

MAP CHANGE 2621

DP&S
APRIL 6, 2021

Proposal

Establishing a seven (7) foot Specific Mapped Setback along East 73rd between Detour Ave & St. Clair Avenue.

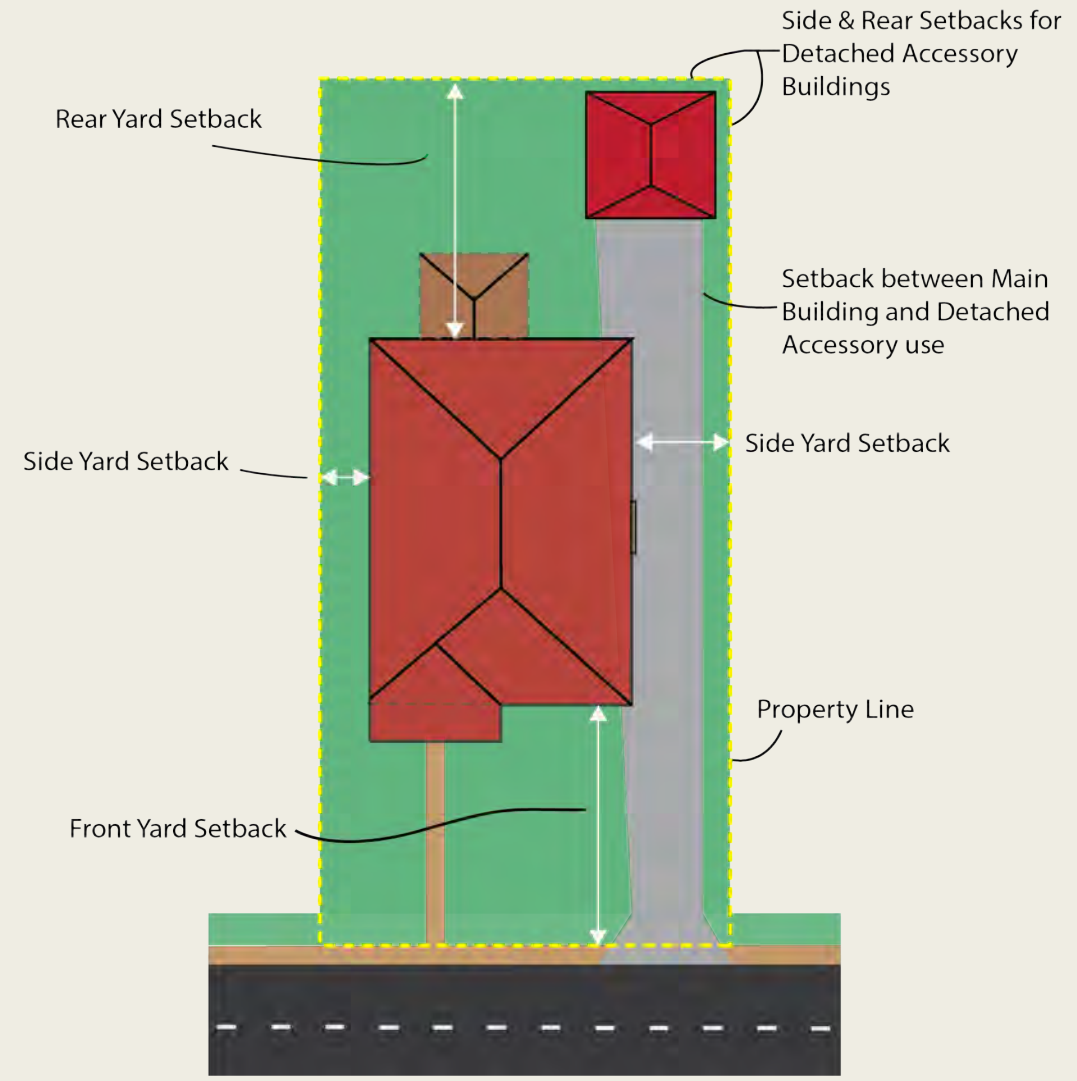
Purpose

To ensure that the ArKiTainer/WRJ Development infill housing projects that have been approved by CPC previously can move forward to offer new, diverse housing typologies within our community.



