

# Map Change 2664

**Development, Planning & Sustainability**

**May 2, 2023**



## Proposal

Changing the Use, Area & Height Districts of parcel of land north of Chester between East 81<sup>st</sup> and East 82<sup>nd</sup> Street (MC 2664)

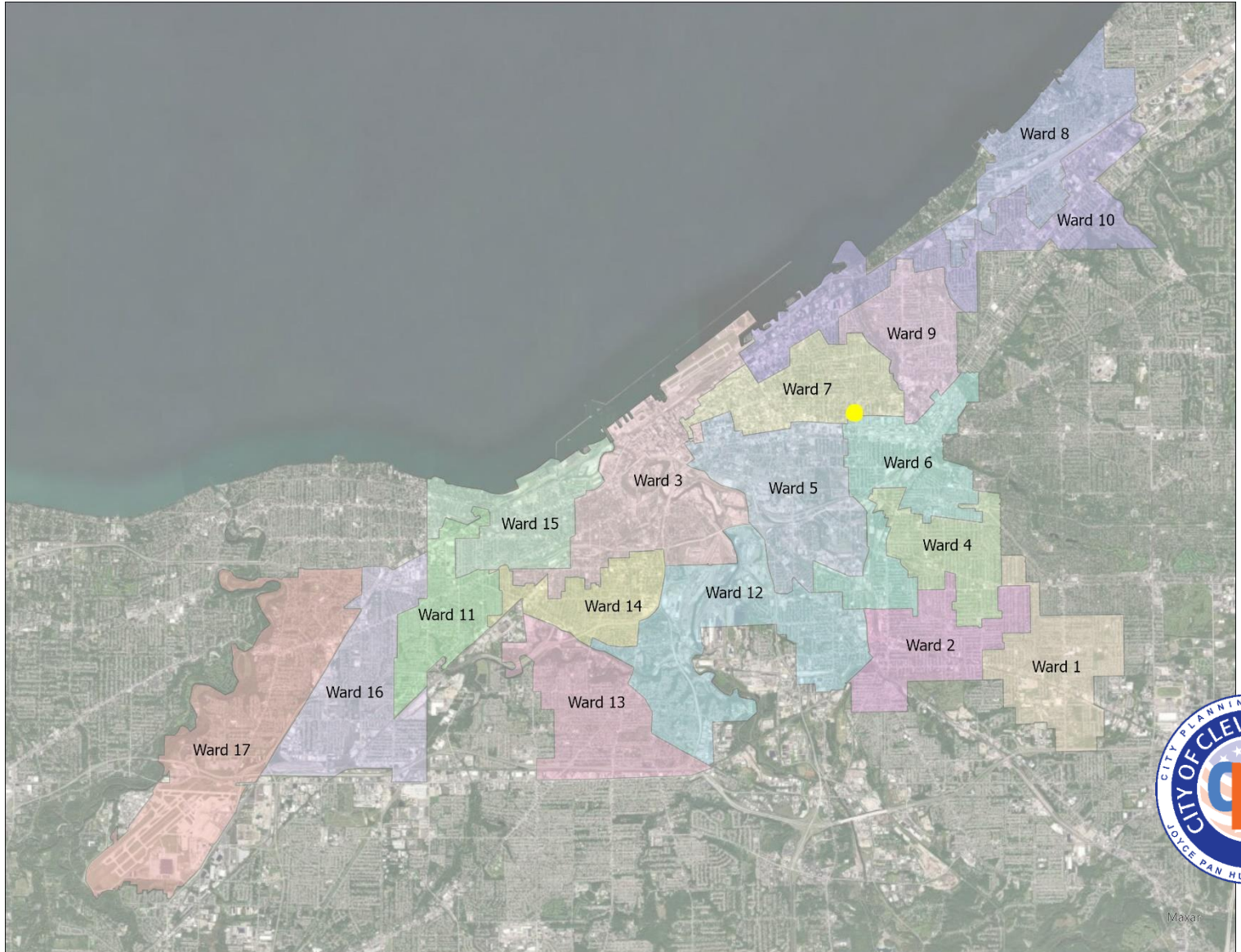
## Purpose

- To increase housing typologies
- Without a specific mapped setback, building would need to be setback 15% of avg depth of the lot. BZA does not have the authority to grant a front yard setback variance



