



CITY OF CLEVELAND
Mayor Justin M. Bibb

Map Change 2683

Development, Planning & Sustainability
March 24, 2026



Proposal

Adding parcels along Detroit Avenue from West 116th to east of West 107th to the existing “West 117th Design Review District”

Will be contiguous with the existing “West 117th Design Review District”

Purpose

To grant oversight to the Far West Design Review & City Planning Commission for all exterior changes and demolitions along our commercial corridors.

To protect and preserve our important urban fabric closest to our transit corridors.



Boundaries

Added to West 117th Design Review District

Expansion starts west of West 116th St

Ends east of West 107th St



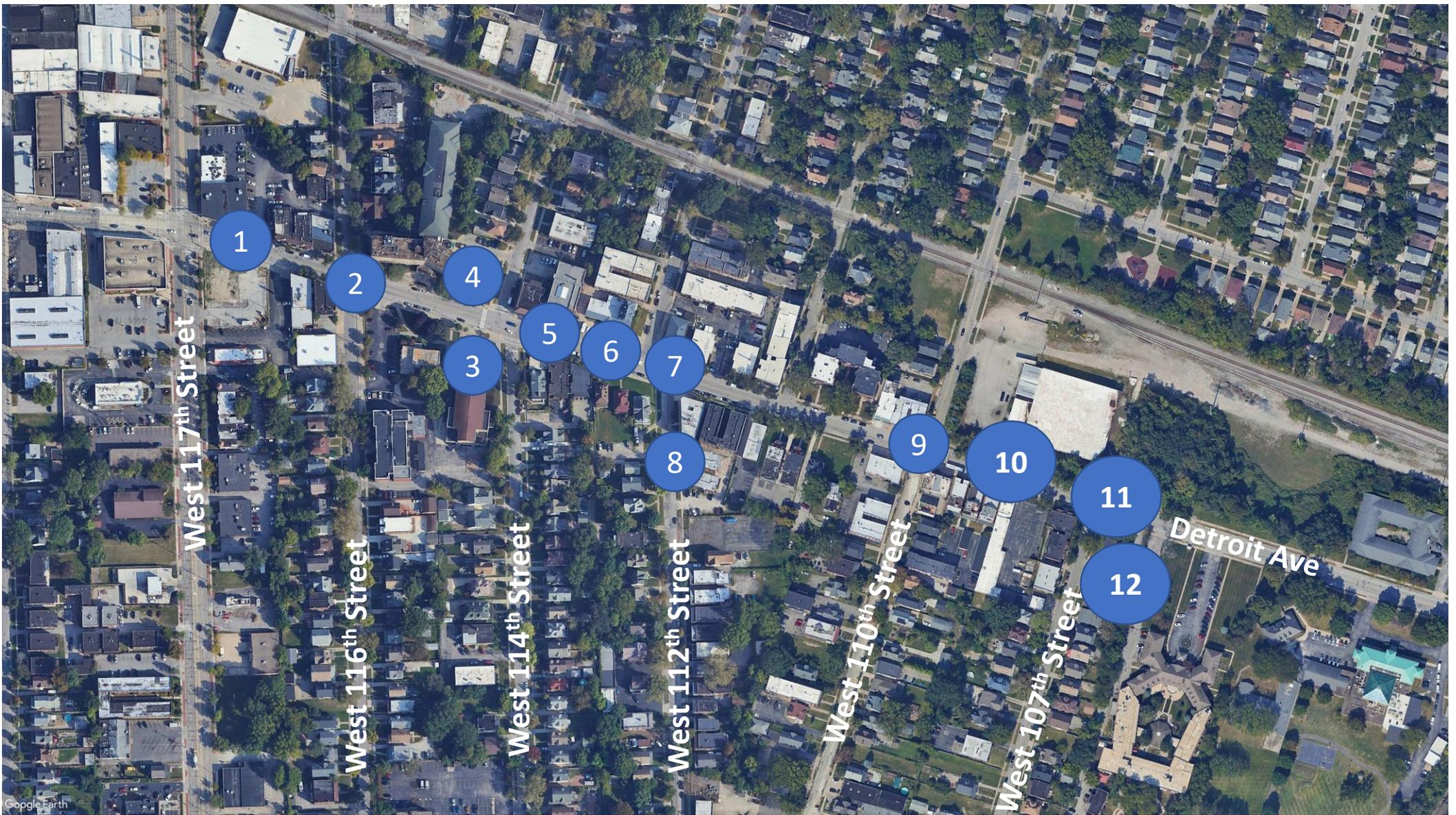
West 117th - Detroit Avenue Expansion

0 1,000 2,000 US Feet

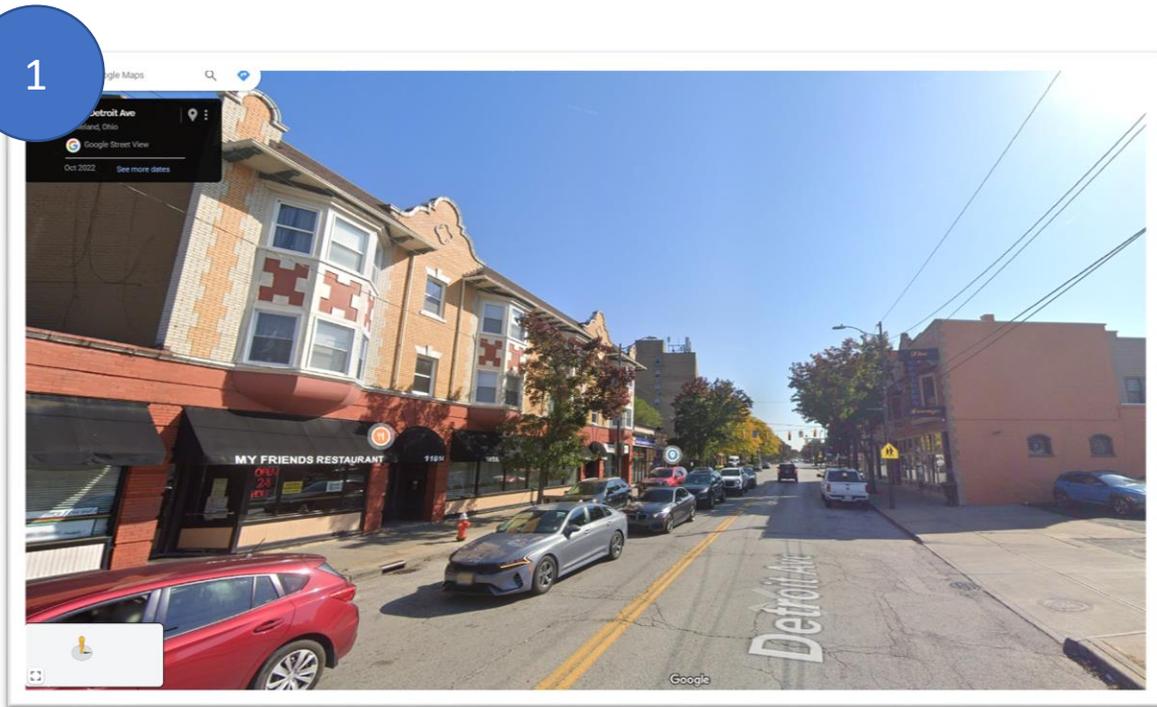


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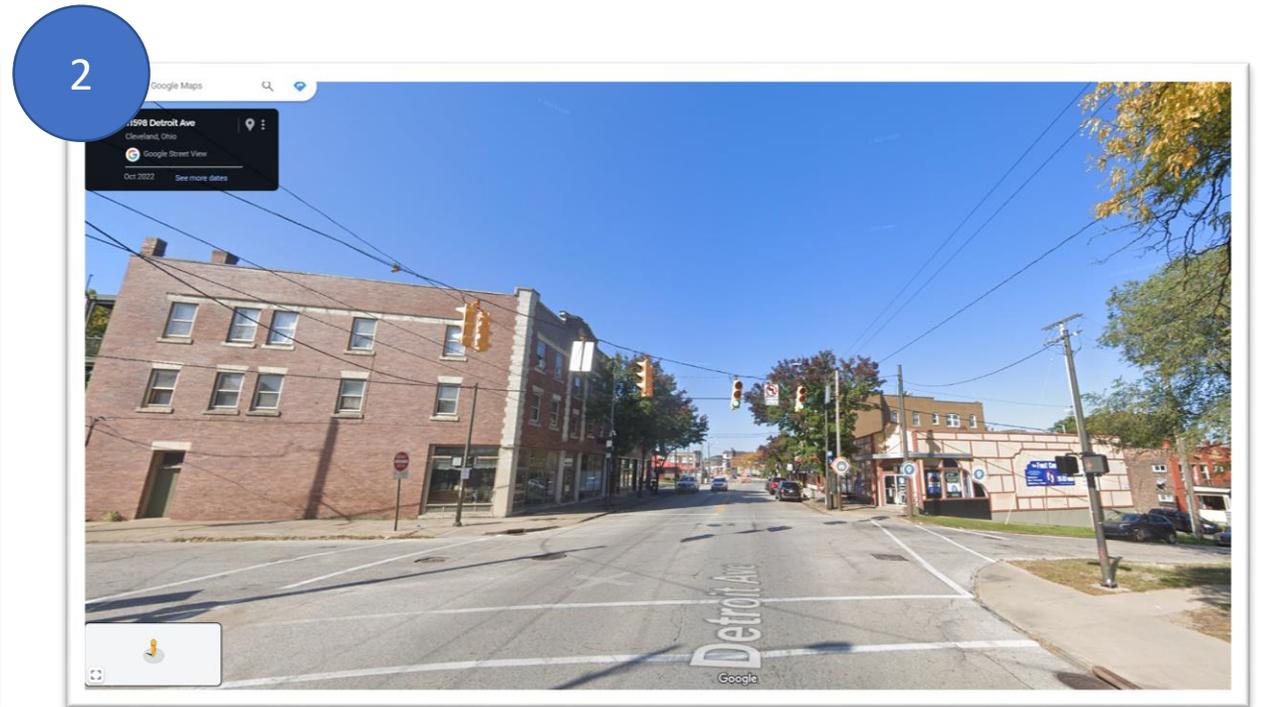