Residential Setbacks

Residential Yard (Setback) Requirements



**Front, Rear & Side
Yard Setbacks
Required for all
Main Buildings in
Residential
Districts**

**Front Yard Req =
15 % of Avg Depth
of Lot**



Mapped Setbacks

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

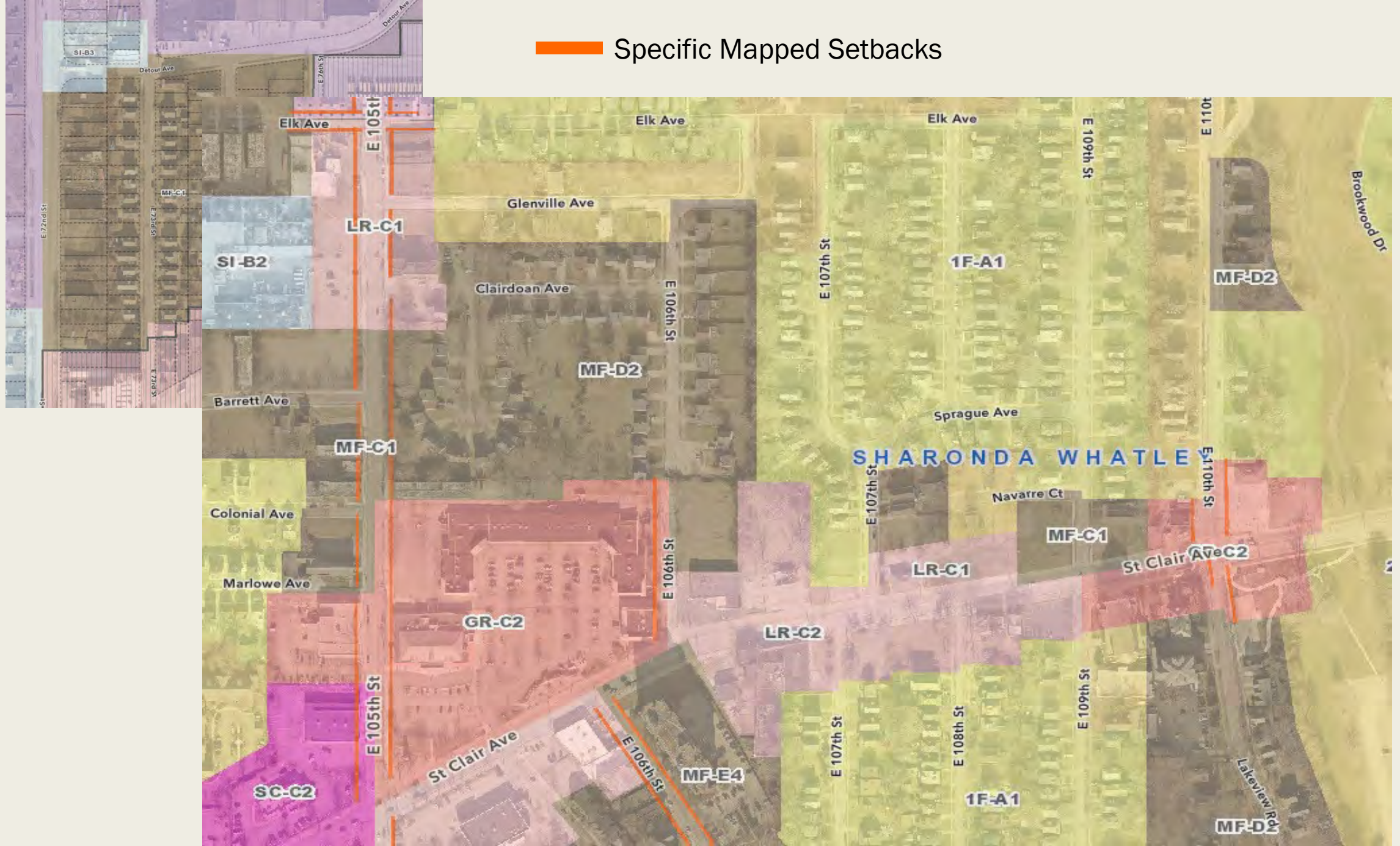
Indicated on Building Zone Maps of the City as from either the property line or the street centerline

