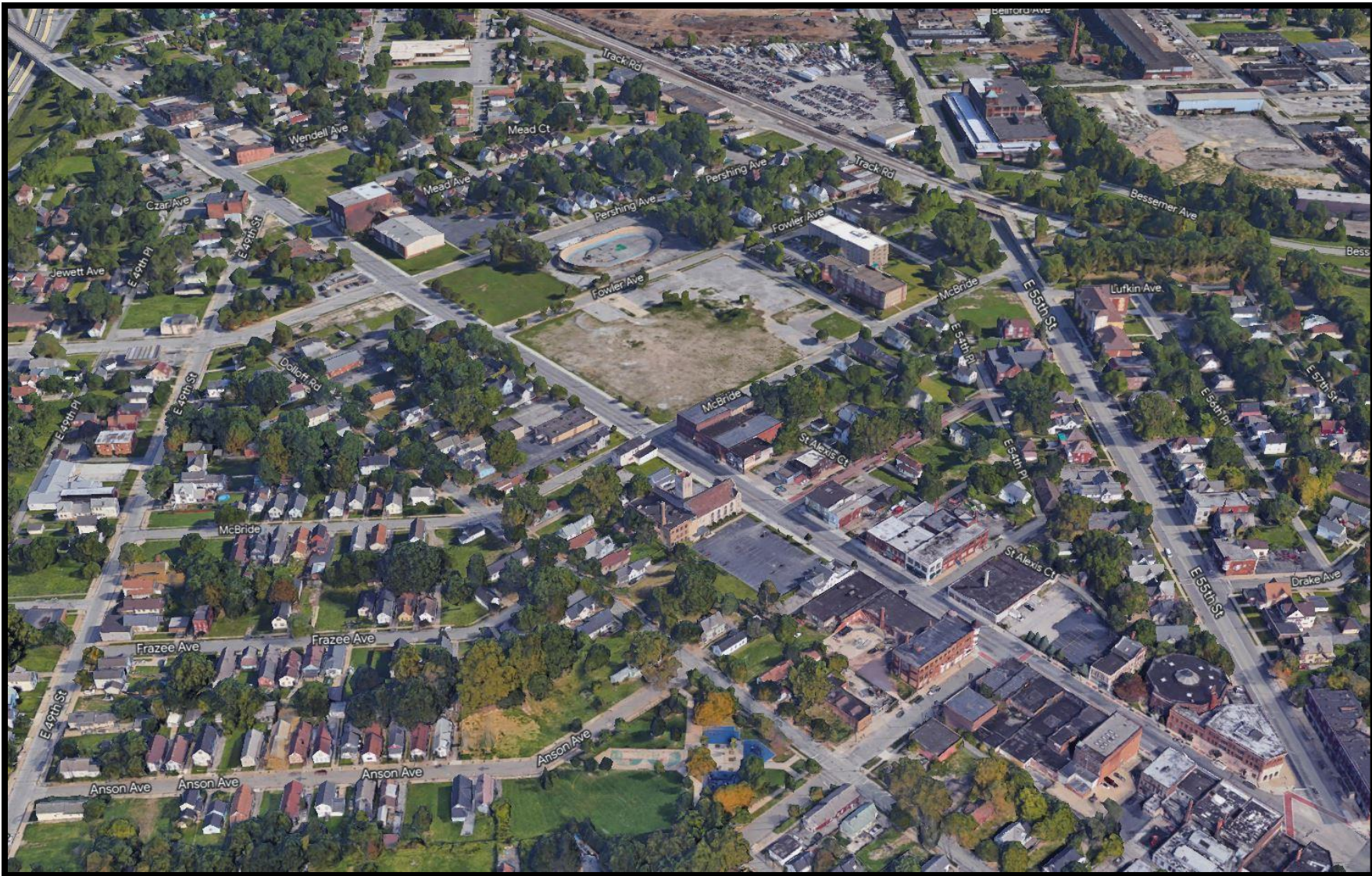
Peter J. Slach, chairman of the commission's zoning committee, said the ordinance was a major step toward improving neighborhood values and business through its provision that all future buildings on that portion of Broadway must be set back at least 43 feet from the center line of the road.