# Cleveland Context

Map Change 2664



Maxar

# Proposed Zoning

Multi-Family H2

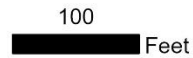
Map Change 2664



Date: December 20, 2022

## Map Change 2664

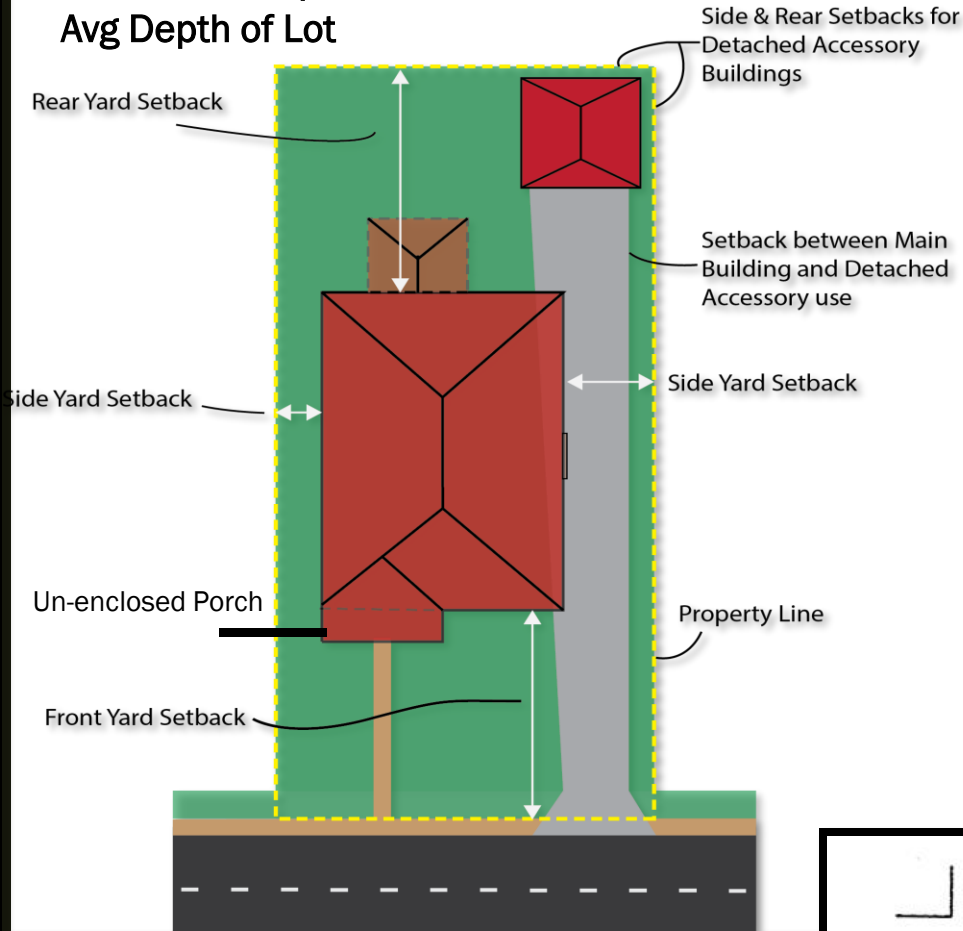
Changing the Use, Area & Height Districts of parcels of land north of Chester between East 81st and 82nd.



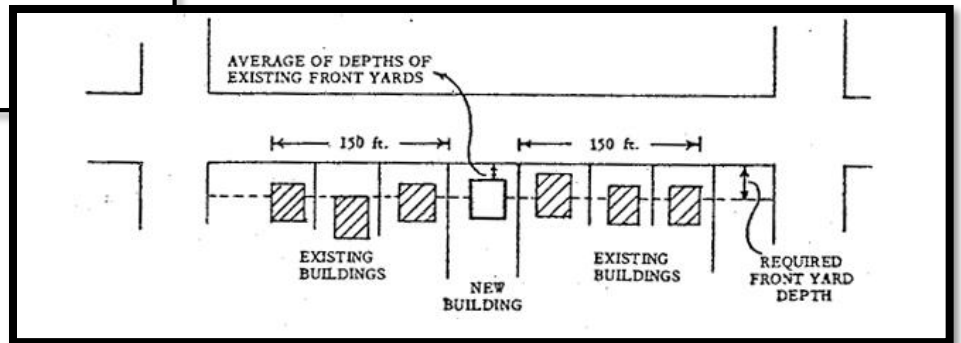


# Residential Yard (Setback) Requirements

Front Yard Req = 15 % of Avg Depth of Lot



Front, Rear & Side Yard Setbacks Required for all Main Buildings in Residential Districts or Residential Buildings in Any District



