

Ordinance No. 220-2021

By Council Member Brancatelli

AN ORDINANCE

Changing the Use, Area and Height Districts of parcels of land north and south of Harvard Avenue between slightly west of East 71st Street to Ottawa Road and east and west of East 71st Street between Indiana Avenue and Clement Avenue (Map Change 2624).

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CLEVELAND:

Section 1. Situated in the City of Cleveland, County of Cuyahoga, and State of Ohio, that the Use District of lands bounded and described as follows:

Beginning at the intersection of the centerline of Classen Avenue S.E. and the southerly prolongation of the westerly line of a parcel of land known as being the westerly 37.93 feet of Sublot No. 6 in Walker and Fish's Re-subdivision in Sublot No. 2 in the John McClean Executor's Allotment of the John Reed Farm of part of Original One Hundred Acre Lots Nos. 311 and 315 as shown by the recorded plat of said Re-Subdivision in Volume 5 of Maps, Page 11 of Cuyahoga Records and more commonly known as Permanent Parcel Number (PPN) 134-02-064;

Thence, northerly along said westerly line to its intersection with the northerly line thereof;

Thence, easterly along said northerly line and its easterly prolongation to its intersection with westerly line of a parcel of and known as being all of Sublot No. 1 in Joseph Powell's Re-Subdivision of Sublot No. 1 in Fish and Walker's Re-Subdivision of Sublot No. 2 in John McClean Executor's Allotment of the John Reed Farm, said Joseph Powell's Re-Subdivision being a part of Original One Hundred Acre Lot No. 311, and recorded in Volume 10 of Maps, Page 12 of Cuyahoga County Records and more commonly known as PPN 134-02-014;

Thence, southerly along said westerly line and its southerly prolongation to its intersection with the centerline of Classen Avenue (formerly Orchard Avenue S.E.);

Thence, westerly along the centerline of Claasen Avenue to its intersection with the southerly prolongation of the westerly line of PPN 134-02-064 and the point of origin;

And as identified on the attached map shall be changed to a 'Two Family Residential District', a 'D' Area District and a '1' Height District;

Section 2. That the Use District of lands bounded and described as follows:

Beginning at the intersection of the centerline of Indiana Avenue and the northerly prolongation of the westerly line of a parcel of land known as being Sublot No. 48 in The Reid Estate Subdivision of part of One Hundred Acre Lots Nos. 310 and 314, as recorded in Volume 59 of Maps, Page 2 of Cuyahoga County Records and more commonly known as PPN 132-21-007;

Thence easterly along the centerline of Indiana Avenue to its intersection with the centerline of East 71st (formerly Independence) Street;

Thence, northerly along the centerline of East 71st Street to its intersection with the centerline of Indiana Avenue;

Thence, easterly along the centerline of Indiana Avenue to its intersection with the northerly prolongation of the westerly line of a parcel of land known as being Sublot No. 237 in Burke, Worley and Webster's Subdivision of part of Original One Hundred Acre Lot No. 315, as shown by recorded plat in Volume 7 of Maps, Page 2 of Cuyahoga County Records and more commonly known as PPN 133-18-071;

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Thence, southerly along the said northerly prolongation of the westerly line to its intersection with the southerly line thereof;

Thence, westerly along the westerly prolongation of said southerly line to its intersection with the centerline of East 71st Street;

Thence, northerly along the centerline of East 71st Street to its intersection with the easterly prolongation of the southerly line of a parcel of land known as being Sublot No. 48 in The Reid Estate Subdivision of part of One Hundred Acre Lots Nos. 310 and 314 as recorded in Volume 59 of Maps, Page 2 of Cuyahoga County Records (PPN 132-21-007);

Thence, westerly along said southerly line to its intersection with the westerly line thereof;

Thence, northerly along said westerly line and its northerly prolongation to its intersection of the centerline of Indiana Avenue and the point of origin;

And;

Beginning at the intersection of East 71st Street and the westerly prolongation of the northerly line of a parcel of land known as being the Southerly 35.8 feet from front to rear of Sublot No. 36 and the northerly 14.4 feet from front to rear of Sublot No. 37 in the Evarts and Alexander Re-Subdivision of part of Original One Hundred (100) Acre Lot No. 31, as shown by the recorded plat in Volume 5 of Maps, Page 52 of Cuyahoga County Records (PPN 134-01-003);