The ordinance is part of a program to establish setback lines on all major streets in the city. Setback lines already have been established on most of the important radial streets, including Kinsman Road, Euclid, Hough, Cedar, Central, Scovill, Detroit and Lorain Avenues and others.

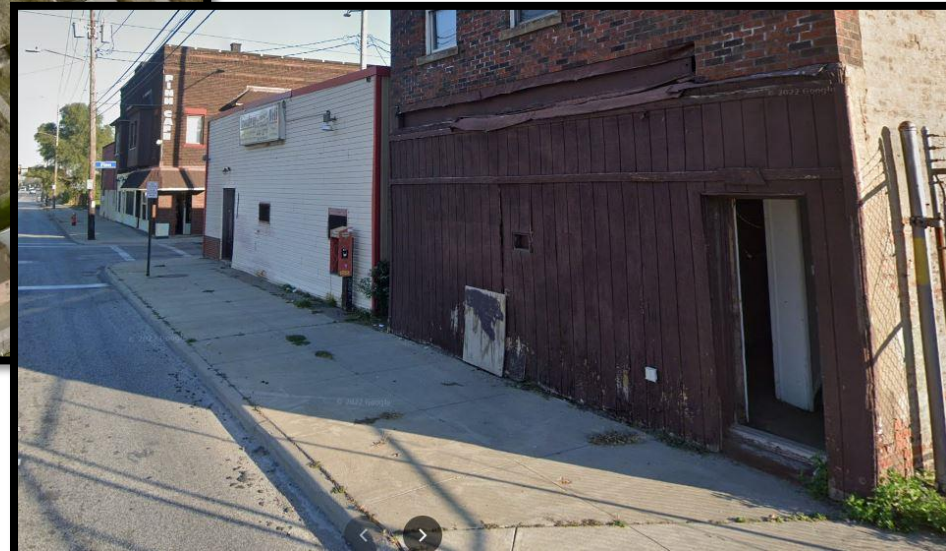


Existing Conditions

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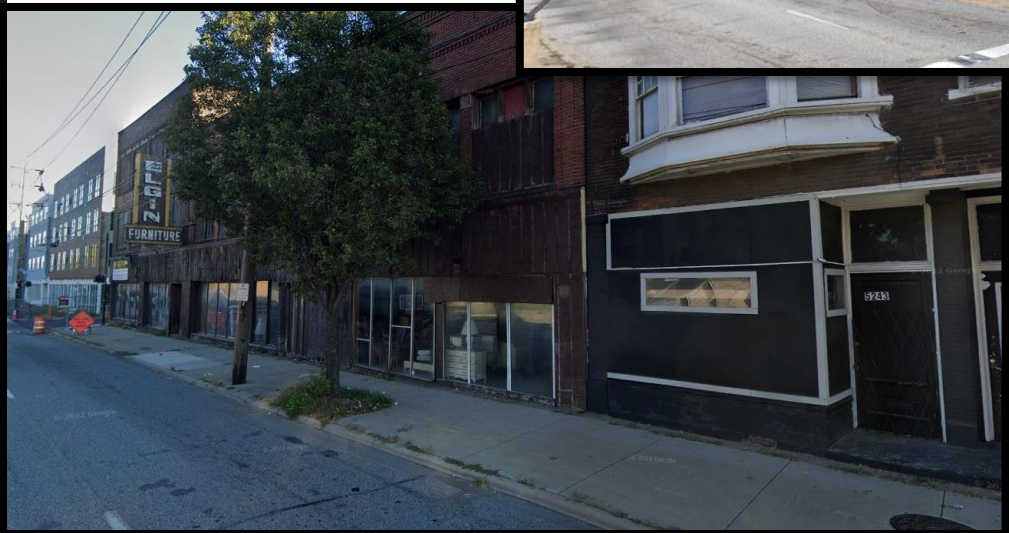