Context Photos



West 116 St & Detroit Avenue – Looking East
2022 Street View (Google Maps)



West 116 St & Detroit Avenue – Looking West
2022 Street View (Google Maps)



Context Photos

3



West 114 St & Detroit Avenue – Looking South
2022 Street View (Google Maps)

4



11500 Detroit Ave – Looking North
2022 Street View (Google Maps)



Context Photos

5



11228 Detroit Ave – Looking North
2022 Street View (Google Maps)

6



West 112 St & Detroit Avenue – Looking North
2022 Street View (Google Maps)



Context Photos

7



West 112 St & Detroit Avenue – Looking South
2022 Street View (Google Maps)

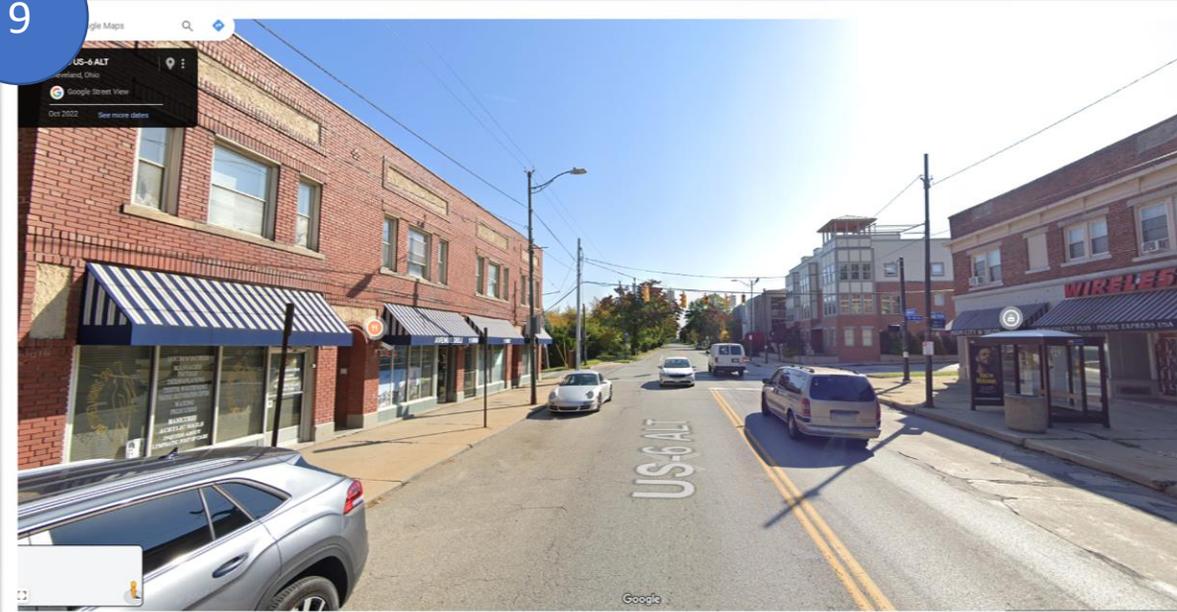
8



1415 West 112 St – Looking East



Context Photos



West 110 St & Detroit Avenue – Looking East
2022 Street View (Google Maps)

10



West 110 St & Detroit Avenue – Looking South
2022 Street View (Google Maps)



Context Photos

11



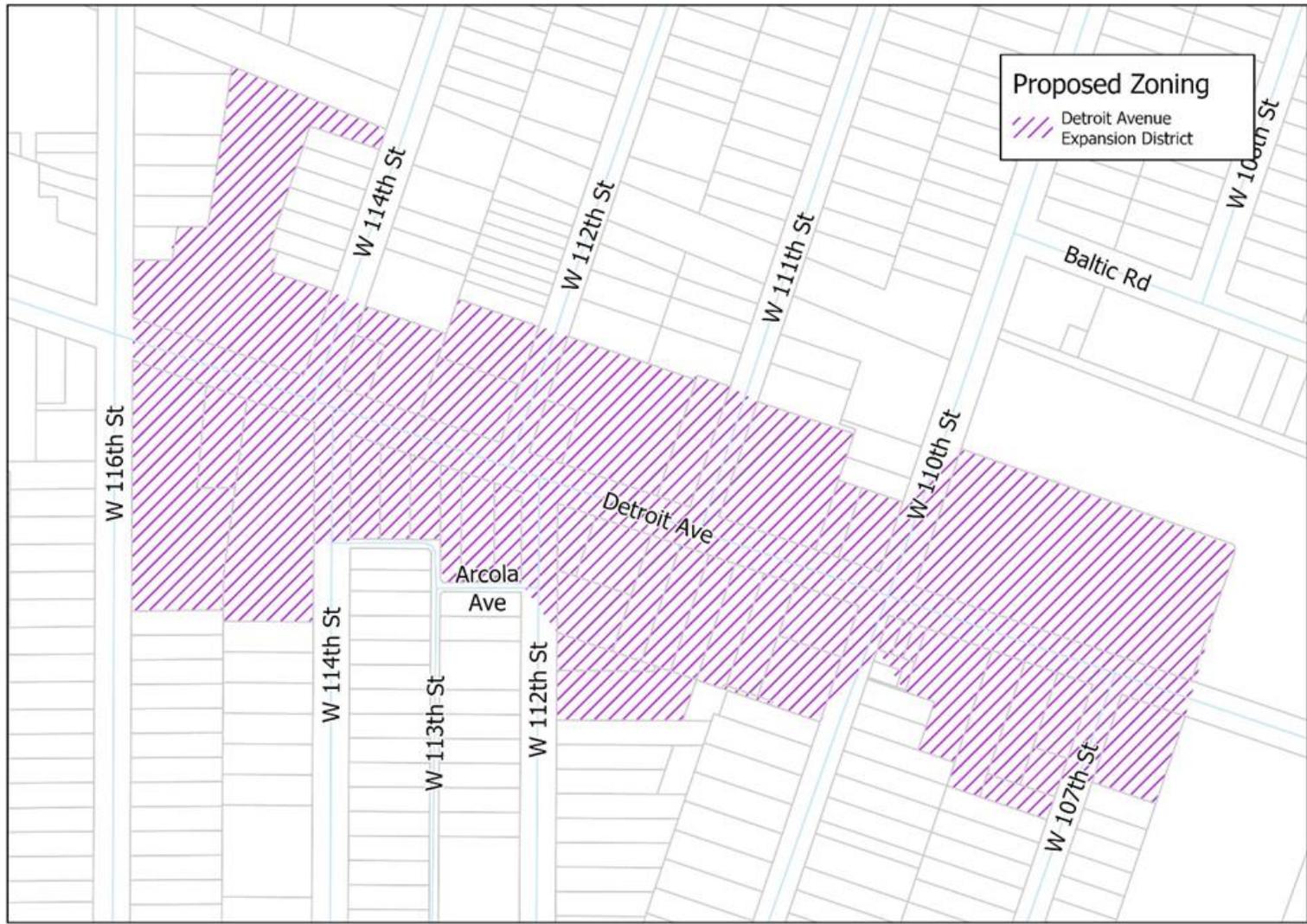
Detroit Ave & West 107th St – Looking South
2022 Street View (Google Maps)

12



West 107 St – Looking North
2022 Street View (Google Maps)






Map Change 2683
 Expanding the coverage area for the West 117th Street Design Review District
 to include additional parcels along Detroit Avenue.