Take precedence over all other setback regulations

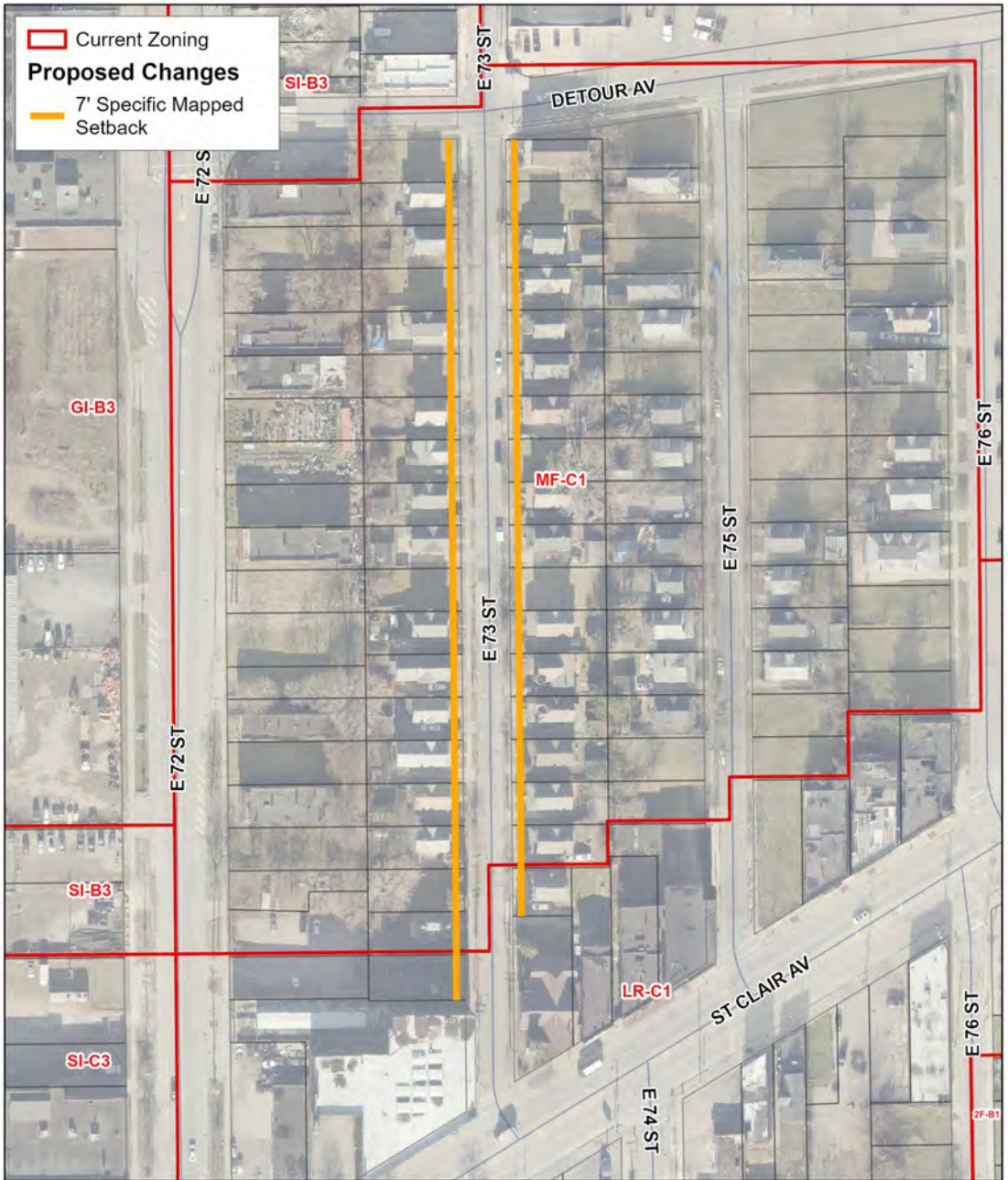
Can only be changed with legislation

Existing Zoning & Setbacks