Thence, easterly along the westerly prolongation of said northerly line to its intersection with the easterly line thereof;

Thence, southerly along said easterly line and its southerly prolongation to its intersection with the centerline of Claasen Avenue;

Thence, easterly along the centerline of Claasen Avenue to its intersection with the northerly prolongation of the easterly line of Sublot No. 28 in G.G. Hitchcock's Allotment of part of Original Lot No. 311 as recorded in Volume 6 of Maps, Page 23 of Cuyahoga County Records (PPN 134-01-012);

Thence, southerly along the northerly prolongation of the easterly line of said parcel and its southerly prolongation to its intersection with the southerly line the easterly 150 feet of Sublot No. 27 in G.G. Hickox Allotment of part of Original One Hundred Acre Lot No. 311, as shown by the recorded plat in Volume 6 of Maps, Page 23 of Cuyahoga County Records (PPN 134-01-013);

Thence, westerly along said southerly line to its intersection with the easterly line of Sublot No 27 in the aforementioned Allotment (PPN 134-01-014);

Thence, southerly along the easterly thereof and its southerly prolongation to its intersection with the centerline of Clement Avenue;

Thence, easterly along the centerline of Clement Avenue to its intersection with the northerly prolongation of the easterly line of Sublot No. 4 in the John Reed Farms Subdivision of part of Original 100 Acre Lot No. 311, as shown by the recorded plat in Volume 3 of Maps, Page 54 of Cuyahoga County Records (PPN 134-01-016);

Thence, southerly along said northerly prolongation of the easterly line of said parcel to its intersection with the southerly line thereof;

Thence, westerly along said southerly line and its westerly prolongation to its intersection with the centerline of East 71st Street;

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Thence, northerly along the centerline of East 71st Street to its intersection with the centerline of Clement Avenue;

Thence, westerly along the centerline of Clement Avenue to its intersection with the southerly prolongation of the westerly line of a parcel of land known as being part of Sublot No. 79 in Morrison and Andrews Subdivision of part of Original 100 Acre Lot No. 310, as shown by the recorded plat in Volume 15 of Maps, Page 11 of Cuyahoga County Records (PPN 132-25-022);

Thence, northerly along the southerly prolongation of said westerly line to its intersection with the southerly line of a parcel of land conveyed by deed to Terrance Gonzales as recorded in Auditor's File Number (AFN) 200210170128 on October 17, 2002 and commonly known as PPN 132-25-021;

Thence, westerly along said southerly line to its intersection with the westerly line thereof;

Thence, northerly along said westerly line and its northerly prolongation to its intersection with the northerly line of Sublot No. 78 in Morrison & Andrew's Allotment of part of Original One Hundred Acre Lot No. 310, as shown by the recorded plat in Volume 15 of Maps, Page 11 of Cuyahoga County Records (PPN 132-25-190);

Thence, easterly along said northerly line to its intersection with the westerly line of Sublot No. 77 in the aforementioned Allotment as shown by the recorded plat in Volume 15 of Maps, Page 11 of Cuyahoga County Records (PPN 132-25-020);

Thence, northerly along said westerly line and its northerly prolongation to its intersection with the centerline of Claasen Avenue;

Thence, easterly along the centerline of Claasen Avenue to its intersection with the southerly prolongation of the westerly line of a parcel of land conveyed by Marcelline Properties Inc to Eddie Brown by deed as recorded in AFN 201411060441 of Cuyahoga County Fiscal Records on November 6, 2014 and more commonly known as (PPN 132-25-017);

Thence, northerly along the southerly prolongation of said westerly line and its northerly prolongation to its intersection with the southerly line of parcel of land conveyed by Harvey & Sandra Sadowski to Clare Sadowski as recorded in AFN 00047446 on January 6, 1977 in Book 14428, Page 545 of Cuyahoga County Fiscal Records (PPN 132-25-015);

Thence, westerly along said southerly line and its westerly prolongation to its intersection with the southerly prolongation of the easterly line of Sublot No. 6 in M.P. Kniola's Subdivision of part of Original 100 Acres Lot No. 310, as shown by the recorded plat in Volume 33 of Maps, Page 8 of Cuyahoga County Records and more commonly known as PPN 132-25-163;

Thence, northerly along the southerly prolongation of said easterly line and its northerly prolongation to its intersection with the centerline Polonia Avenue;