Alignment with existing

# Existing Conditions



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# Existing Conditions

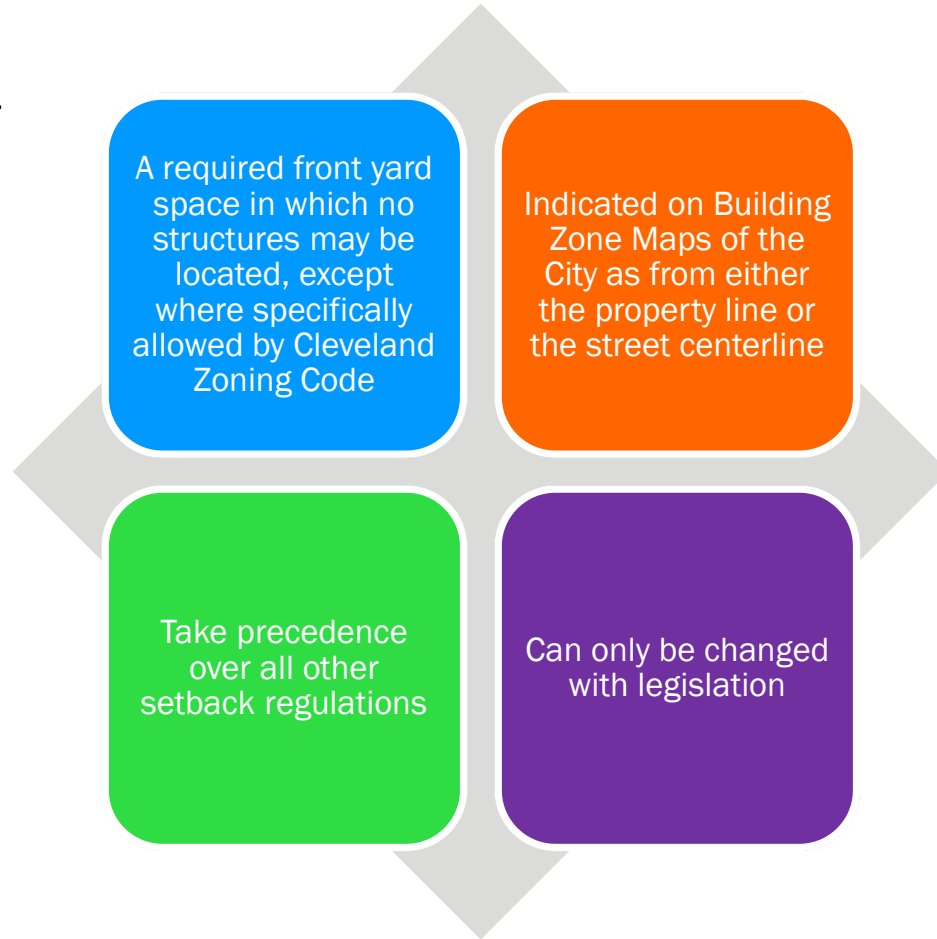


# Existing Conditions





# Mapped Setbacks





NEW 8' HT. PLANTING BUFFER BEHIND NEW FENCE

NEW 6' TALL WOOD BOARD-ON-BOARD PRIVACY FENCE

NEW P.T. WOOD OR MTL. TRELLIS STRUCTURE AT PROPERTY LINE - 10'-0" TALL WITH CLIMBING VINES (FLOWERING) PLANTED AT BASE

NEW PLANTING BUFFER BEHIND NEW TRELLIS

WATER / MAINT.