Specific Mapped Setbacks

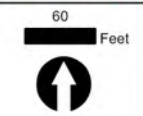


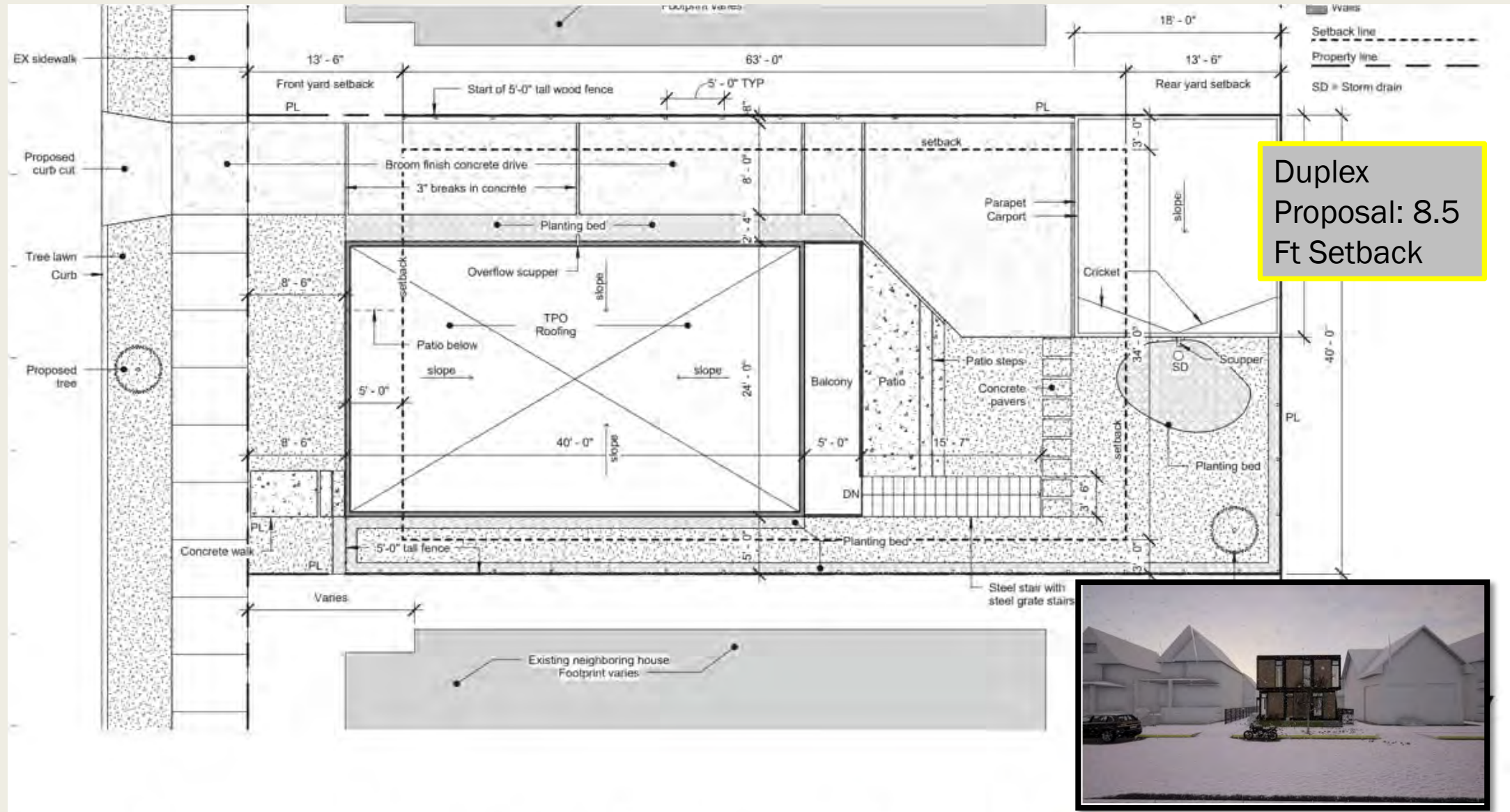
Proposed Rezoning