300 Feet 



Proposal

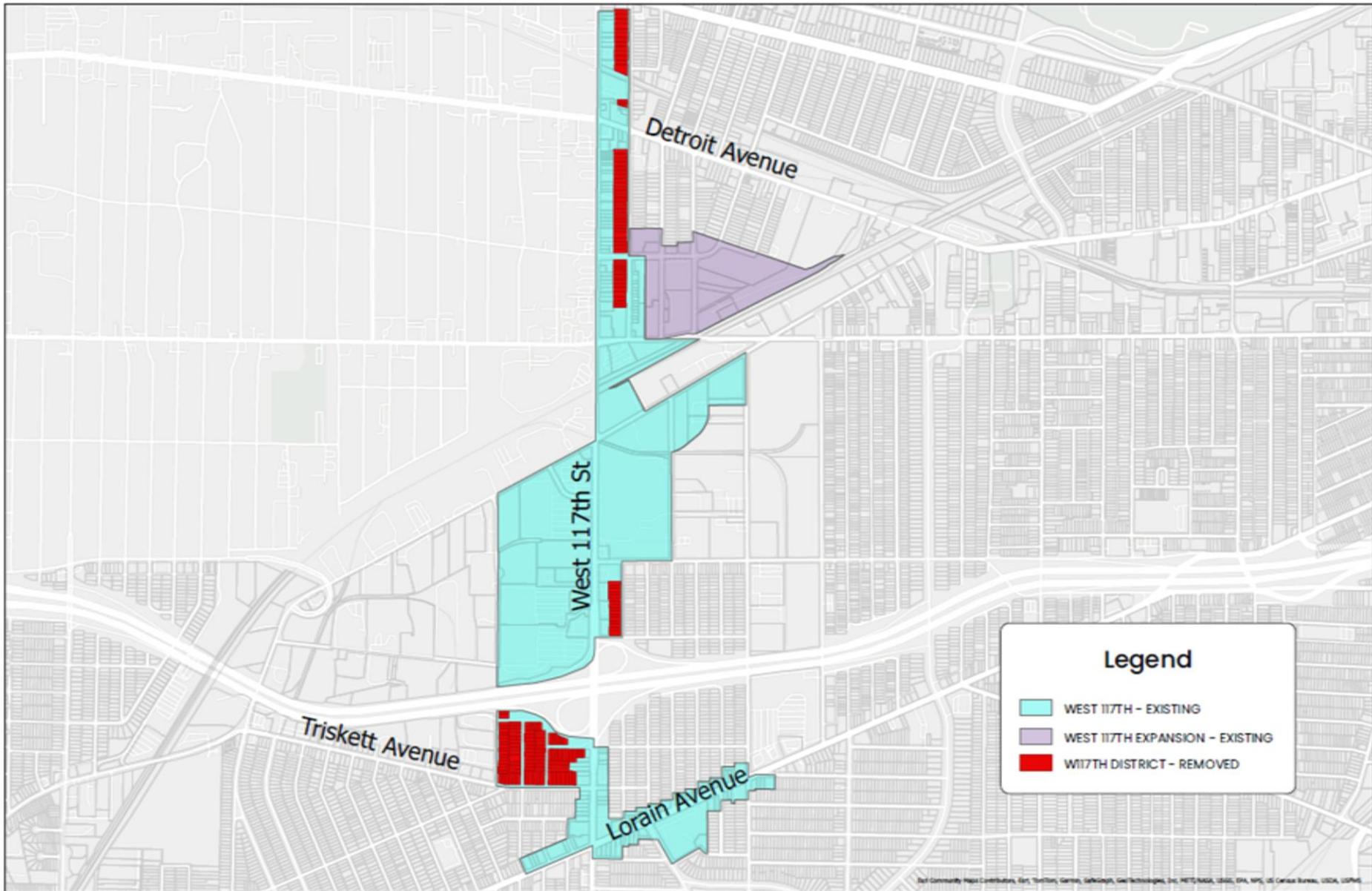
Removing parcels from the West 117th District that are residential streets

- W 121st St
- W 120th St
- W 119th St
- Arden Ave
- Triskett Rd
- Cloverdale Ave
- West 116th St

Purpose

To eliminate administrative burden and reduce the number of steps a residential property owner has to take to get a permit (eg roof, siding, windows, porches, fencing)





West 117th District - Removal Areas

0 2,500 5,000 US Feet



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West 117th District - Removal

Res Permits pulled between 4/30/2015-12/1/2023

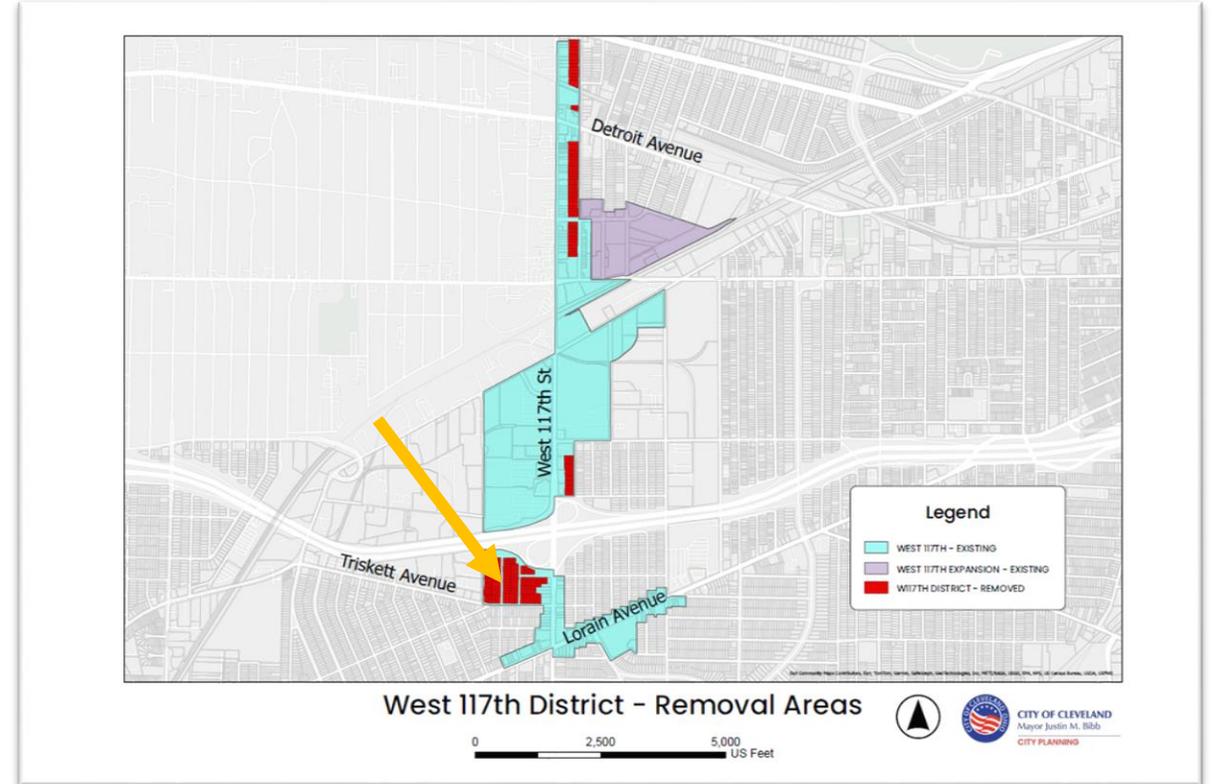
- 52 exterior permits
- 33 alterations
- 5 violation corrections
- 2 main structure demolitions
- 7 new fences
- 3 new garages



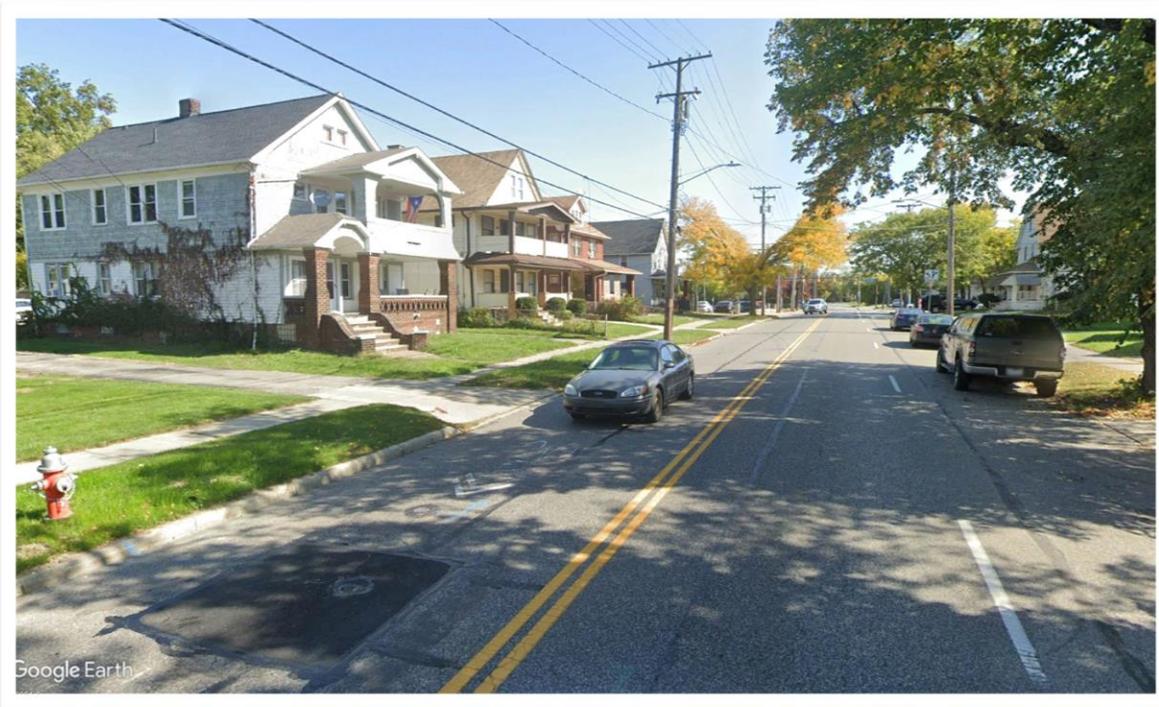
West 117th District - Removal



Between Triskett Ave & I-90
(Google Maps)



Context Photos



Triskett Avenue looking east
(Google Earth)



