

# Ordinance No. 1064-17

## AN ORDINANCE

Changing the use and area districts along Lorain Avenue between West 123<sup>rd</sup> Street and West 136<sup>th</sup> Street as identified on the attached map (Map Change No. 2568).

Council Member Kazy

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

**Section 1.** That the Use District of lands bounded and described as follows:

Beginning at the intersection of the centerline of Lorain Avenue and the centerline of West 123<sup>rd</sup> Street;

Thence northerly along the centerline of West 123<sup>rd</sup> Street to its intersection with the easterly prolongation of the northerly line of a parcel of land conveyed to KOSTOHRYZ, JOHN by deed dated July 7, 2003 and recorded in Auditor's File Number 200307071548 said parcel also being known as Cuyahoga County's Permanent Parcel Number 021-24-026;

Thence southwesterly along said northeasterly prolongation and northerly line and its southwesterly prolongation to its intersection with the centerline of West 128<sup>th</sup> Street;

Thence northerly along said centerline to its intersection with the northeasterly prolongation of the northerly line of Sublot No. 782 in the Lenox Park Allotment shown on the recorded plat in Volume 23, Page 11 of Cuyahoga County Map Records;

Thence southwesterly along said northeasterly prolongation and northerly line to its intersection with the westerly line thereof;

Thence southeasterly along said westerly line to its intersection with the southerly line of a parcel of land conveyed to Fernandez, Aracelis by deed dated May 8, 2002 and recorded in Auditor's File Number 200205080889 said parcel also being known as Cuyahoga County's Permanent Parcel Number 021-27-079;

Thence southwesterly along said southerly line and its southwesterly prolongation to its intersection with the centerline of Berea Road;

Thence southeasterly along the centerline of Berea Road to its intersection with the centerline of Lorain Avenue;

Thence southwesterly along the centerline of Lorain Avenue to its intersection with the centerline of West 135<sup>th</sup> Street;

Thence northerly along the centerline of West 135<sup>th</sup> Street to its intersection with the easterly prolongation of the southerly line of parcel of land conveyed to Bucsanyi, Ferenc by deed dated April 17, 2001 said parcel also being known as Cuyahoga County's Permanent Parcel Number 021-34-063;

Thence westerly along said easterly prolongation and southerly line to its intersection with the easterly line of a parcel of land conveyed to MONTEAGUDO, ANGEL by deed dated January 7, 2005 and recorded in Auditor's File Number 200501070376 said parcel also being known as Cuyahoga County's Permanent Parcel Number 021-34-041;

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

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Thence westerly along said southerly line to its intersection with the easterly line of a parcel of land conveyed to Zrenner, Kurt by deed dated August 28, 2002 and recorded in Auditor's File Number 200208280691 said parcel also being known as Cuyahoga County's Permanent Parcel Number 021-34-040;

Thence southerly along said easterly line 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 West 136<sup>th</sup> Street;

Thence southerly along said centerline to its intersection with the centerline of Lorain Avenue;

Thence easterly along said centerline to its intersection with the centerline of West 136<sup>th</sup> Street;

Thence southerly along said centerline to its intersection with the southwesterly prolongation of the northerly line of a parcel of land conveyed to Denucci, Massimo by deed dated February 27, 1995 and recorded in Auditor's File Number V95513680007 said parcel also being known as Cuyahoga County's Permanent Parcel Number 022-06-011;

Thence northeasterly along said prolongation and northerly line to its intersection with the westerly line of a parcel of land conveyed to The Church Of Christ Of by deed dated August 5, 1992 and recorded in Auditor's File Number V92267530039 said parcel also being known as Cuyahoga County's Permanent Parcel Number 022-06-038;

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

Thence easterly along said southerly line and its easterly prolongation to its intersection with the centerline of West 135<sup>th</sup> Street;

Thence northerly along said centerline to its intersection with the westerly prolongation of the northerly line of a parcel of land conveyed to Gilan, Martin J. by deed dated December 29, 1995 and recorded in Auditor's File Number V95112390028 said parcel also being known as Cuyahoga County's Permanent Parcel Number 022-06-039;

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

Thence southerly along said easterly line to its intersection with the northerly line of a parcel of land conveyed to Popovich, Nicole K. by deed dated March 24, 2003 and recorded in Auditor's File Number 200303241763 said parcel also being known as Cuyahoga County's Permanent Parcel Number 022-06-073;

Thence easterly along said northerly line and its easterly prolongation to its intersection with the centerline of West 134<sup>th</sup> Street;

Thence northerly along said centerline to its intersection with the westerly prolongation of the southerly line of a parcel of land conveyed to Jefferson Park Group, LLC. By deed dated June 17, 2005 and recorded in Auditor's File Number 200506171067 said parcel also being known as Cuyahoga County's Permanent Parcel Number 022-10-013;