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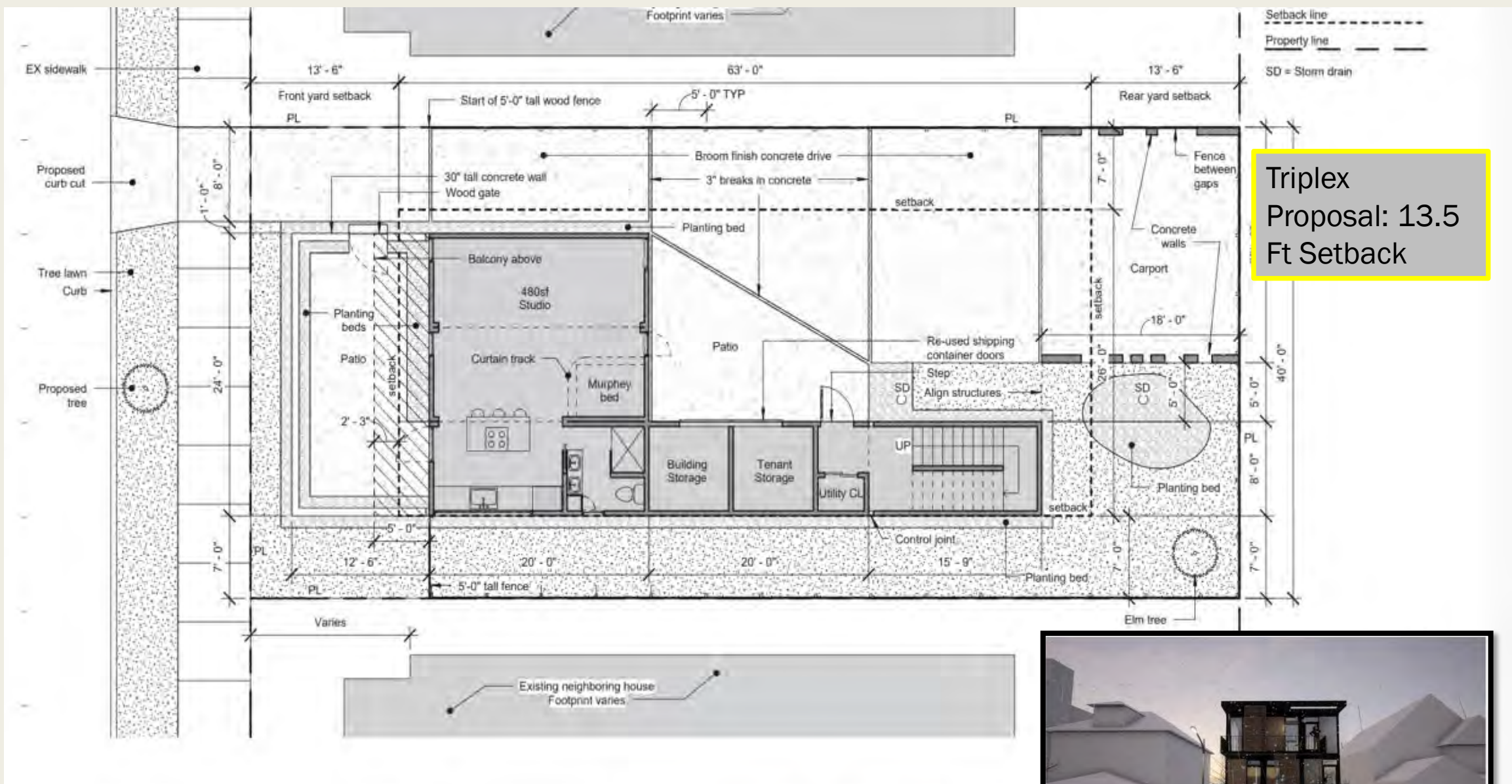
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Duplex
Proposal: 8.5
Ft Setback