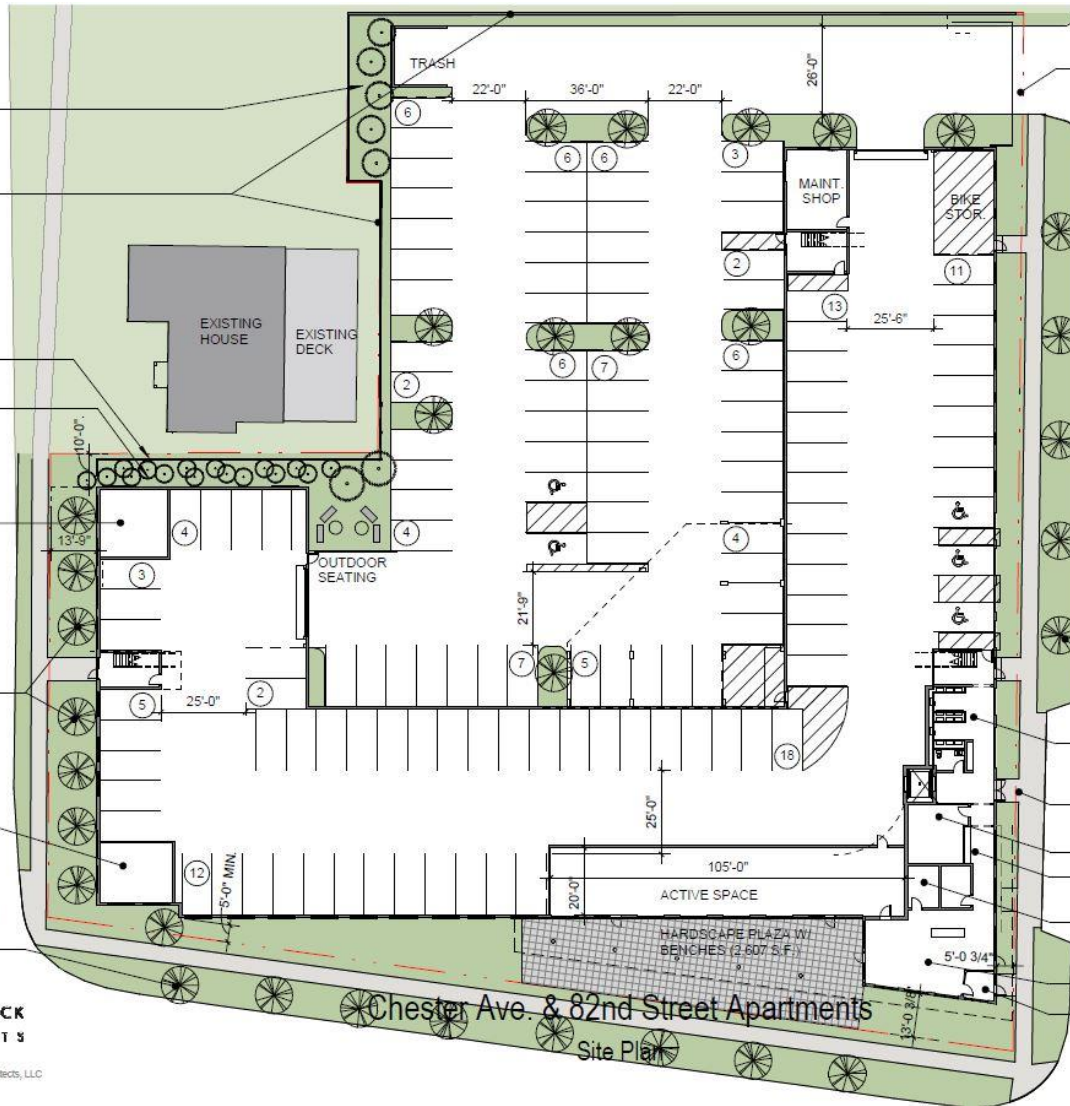
NEW MIN. 12' HT. SHADE TREES

ELECTRICAL

NEW TREES PLANTED IN TREE LAWN PER CITY GUIDELINES

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SLIDING GATE

TOTAL SITE AREA = 1.6134 acres  
 = 70,277 sf  
 Green Space = 7,743 sf = 11.02%  
 Activity Plaza = 2,607 s.f. = 3.71%  
 Amenity deck (2nd Fl) = 2,968 sf = 4.22%

Total Green & Open = 13,318 sf = 18.95%  
 Outdoor Activity Space = 5,575 s.f. = 7.93%

UNIT MIX

Studios:	28	22.0%
1 bd	51	40.2%
1 bd + den	26	20.5%
2 bd	22	17.3%
<b>TOTAL</b>	<b>127</b>	<b>100%</b>

Total beds: 149

PARKING  
 68 spaces in podium  
 64 surface spaces  
 132 spaces total  
 1.04 spaces per unit