Thence, easterly along the centerline of Polonia Avenue to its intersection with the southerly prolongation of the westerly line of a parcel of land conveyed by deed to Anna Mae & Edmund Trsinar as recorded in AFN 01129282 on January 11, 1985 in Book 50167, Page 30 of Cuyahoga County Fiscal Records and known as PPN 132-25-012;

Thence, northerly along said southerly prolongation of said westerly line and its northerly prolongation to its intersection with the northerly line of a parcel of land conveyed by Marcelline Properties Inc to Mohamed Salem by deed as recorded by AFN

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2013100706040 on October 7, 2013 in Cuyahoga County Records and more commonly known as PPN 132-25-011;

Thence, easterly along said northerly line and its easterly prolongation to its intersection of the centerline of East 71st Street;

Thence, northerly along the centerline of East 71st street to its intersection of the westerly prolongation of the northerly line of a parcel of land known as being the Southerly 35.8 feet from front to rear of Sublot No. 36 and the northerly 14.4 feet from front to rear of Sublot No. 37 in the Evarts and Alexander Re-Subdivision of part of Original One Hundred (100) Acre Lot No. 31, as shown by the recorded plat in Volume 5 of Maps, Page 52 of Cuyahoga County Records (PPN 134-01-003) and the point of origin;

And as identified on the attached map shall be changed to a 'Local Retail Business' District, a 'D' Area District and a '1' Height District;

Section 3. That the Use District of lands bounded and described as follows:

Beginning at the intersection of the centerline of Harvard Avenue and the southerly prolongation of westerly line of a parcel of land known as being Parcel B in the FirstMerit Bank, N.A. Lot Split and Consolidation Plat of part of Original One Hundred Acre Lot No. 314, as shown by the recorded plat in Volume 310, Page 73 of Cuyahoga County Map Records and more commonly known as PPN 132-21-015;

Thence, northerly along said southerly prolongation of said westerly line to its intersection with the northerly line thereof;

Thence, easterly along said northerly line and its easterly prolongation to its intersection of the easterly line of Sublot No. 45 In the Reid Estate Subdivision of part of the Original One Hundred Acre Lot Nos. 310 and 314 as shown by the recorded plat in Volume 59 of Maps, Page 2 of Cuyahoga County Records (PPN 132-21-103);

Thence, northerly along said easterly line to its intersection of the southerly line of a parcel of land known as Sublot No. 48 in the aforementioned Subdivision as shown by recorded plat in Volume 59 of Maps, Page 2 of Cuyahoga County Records (132-21-007);

Thence, easterly along said southerly line and its easterly prolongation to its intersection with the centerline of East 71st Street;

Thence, southerly along the centerline of East 71st Street to its intersection with the westerly prolongation of the northerly line of a parcel of land conveyed by deed from Cora Burbank to Betty Karcher as recorded by AFN 00193837 on November 23, 1977 in Book 14646, Page 471 and more commonly known as PPN 133-18-068;

Thence, easterly along said westerly prolongation of said northerly line and its easterly prolongation to its intersection with the southwesterly line of Sublot No. 162 in Burke, Worley and Webster's Subdivision of part of Original One Hundred Acre Lot No. 315, as shown by the recorded plat in Volume 7 of Maps, Page 2 of Cuyahoga County Records (PPN 133-18-038);

Thence, southeasterly along said southwesterly line and its southeasterly prolongation to its intersection with the southeasterly line of Sublot No. 161 in the aforementioned Subdivision as shown by recorded plat in Volume 7 of Maps, Page 2 of Cuyahoga County Records (PPN 133-18-039);

Thence, northeasterly along said southeasterly line thereof to its intersection with the southwesterly line of a parcel of land known as being the northerly 35 feet of Sublot

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Nos. 1 and 2 in M.M. Jones Re-Allotment of part of Original One Hundred Acre Lot nos. 315 and 455, as shown by the recorded plat in Volume 10 of Maps, page 22 of Cuyahoga County Records and more commonly known as PPN 133-18-040;

Thence, southeasterly along said southwesterly line and its southeasterly prolongation to its intersection with the centerline of Jones Road;

Thence, southwestwardly along the centerline of Jones Road to its intersection with the centerline of Harvard Avenue;