Triplex
Proposal: 13.5
Ft Setback



Date
11.28.2020

Project
ArkiTainer on 73rd

Title
SD Presentation

Page Description
Triplex Site Plan

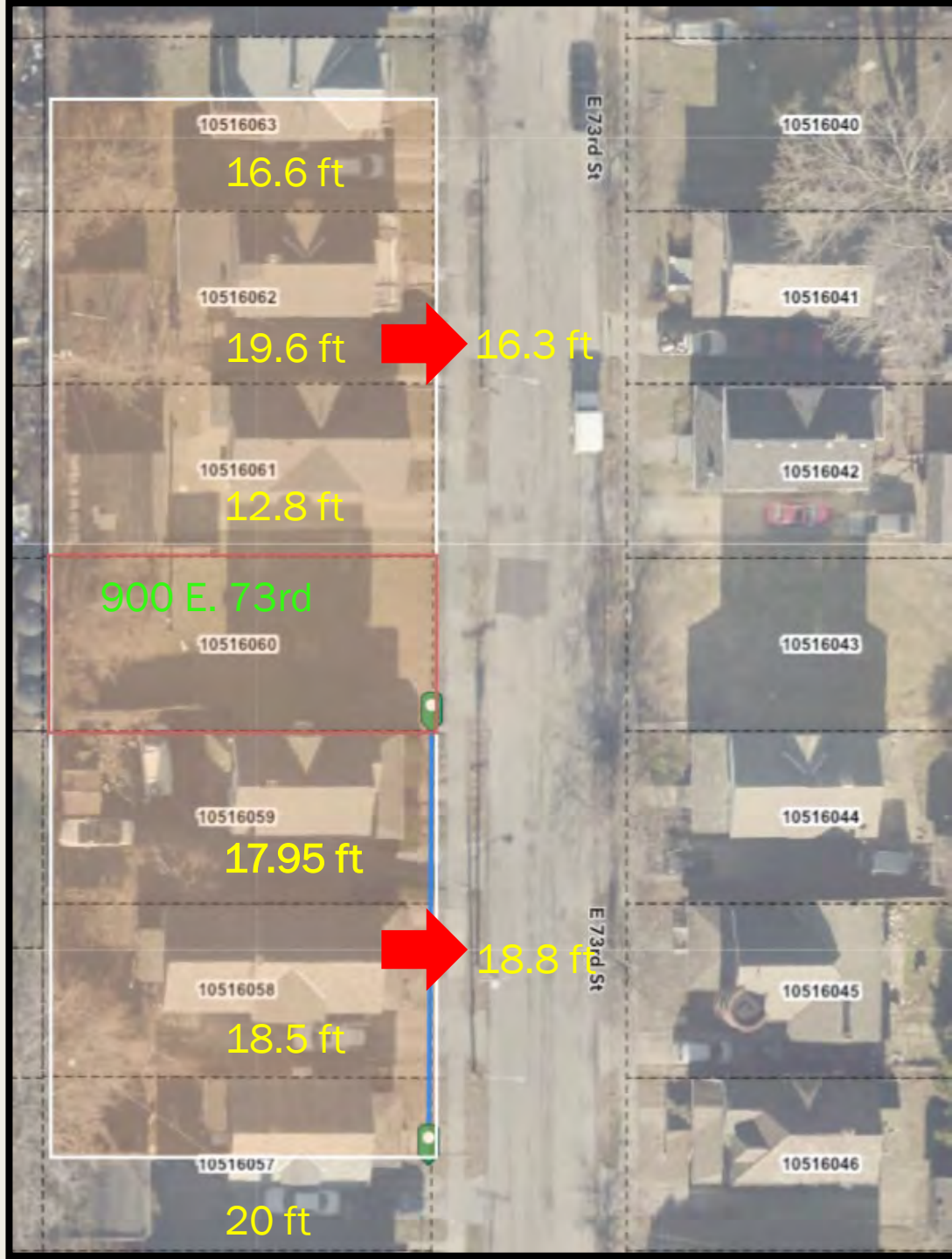
Client