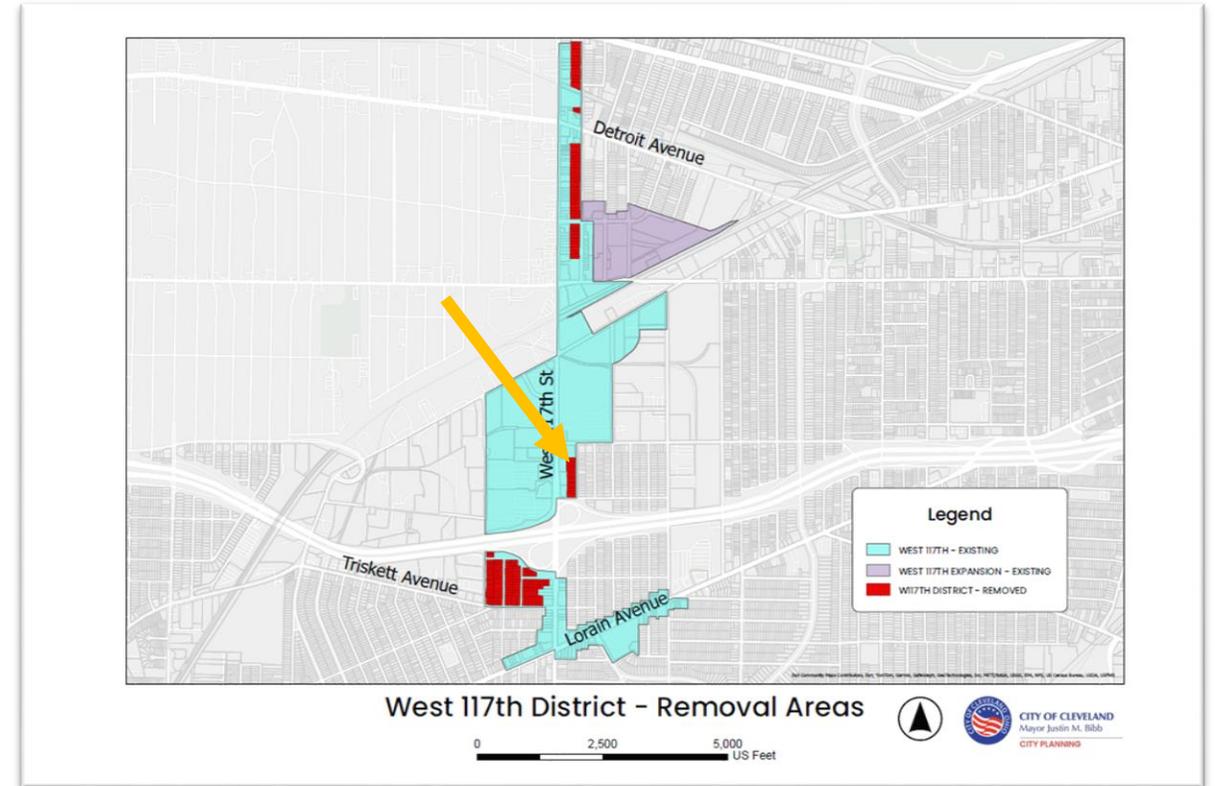
Triskett Avenue looking west
(Google Earth)



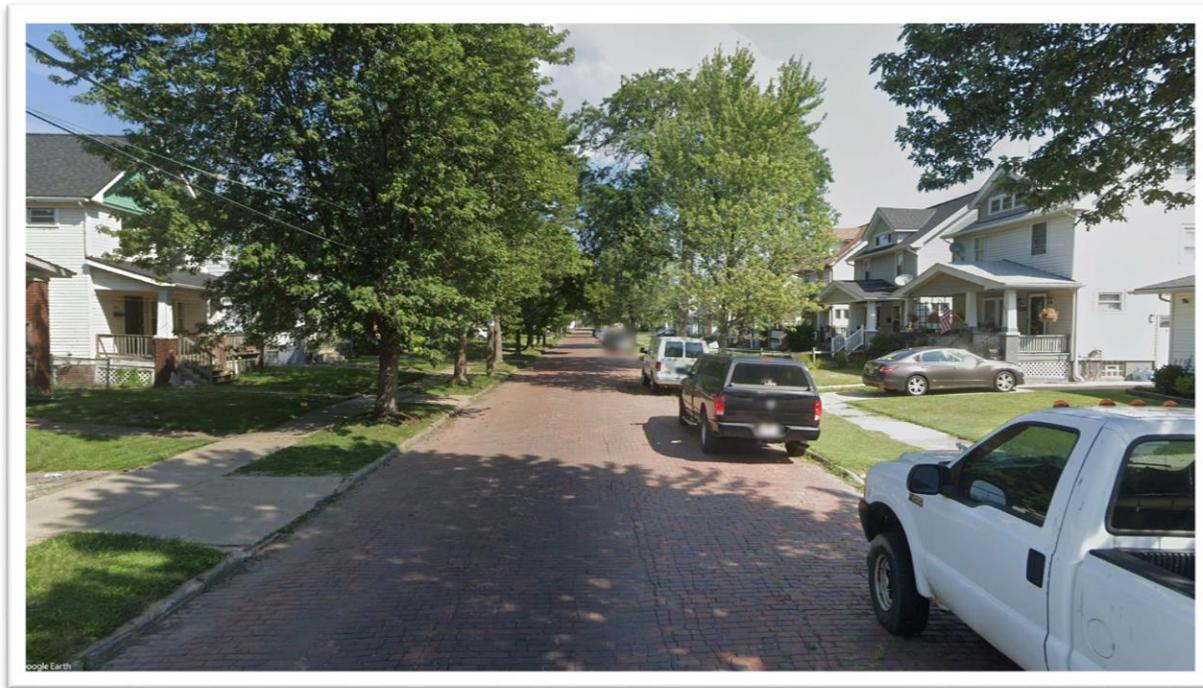
West 117th District - Removal



West 116th St - Between Belmont Ave & Western Ave
(Google Maps)



Context Photos



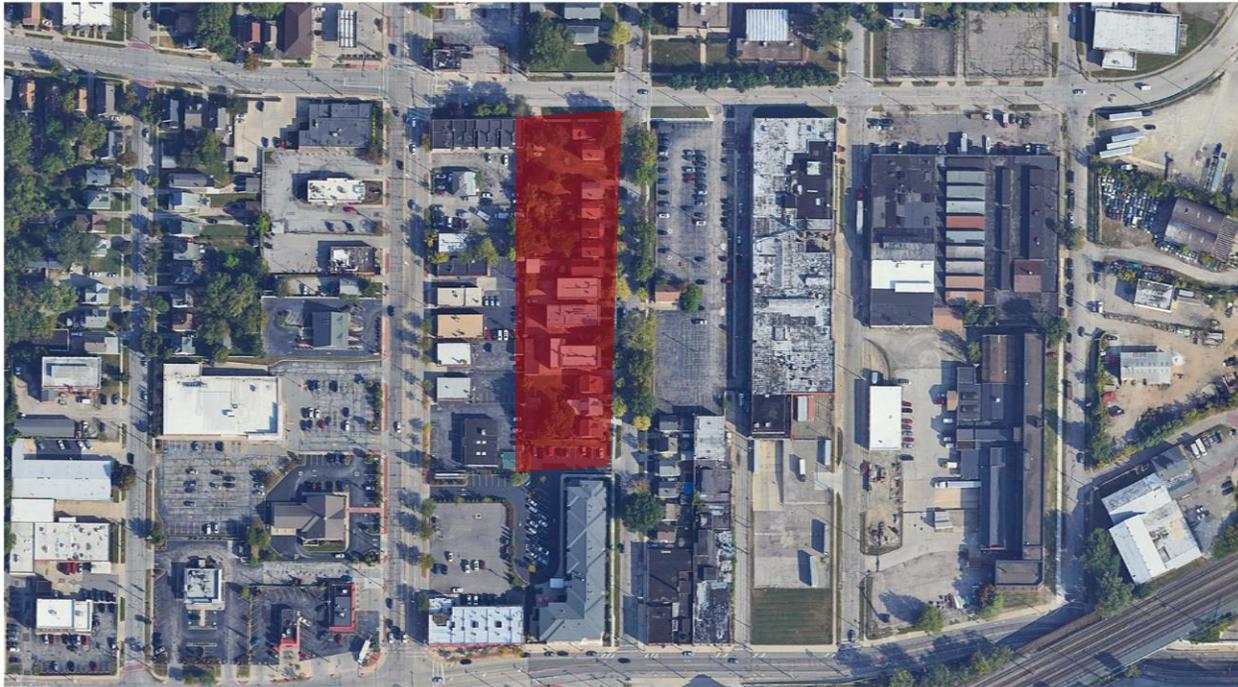
West 116th St - Between Belmont Ave & Western Ave
(Google Earth)