Thence, easterly along the centerline of Harvard Avenue to its intersection with the northerly prolongation of the easterly line of a parcel of land known as being Parcels A & C in Lot Split & Consolidation plat for Chas. E. Phipps Company of part of Original One Hundred Acres Lots nos. 311 and 463 as shown by the recorded plat in Volume 267 of Maps, Page 28 and refiled in Volume 271 of Maps, Page 24 of Cuyahoga County Records and also known as PPN 134-03-004;

Thence, southerly along said northerly prolongation of the easterly line to its intersection with the easterly prolongation of the northerly line of PPN 134-03-037;

Thence, westerly along said easterly prolongation to its intersection with the easterly line of a parcel of land conveyed by deed to Raymond Weaver as recorded by AFN 00372896 on November 9, 1992 as recorded in Book 10082, Page 31 of Cuyahoga County Fiscal Records and more commonly known as PPN 134-03-036;

Thence, northerly along said easterly line to its intersection with the northerly line thereof;

Thence, westerly along said northerly line and its westerly prolongation to its intersection with the centerline of East 76th Street;

Thence, southerly along the centerline of East 76th Street to its intersection with the easterly prolongation of the northerly line of Sublot No. 1 in Joseph Powell's Re-subdivision of Sublot No. 1 in Fish & Walker's Re-Subdivision of Sublot No. 2 in John McLean Executor's Allotment of the John Reed Farm, said Joseph Powell's Re-Subdivision being part of Original One Hundred Acre Lot No. 311, as recorded in Volume 10 of Maps, Page 12 of Cuyahoga County Records and more commonly known as PPN 134-02-014;

Thence, westerly along said northerly line to its intersection with the westerly line thereof;

Thence, southerly along said westerly line to its intersection with the southerly line of a part of Sublot No. 1 and all of Sublot Nos. 2, 3, and 4 in James Walker and Moses Fish's Re-Allotment of Sublot No. 2 in the John Reed Allotment of part of Original One Hundred Acre Lot No 332, as recorded in Volume 5, Page 11 of Cuyahoga County maps Records and being all of Sublot Nos. 2, 3,4, 5 and 6 in Joseph Powell's Re-Allotment of James Walker and Moses Fish's Re-Allotment of Sublot No. 2 in the John Reed Allotment of part of Original One Hundred Acre Lot no. 331, as recorded in Volume 10 of Maps, Page 12 of Cuyahoga County Records and more commonly known as PPN 134-02-001;

Thence, westerly along said southerly line and its westerly prolongation to its intersection with the centerline of East 74th Street;

Thence, northerly along the centerline of East 74th Street to its intersection with the southerly line of Sublot No. 9 in Evarts and Alexander's Subdivision of part of Original One Hundred Acre Lot No. 311, as shown by the plat in Volume 5 of Maps, Page 52 of Cuyahoga County Records (PPN 134-01-090);

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Thence, westerly along said southerly line and its westerly prolongation to its intersection with the easterly line of the southerly thirty-five (35) feet, eight (8) inches from front to rear of Sublot No. 36 and the Northerly fourteen (14) feet, four (4) inches from front to rear of Sublot No. 37 in the aforementioned Re-Subdivision of part of Original One Hundred Acre Lot No. 311, as shown by the recorded plat in Volume 5 of Maps, Page 52 of Cuyahoga County Records (PPN 134-01-003);

Thence, northerly along said easterly line to its intersection with the northerly line thereof;

Thence, westerly along said northerly line and its westerly prolongation to its intersection with the centerline of East 71st Street;

Thence, southerly along the centerline of East 71st Street to its intersection with easterly prolongation of the northerly line of a parcel of land conveyed by deed to Marcelline Properties Inc. as recorded by AFN 00572110 on May 17, 1988 in Book 82170, Page 69 of Cuyahoga County Fiscal Records and more commonly known as PPN 132-25-011;

Thence, westerly along said southerly line and its westerly prolongation to its intersection with the westerly line of a parcel of land conveyed by Deed to Ralph Kovanda as recorded by AFN 00373493 on September 29, 1970 in Book 12743, Page 493 of Cuyahoga County Fiscal Records and more commonly known as (PPN 132-25-007);

Thence, northerly along the westerly line thereof and its northerly prolongation to its intersection with the centerline of Harvard Avenue;