Existing Conditions

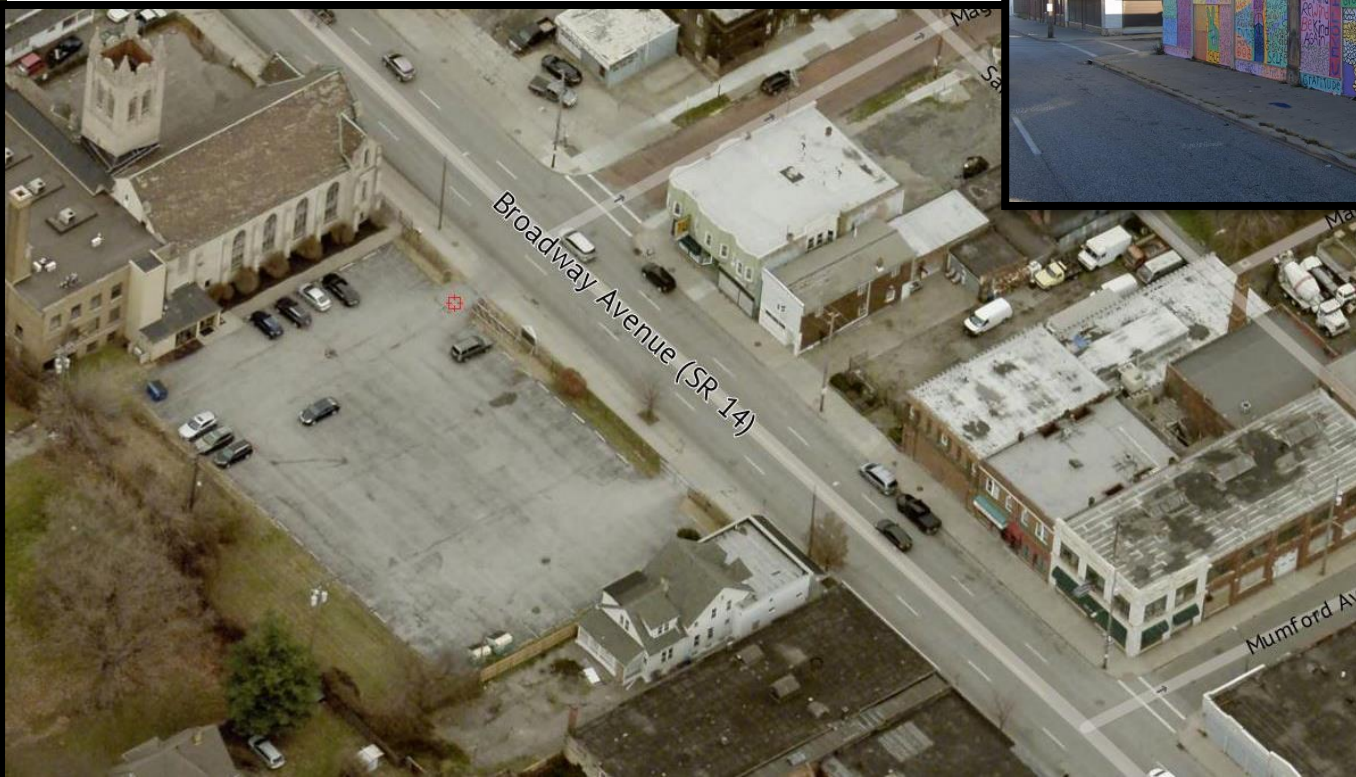
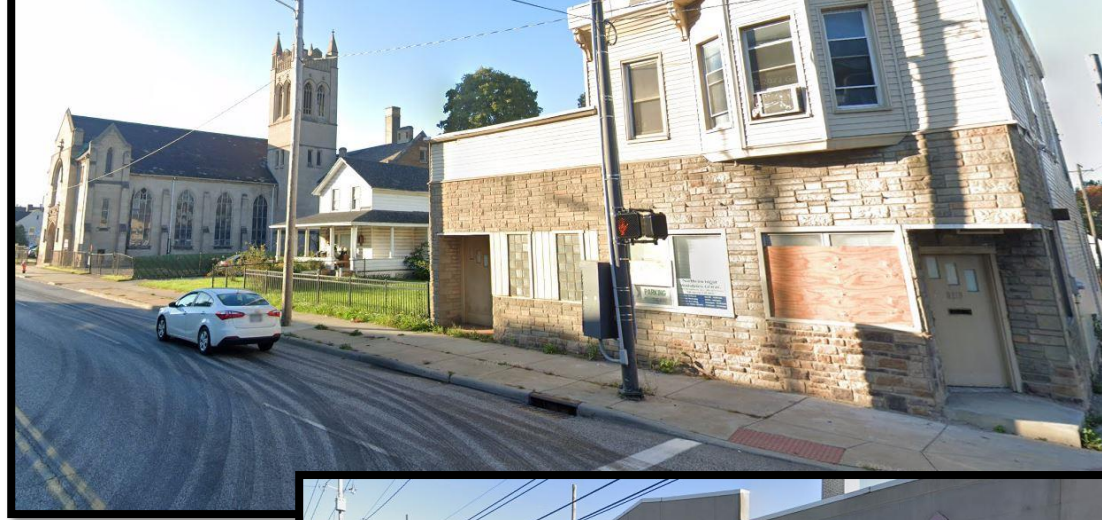