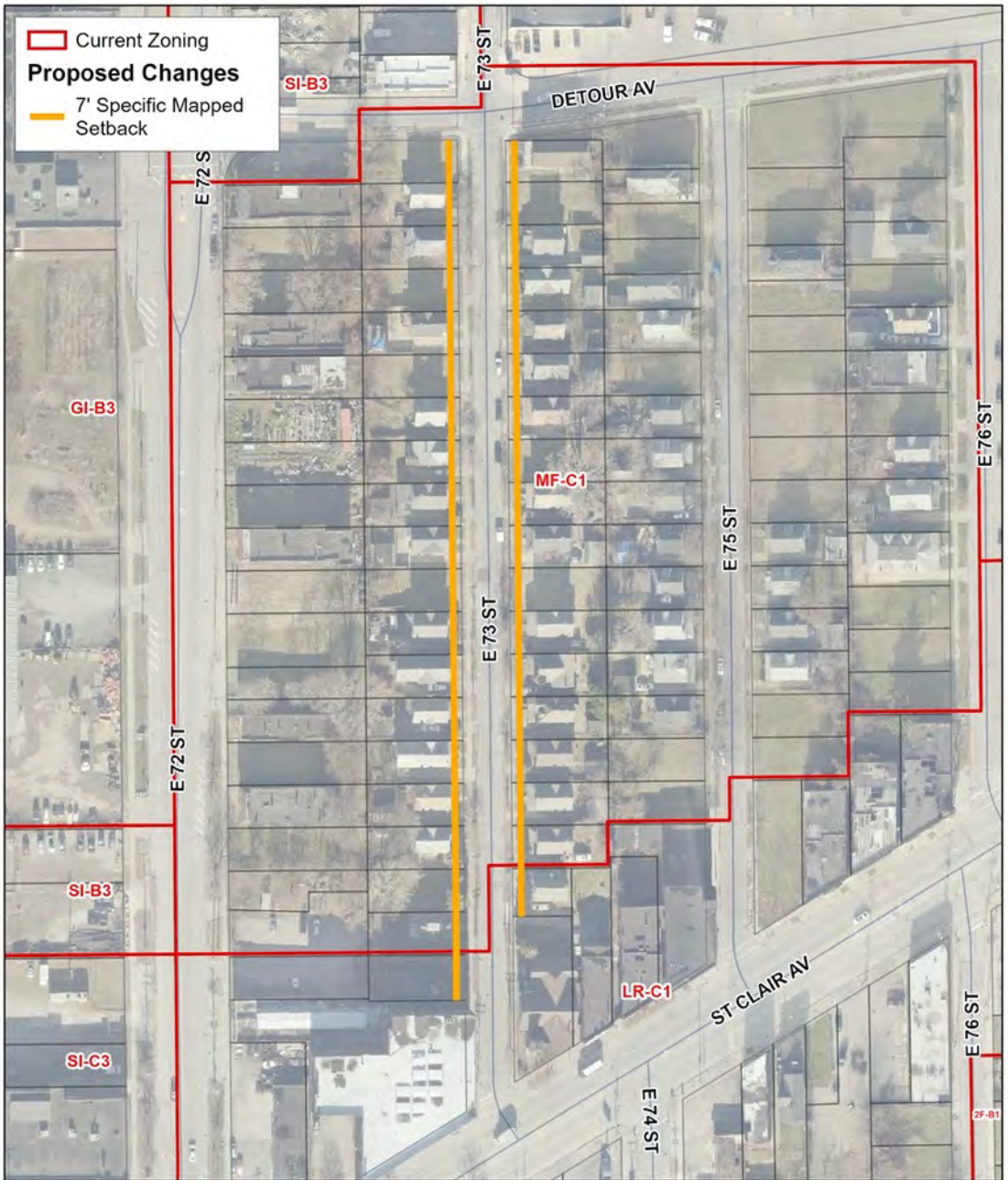
Existing & Proposed Conditions




Existing & Proposed Conditions



Proposed Rezoning



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60 Feet