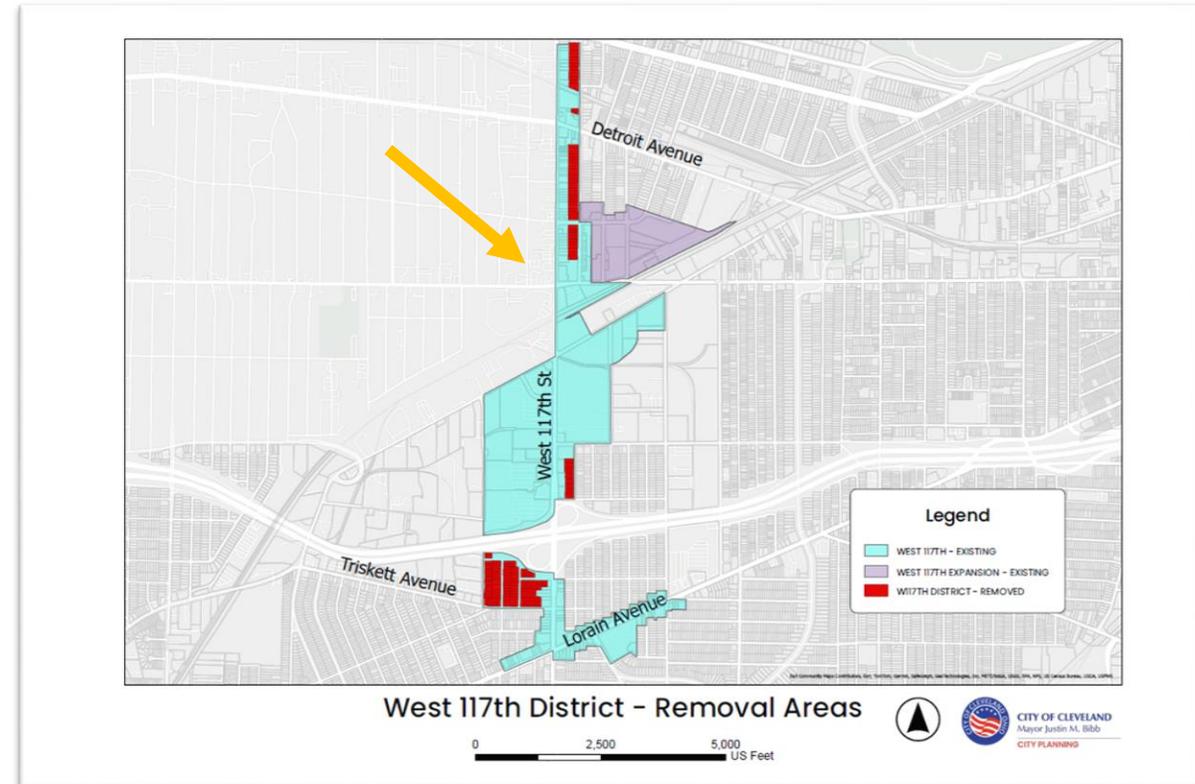
West 116th St - Between Belmont Ave & Western Ave
(Google Earth)



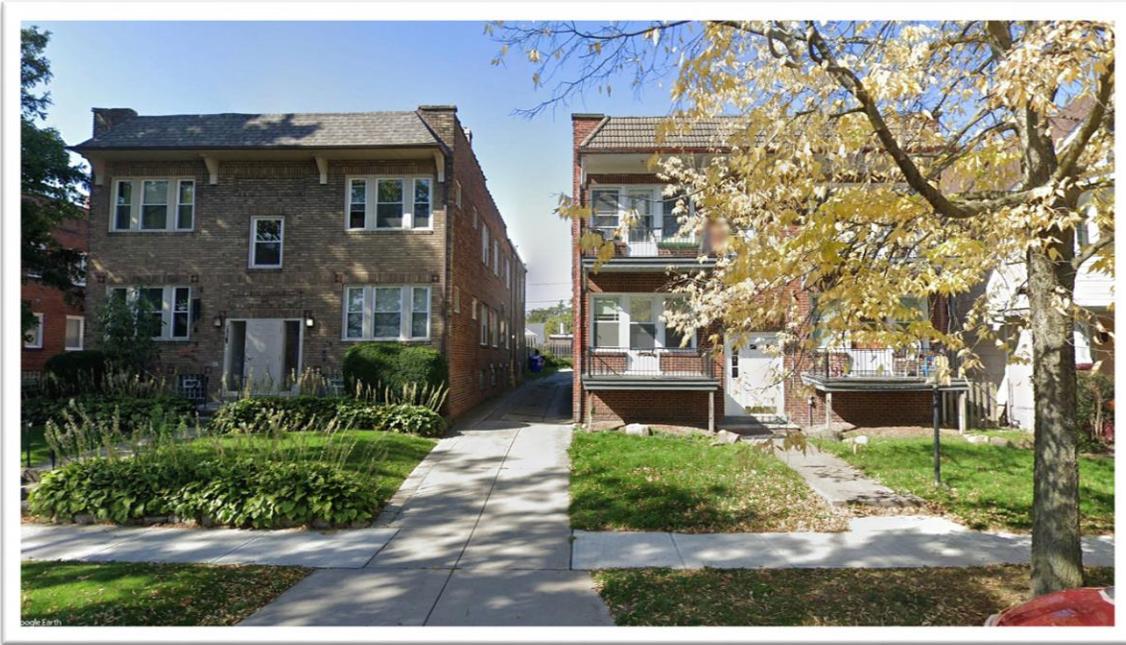
West 117th District - Removal



West 116th St – Between Franklin Blvd & Madison Ave (Google Maps)



Context Photos



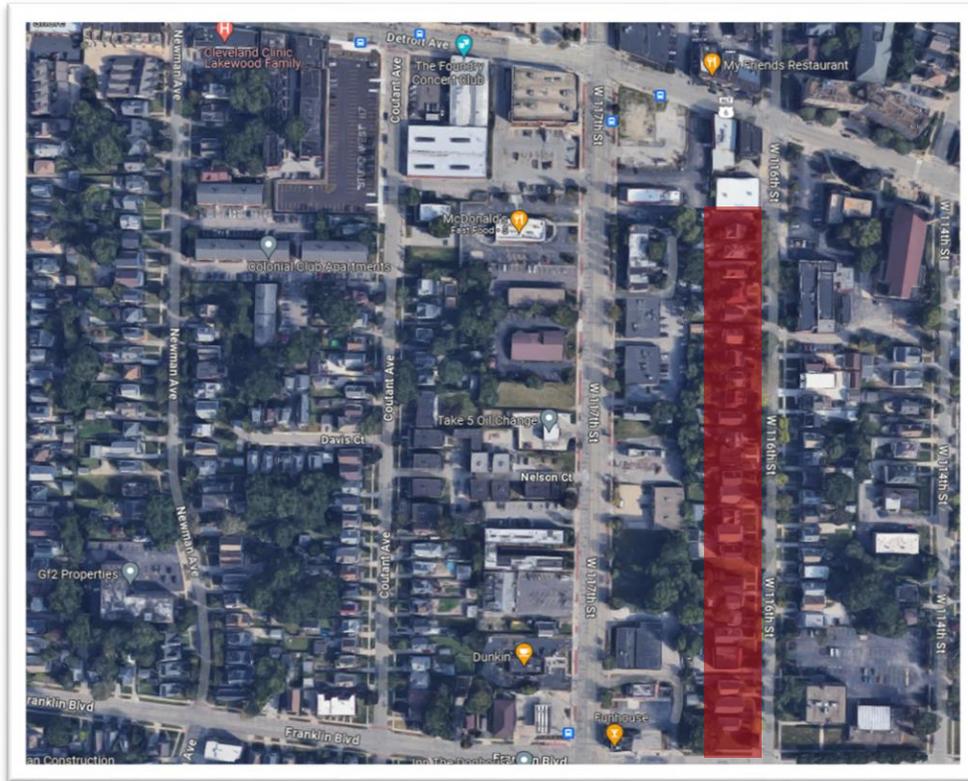
West 116th St – Between Franklin Blvd & Madison Ave (Google Earth)



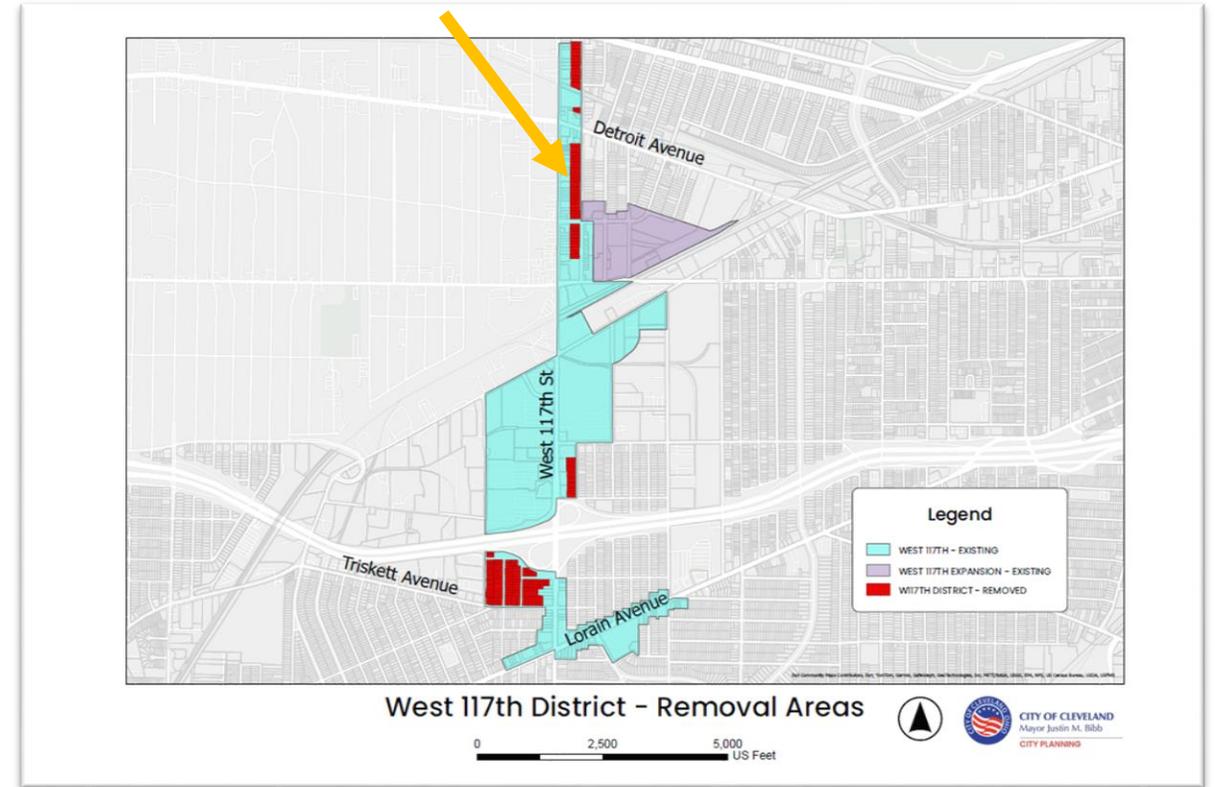
West 116th St – Between Franklin Blvd & Madison Ave (Google Earth)