Thence, easterly along the centerline of Harvard Avenue to its intersection with the southerly prolongation of the westerly line of a parcel of land known as being Parcel B in the FirstMerit Bank, N.A. Lot Split and Consolidation Plat of part of Original One Hundred Acre Lot No. 315, as shown by the recorded plat in Volume 310, Page 73 of Cuyahoga County Map Records and more commonly known as PPN 132-21-015 and the point of origin;

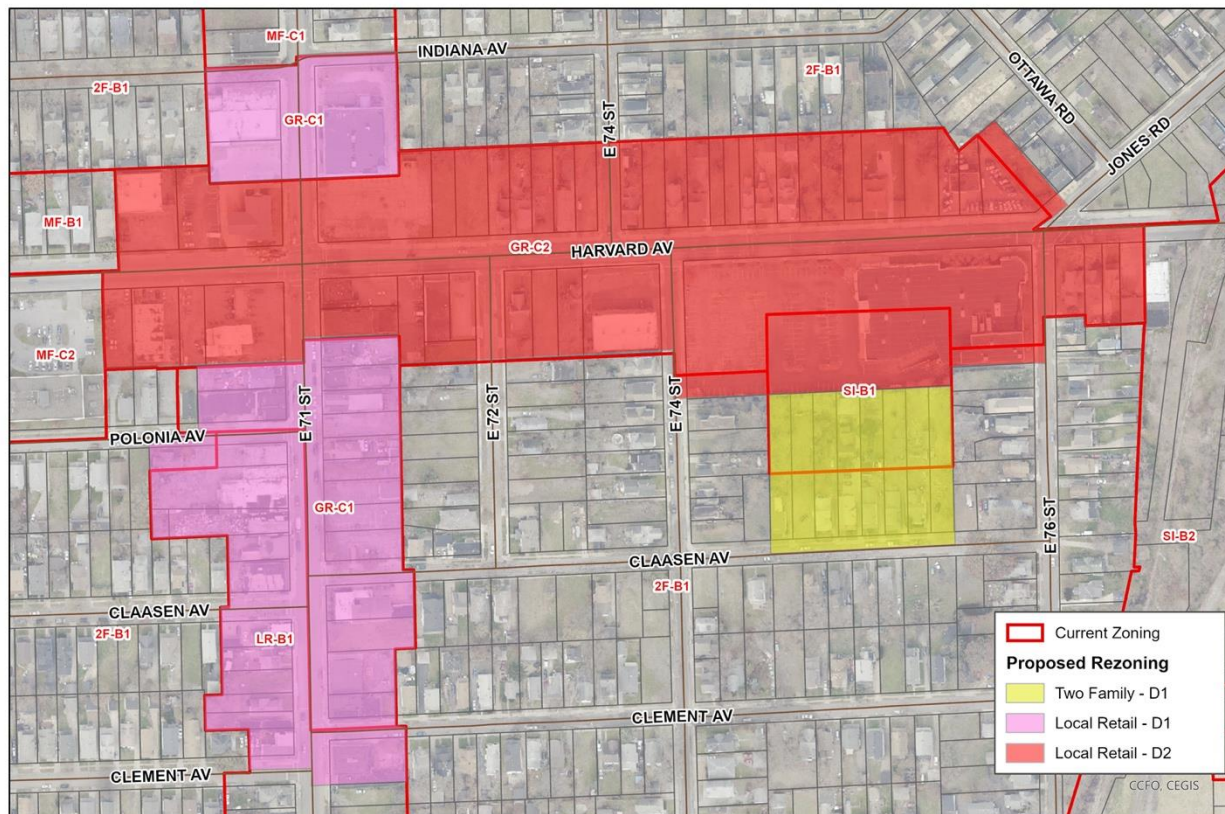
And as identified on the attached map shall be changed to a 'Local Retail Business' District, a 'D' Area District and a '2' Height District;

Section 4. That the change of zoning of lands described in Section 1 through 3 shall be identified as Map Change No. 2624 and shall be made upon the Building Zone Maps of the City of Cleveland on file in the office of the Clerk of Council and on file in the office of the City Planning Commission by the appropriate person designated for this purpose by the City Planning Commission.

Section 5. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

MR:mr
3-29-2021
FOR: Council Member Brancatelli

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Map Change 2624

Changing the Use, Area & Height Districts of parcels of land north and south of Harvard Avenue between slightly west of East 71st Street to Ottawa Road and east and west of E. 71st Street between Indiana Avenue & Clement Avenue

200 Feet



Date: January 27, 2021