NEW TREES PLANTED IN TREE LAWN PER CITY GUIDELINES

MAIL

MOVE-IN ENTRANCE

PACKAGES

COFFEE

LEASING OFFICE

LOBBY

VESTIBULE

Site Plan

1" = 30'-0"

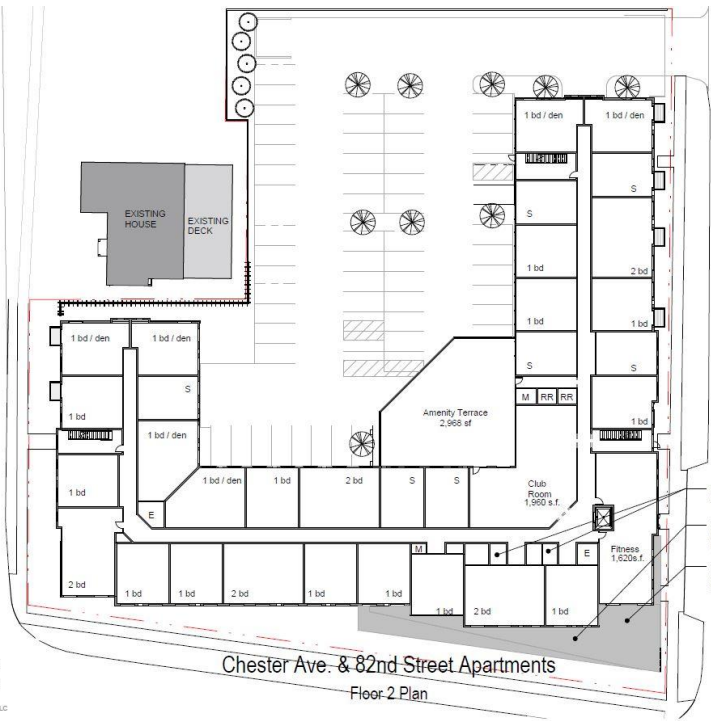


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21016  
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 D1.1

Chester Ave. & 82nd Street Apartments

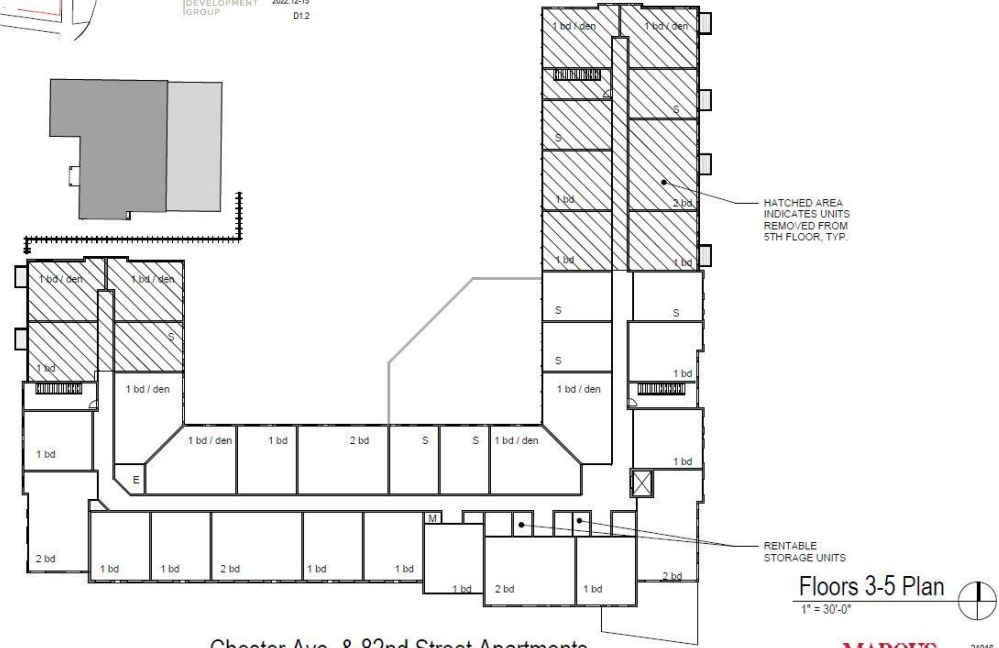
Site Plan



Floor 2 Plan  
1" = 30'-0"

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Floors 3-5 Plan  
1" = 30'-0"

Chester Ave. & 82nd Street Apartments  
Floors 3-5 Plan

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# Proposed Zoning

## Multi-Family H2

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