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Thence easterly along said prolongation and southerly line and its easterly prolongation to its intersection with the easterly line of a parcel of land conveyed to York, Kevin C. by deed dated June 30, 1998 and recorded in Auditor's File Number V98082860010 said parcel also being known as Cuyahoga County's Permanent Parcel Number 022-10-011;

Thence northerly along said easterly line to its intersection with the southerly line of a parcel of land conveyed to Costakis, William G by deed dated March 6, 1996 and recorded in Auditor's File Number V96018560025 said parcel also being known as Cuyahoga County's Permanent Parcel Number 022-10-010;

Thence easterly along said southerly line and its easterly prolongation to its intersection with the southerly line of a parcel of land conveyed to Beekman Monika by deed dated February 27, 1992 and recorded in Auditor's File Number V92214060004 said parcel also being known as Cuyahoga County's Permanent Parcel Number 022-10-008;

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

Thence southerly along said easterly line to its intersection with the southerly line of a parcel of land conveyed to Rudy Tony by deed dated March 2, 1992 and recorded in Auditor's File Number V92215150004 said parcel also being known as Cuyahoga County's Permanent Parcel Number 022-10-007;

Thence easterly along said southerly line and its easterly prolongation to its intersection with the centerline of West 133<sup>rd</sup> Street;

Thence northerly along said centerline to its intersection with the centerline of Lorain Avenue;

Thence easterly along said centerline to its intersection with the centerline of West 132<sup>nd</sup> Street;

Thence southerly along said centerline to its intersection with the westerly prolongation of the northerly line of a parcel of land conveyed to Lavelle, John A by deed dated October 28, 1994 and recorded in Auditor's File Number V94102440015 said parcel also being known as Cuyahoga County's Permanent Parcel Number 022-10-038;

Thence easterly along said westerly prolongation and northerly line and its easterly prolongation to its intersection with the centerline of West 130<sup>th</sup> Street;

Thence northerly along said centerline to its intersection with the westerly prolongation of the northerly line of a parcel of land conveyed to 3525 WEST 130TH, LTD by deed dated June 27, 2003 and recorded in Auditor's File Number 200306270565 said parcel also being known as Cuyahoga County's Permanent Parcel Number 018-01-109;

Thence easterly along said westerly prolongation and northerly line to its intersection with the westerly line of a parcel of land conveyed to MOBLEY, LUKE D & CHRISTINE M by deed dated April 17, 2003 and recorded in Auditor's File Number 200304171254 said parcel also being known as Cuyahoga County's Permanent Parcel Number 018-01-104;

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

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Thence easterly along said northerly line and its easterly prolongation to its intersection with the centerline of West 129<sup>th</sup> Street;

Thence northerly along said centerline to its intersection with the centerline of Lorain Avenue;

Thence easterly along said centerline to the place of beginning;

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

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

Beginning at the intersection of the centerline of Lorain Avenue and the centerline of West 132<sup>nd</sup> Street;

Thence southerly along the centerline of West 132<sup>nd</sup> Street to its intersection with the centerline of Cooley Avenue;

Thence westerly along said centerline to its intersection with the centerline of West 133<sup>rd</sup> Street;

Thence northerly along said centerline to its intersection with the centerline of Lorain Avenue.

Thence easterly along said centerline to the place of beginning;

**And as identified on the attached map shall be changed to an 'Open Space Recreation' District, a 'B' Area District and a '1' Height District;**

**Section 3.** That the change of zoning of lands described in Sections 1 and 2 shall be identified as Map Change No. 2568, 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 4.** That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

AH:ah  
9-18-17

FOR: Councilmember Kazy

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**Ord. No. 1064-17**

**REPORT  
after second Reading**

**Council Member Kazy**

**AN ORDINANCE**

Changing the use and area districts along Lorain Avenue between West 123<sup>rd</sup> Street and West 136<sup>th</sup> Street as identified on the attached map (Map Change No. 2568).

**READ FIRST TIME on SEPTEMBER 18, 2017**

**REPORTS**

**and referred to DIRECTORS of City Planning Commission, Law;  
COMMITTEE on Development Planning and Sustainability**

CITY CLERK

READ SECOND TIME

CITY CLERK

READ THIRD TIME

PRESIDENT

CITY CLERK

APPROVED

MAYOR

Recorded Vol. \_\_\_\_\_ Page \_\_\_\_\_

Published in the City Record \_\_\_\_\_

**PASSAGE RECOMMENDED BY  
COMMITTEE ON  
DEVELOPMENT, PLANNING AND  
SUSTAINABILITY**

FILED WITH COMMITTEE

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