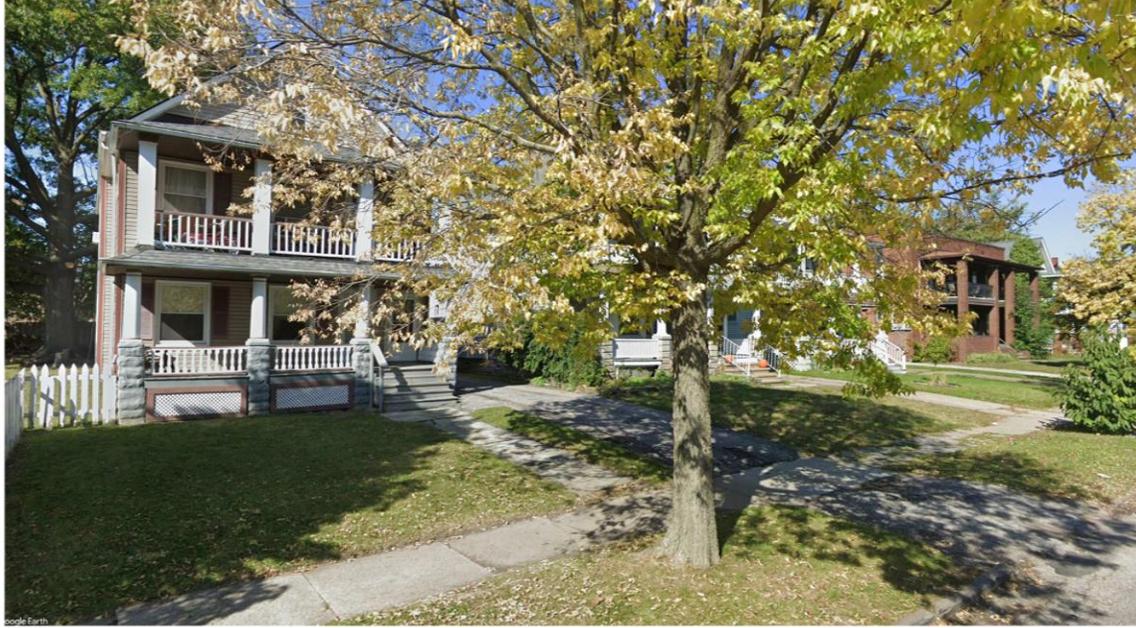
West 117th District - Removal



West 116th St – Between Franklin Blvd & Detroit Ave
(Google Maps)



Context Photos



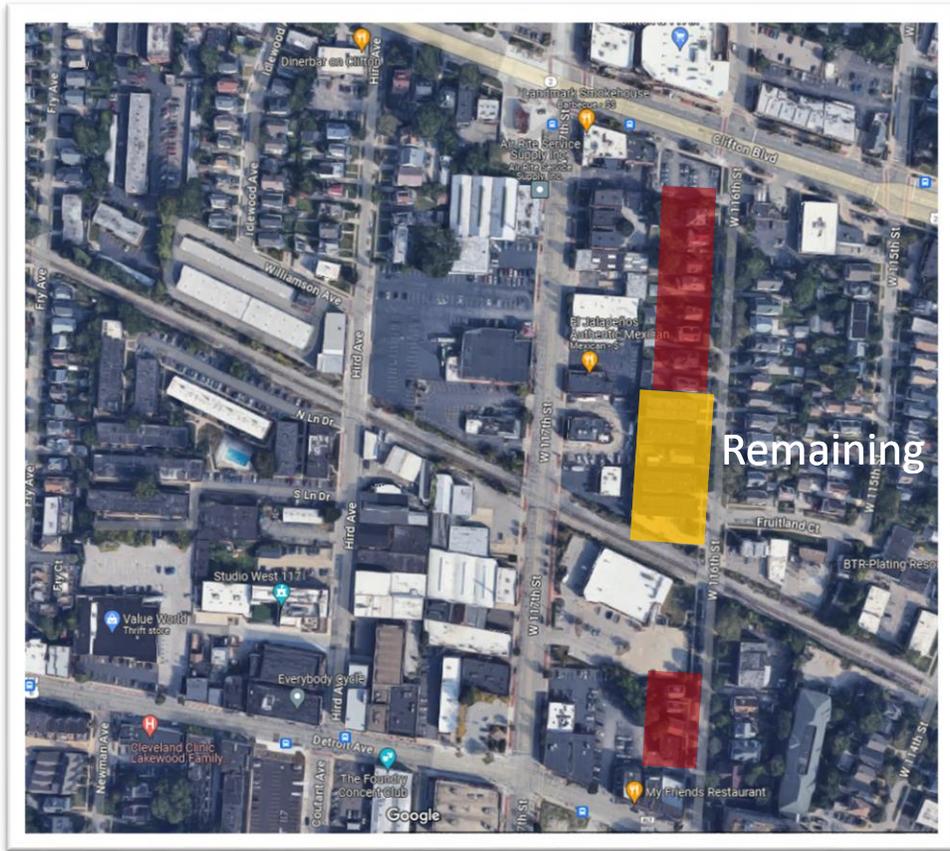
West 116th St – Between Franklin Blvd & Detroit Ave
(Google Earth)



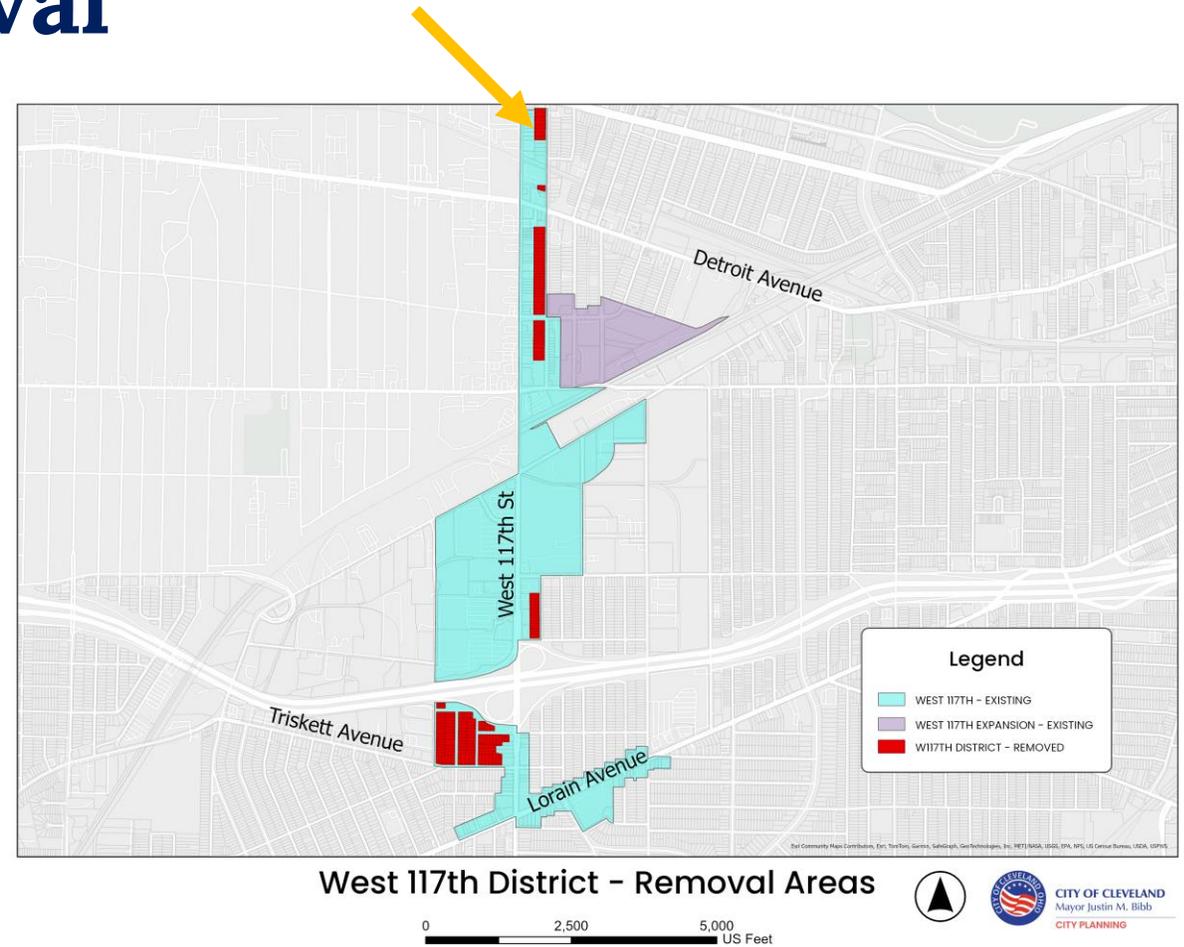
West 116th St – Between Franklin Blvd & Detroit Ave
(Google Earth)



