

Ordinance No. 1203-2024

By Council Member Conwell

AN ORDINANCE

Changing the Use, Area and Height Districts of parcels of land east of East 105th Street between Churchill Avenue and Orville Avenue. (Map Change 2687)

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, Area, and Height Districts of lands bounded and described as follows:

Beginning at the intersection of the street centerline of Churchill Avenue and the northerly prolongation of the westerly line of a parcel known as being Sublot No. 5 in the Phillips Subdivision of a part of Original 100 Acre Lots Nos. 386 and 387, as shown by the recorded plat in Volume 19 of Maps, Page 23 of Cuyahoga County Records and more commonly known as PPN 120-01-059;

Thence, easterly along the centerline of Churchill Avenue to its intersection with the northerly prolongation of the westerly line of a parcel of land known as being Sublot No. 24 in the Phillips Subdivision of part of Original 100 Acre Lots Nos. 386 and 387, as shown by the recorded plat in Volume 19 of Maps, Page 23 of Cuyahoga County Map Records and more commonly known as PPN 120-01-078;

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

Thence, easterly along the southerly line of said parcel to its intersection with the easterly line of a parcel of land known as being Sublot No. 28 in J.H. Wade and Other's Re-Subdivision of part of Original 100 Acre Lot No. 386, being part of Ford and Holden's Subdivision, as recorded in Volume 4 of Maps, Page 48 of Cuyahoga County Map Records and more commonly known as PPN 120-02-105;

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

Thence, westerly along the centerline of Orville Avenue to its intersection with the southerly prolongation of the westerly line of a parcel of land known as being part of Original 100 Acre Sublot No. 386, further known as being parcel "A-1" as shown by the plat of lot split recorded in A.F.N. 202112100338 of Cuyahoga County Map Records and more commonly known as PPN 120-01-113;

Thence, northerly along the southerly prolongation of the westerly line of said parcel to its intersection with the southerly line of a parcel known as being Sublot No. 5 in the Phillips Subdivision of a part of Original 100 Acre Lots Nos. 386 and 387, as shown by the recorded plat in Volume 19 of Maps, Page 23 of Cuyahoga County Records and more commonly known as PPN 120-01-059;

Thence, westerly along the southerly line of the aforementioned parcel to its intersection with the westerly line thereof;

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

And as identified on the attached map shall be changed to a 'Multi-Family Residential' District, a 'G' Area District and a '2' Height District.

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Section 2. That the street frontages described as follows:

That a Mapped Building Setback of five (5) feet from the property line shall be established along the southerly side of Churchill Avenue between the westerly line of a parcel of land known as being Sublot No. 5 in the Phillips Subdivision of a part of Original 100 Acre Lots Nos. 386 and 387, as shown by the recorded plat in Volume 19 of Maps, Page 23 of Cuyahoga County Map Records and more commonly known as PPN 120-01-059 and the westerly line of a parcel of land known as being Sublot No. 24 in the Phillips Subdivision of part of Original 100 Acre Lots Nos. 386 and 387, as shown by the recorded plat in Volume 19 of Maps, Page 23 of Cuyahoga County Map Records and more commonly known as PPN 120-01-078 as shown on the attached map;

And;

That a Mapped Building Setback of five (5) feet from the property line shall be established along the northerly side Orville Avenue between the easterly line of a parcel of land known as being Sublot No. 28 in J.H. Wade and Other's Re-Subdivision of part of Original 100 Acre Lot No. 386, being part of Ford and Holden's Subdivision, as recorded in Volume 4 of Maps, Page 48 of Cuyahoga County Map Records more commonly known as PPN 120-02-105 and the westerly line of a parcel of land known as being part of Original 100 Acre lot 386, further known as being parcel "A-1" as shown by the plat of lot split recorded in A.F.N. 202112100338 of Cuyahoga County Map Records and more commonly known as PPN 120-01-113 as shown on the attached map;

And as identified on the attached map are hereby established on the Building Zone Maps of the City of Cleveland.

Section 3. That the change of zoning of lands described in Section 1 and 2 shall be identified as Map Change 2687, 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.

SL:sl

11-4-2024

FOR: Council Member Conwell

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Zoning Change Map