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Existing Conditions



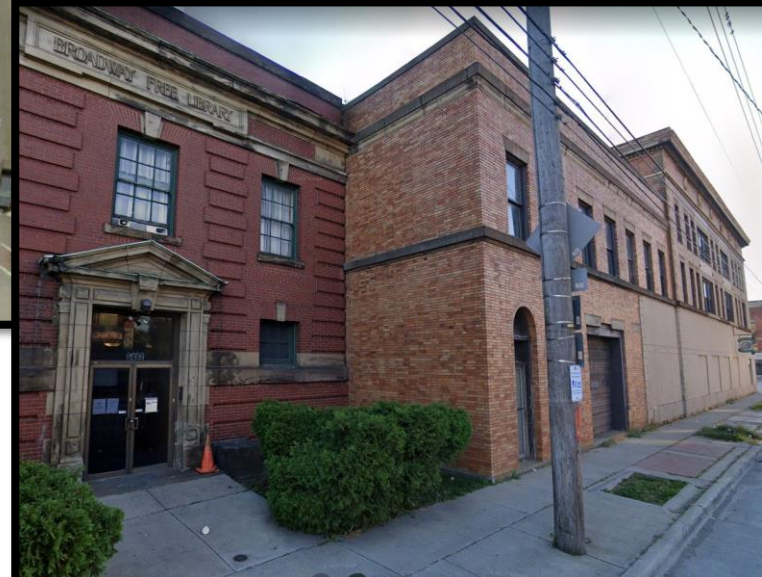
Existing Conditions



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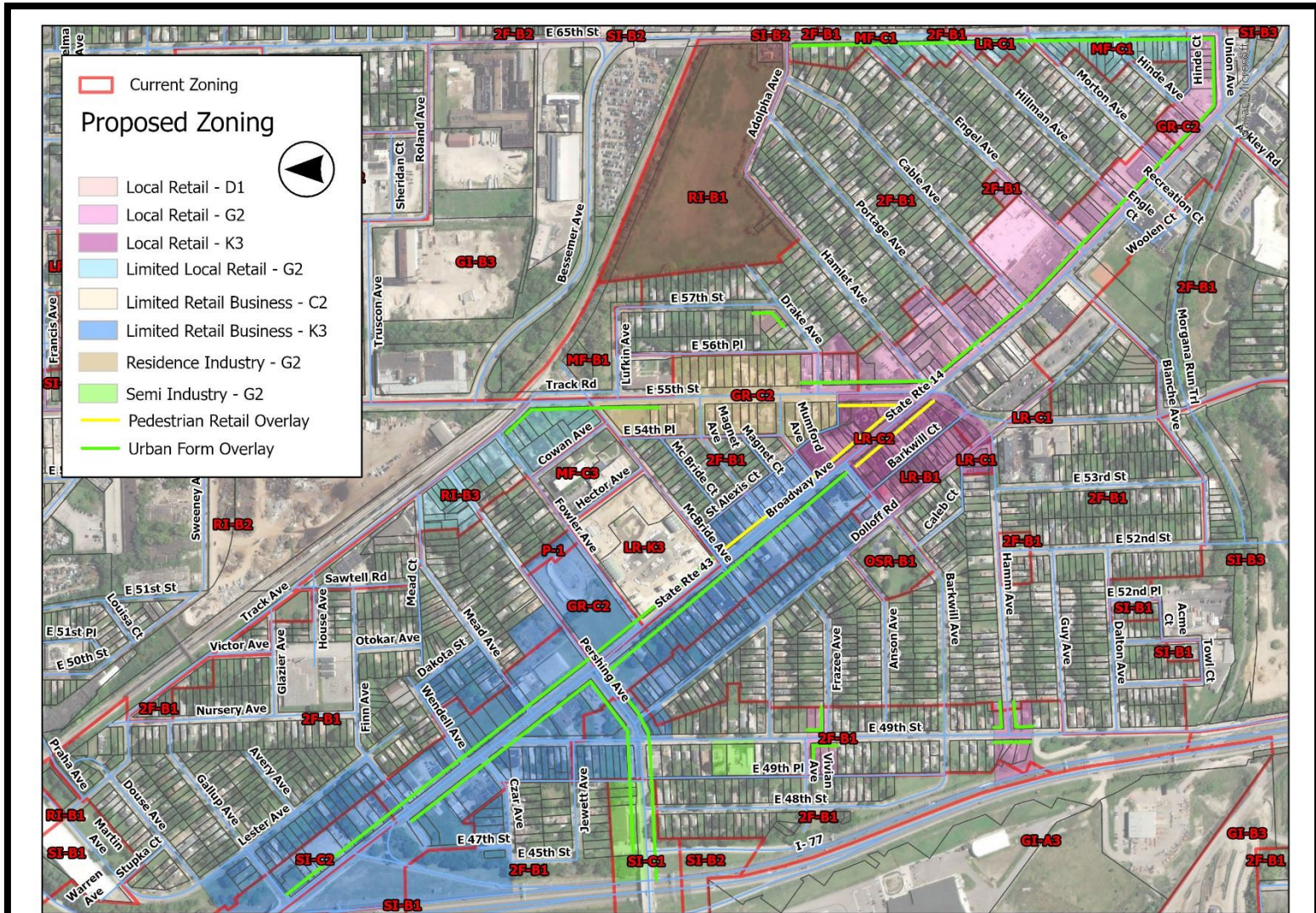