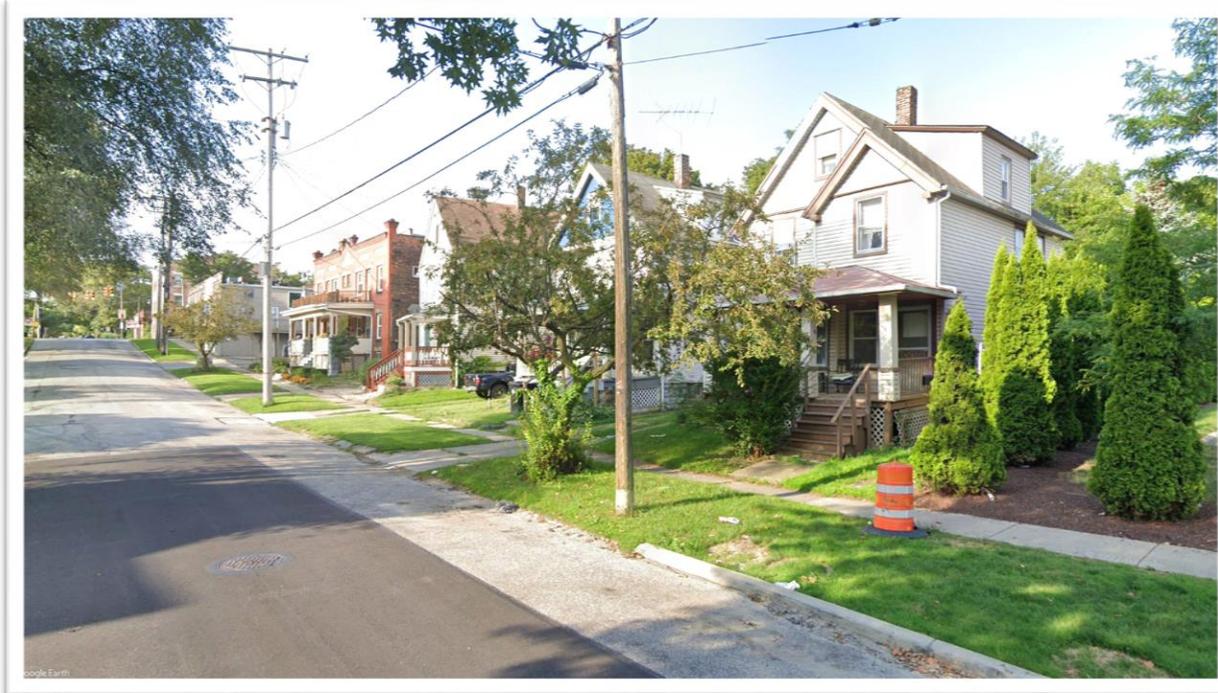
West 117th District - Removal



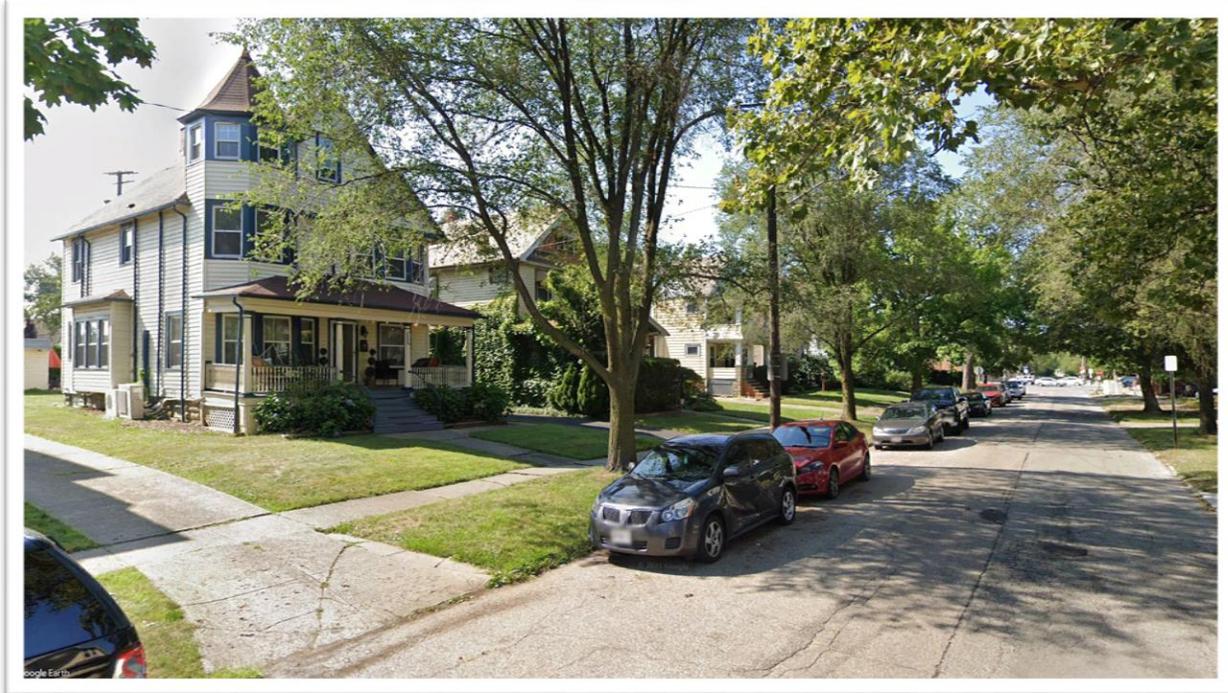
West 116th St - Between Detroit Ave & Clifton Blvd
(Google Maps)



Context Photos



West 116th St - Between Detroit Ave & Clifton Blvd
(Google Earth)



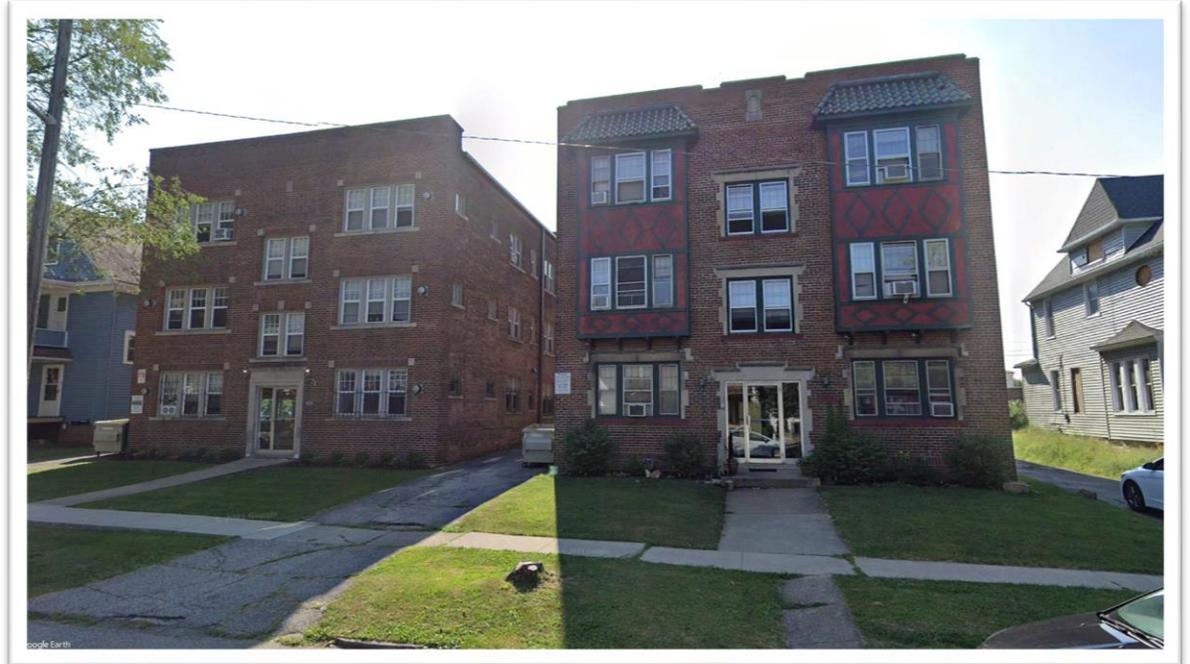
West 116th St - Between Detroit Ave & Clifton Blvd
(Google Earth)