Existing Conditions

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Future Phase 1 & Phase 2 Broadway Proposed Rezoning

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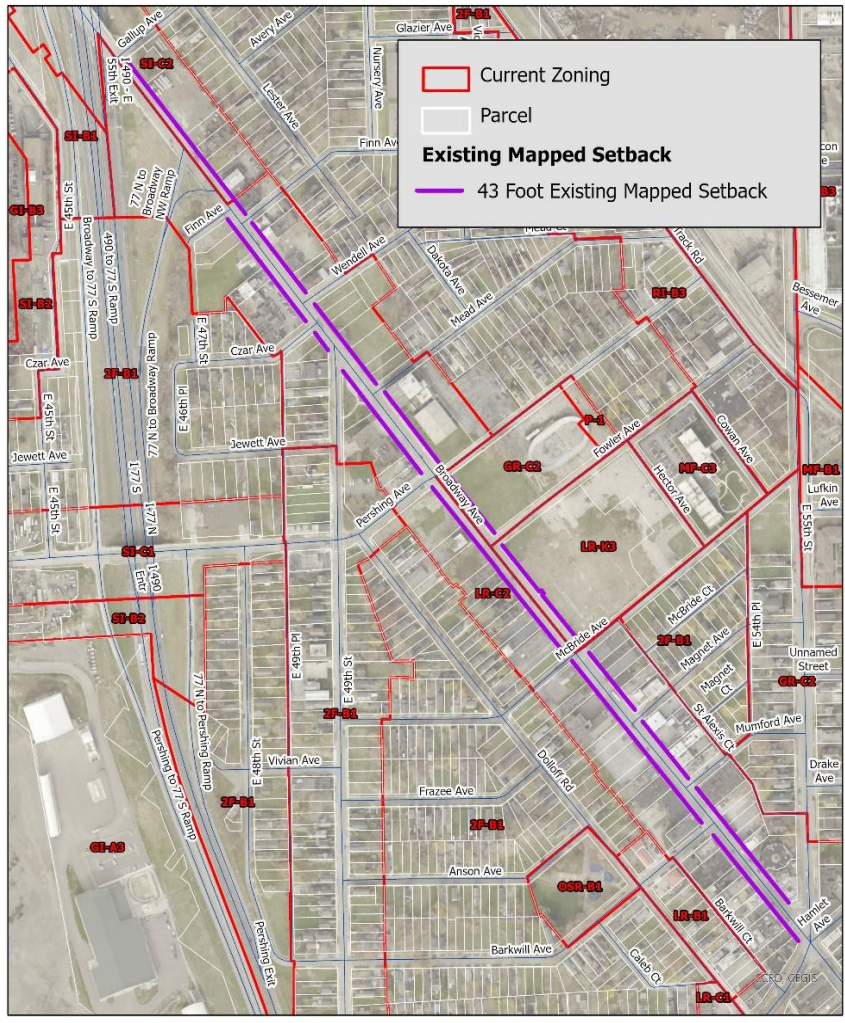
Map Change 2660

Changing the Use, Area & Height Districts of parcels of land east of I-77 between Douse Ave and East 65th.

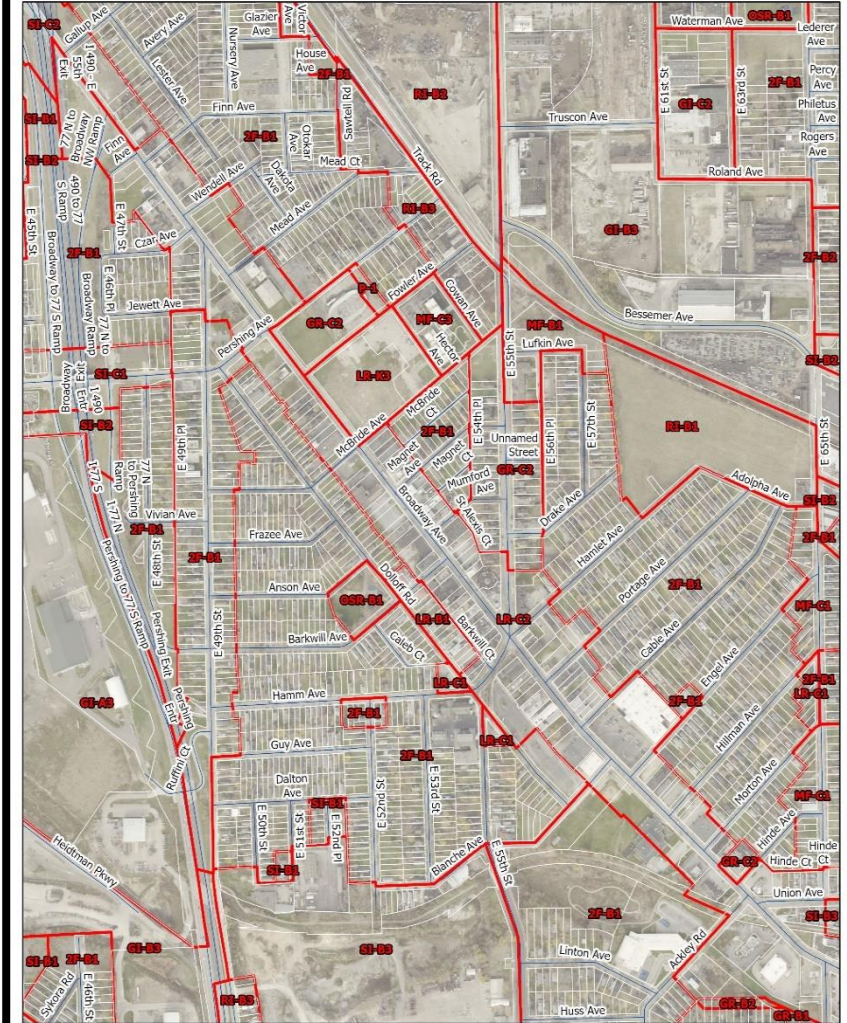


Proposed Rezoning to Remove 43 FT Setback from Street Centerline

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Map Change 2669
 Removing the existing forty-three (43) foot Specific Mapped Setback from the north and south side of Broadway Avenue between Gallup Avenue and East 55th Street.
 300 Feet
 Date: 03/20/2023



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