Context Photos - To remain

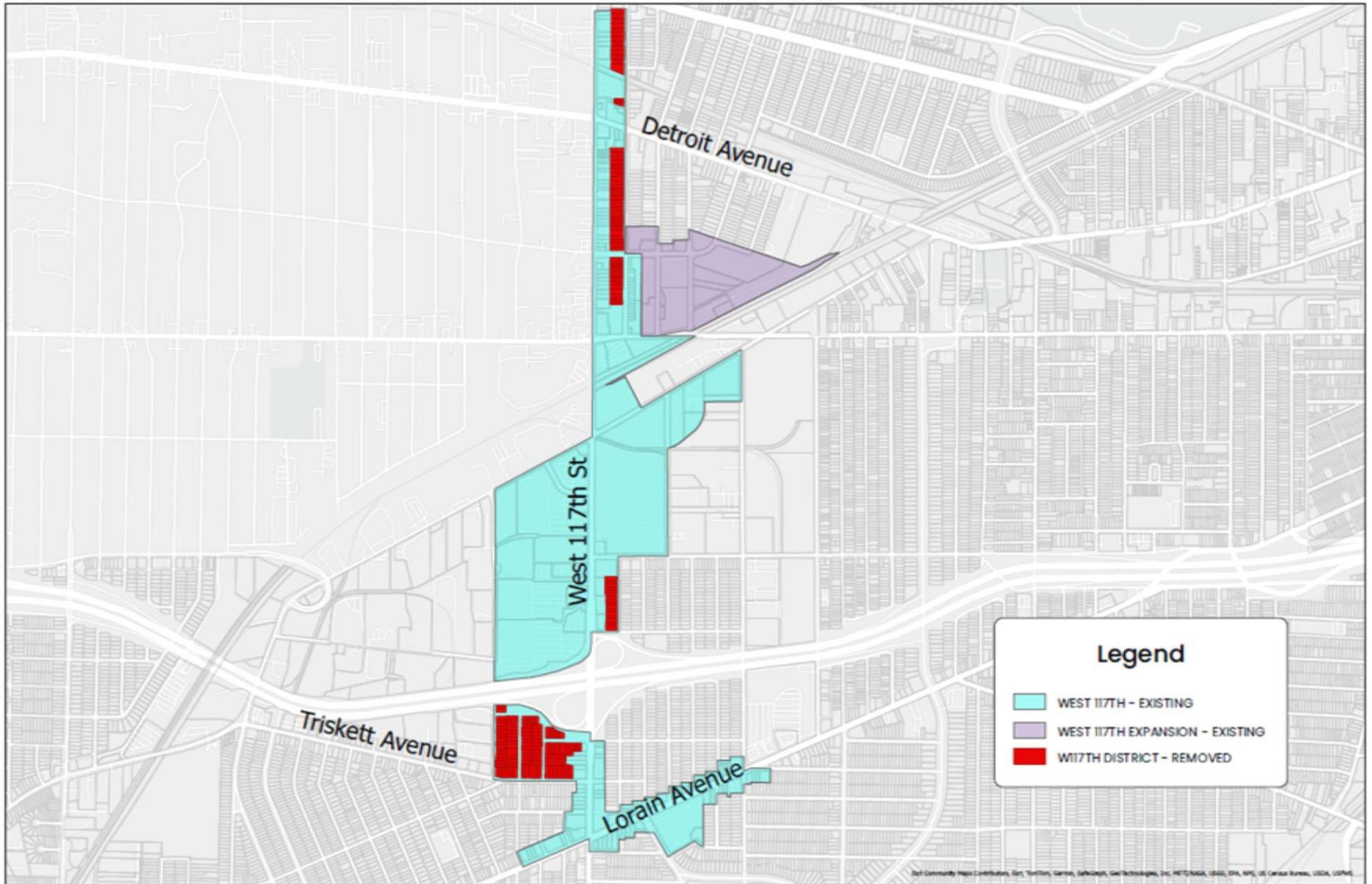


West 116th St - Between Fruitland Ct & Clifton Blvd
(Google Earth)



West 116th St - Between Fruitland Ct & Clifton Blvd
(Google Earth)



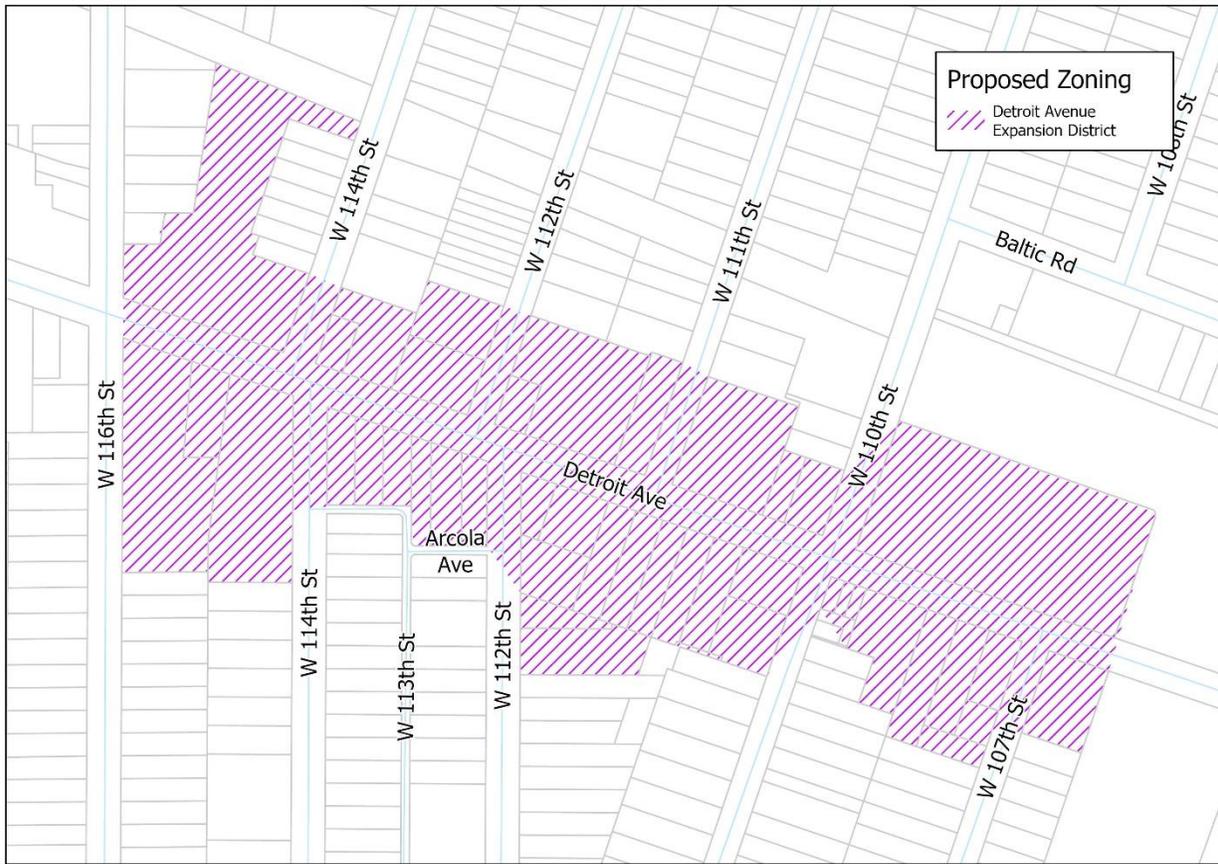


West 117th District - Removal Areas

0 2,500 5,000 US Feet

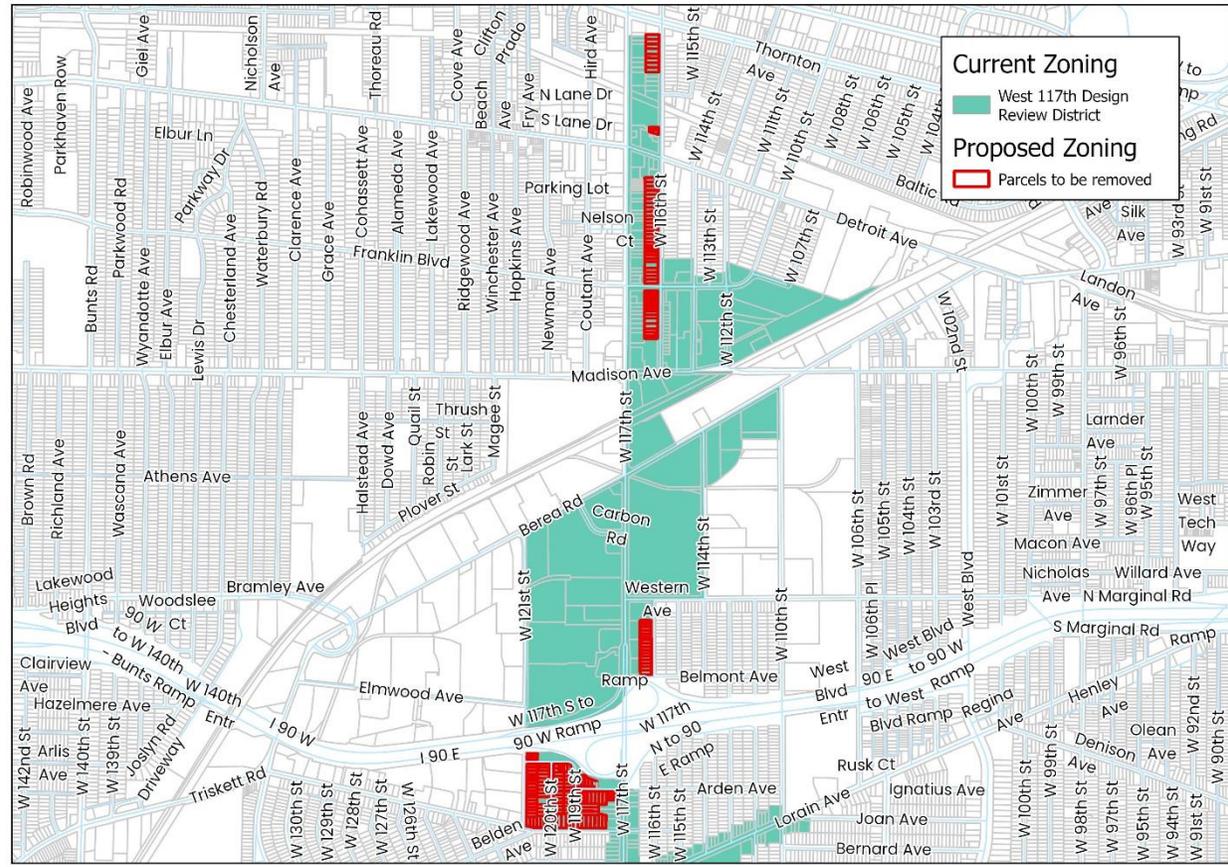


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300 Feet



Map Change 2683
Removing the coverage area for the West 117th Street Design Review District.

1,000 Feet

