

# MAP CHANGE 2627

DEVELOPMENT, PLANNING & SUSTAINABILITY

# Proposal

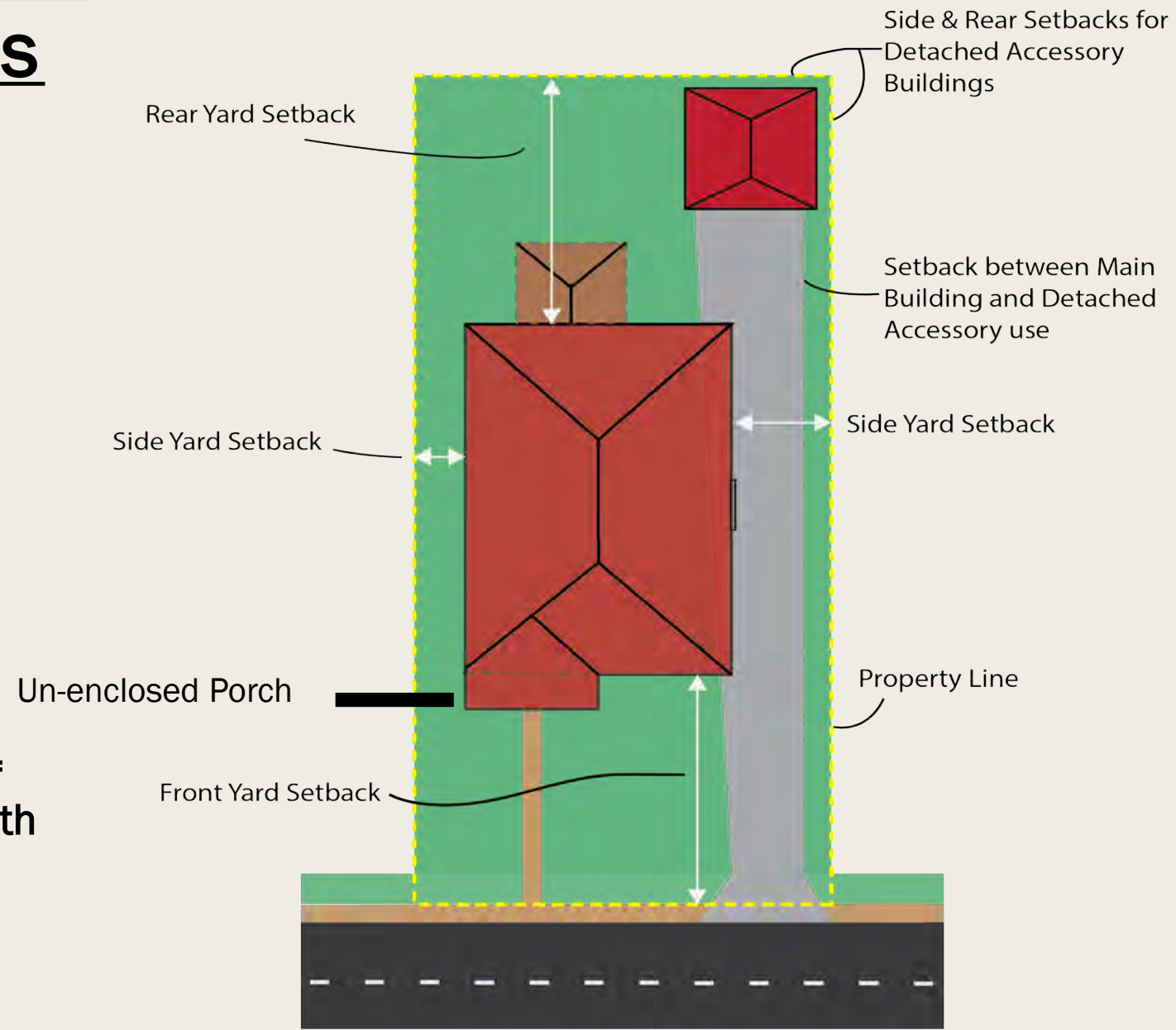
Establishing a seven (7) foot Specific Mapped Setback along west side of East 90<sup>th</sup> Street from Chester Avenue extending north to the southern property line of PPN 119-09-036.

# Purpose

To ensure that the LDA/Inspiron multi-family housing project that has been approved by CPC previously can move forward to offer new, diverse housing typologies within our community.



# Residential Setbacks



**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



Proposed Rezoning




 **Map Change 2627**

Establishing a 7 Foot Specific Mapped Setback along the West Side of East 90th Street from Chester Avenue extending north to the southern property line of Permanent Parcel Number 119-09-036

Date: Friday, February 26, 2021

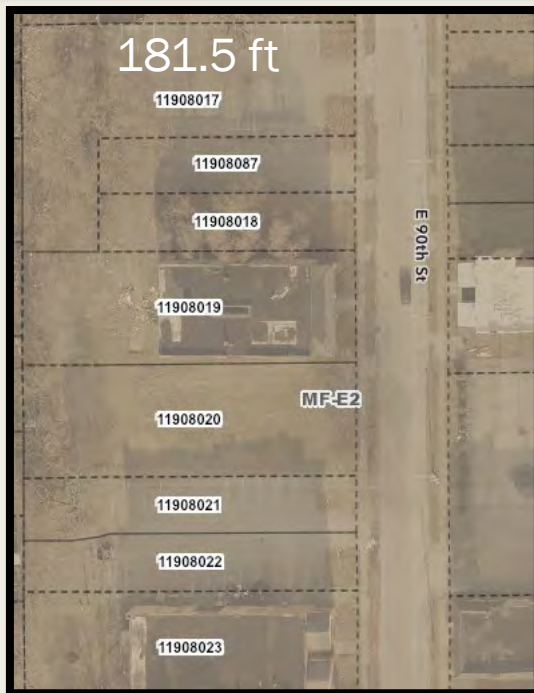
100 Feet

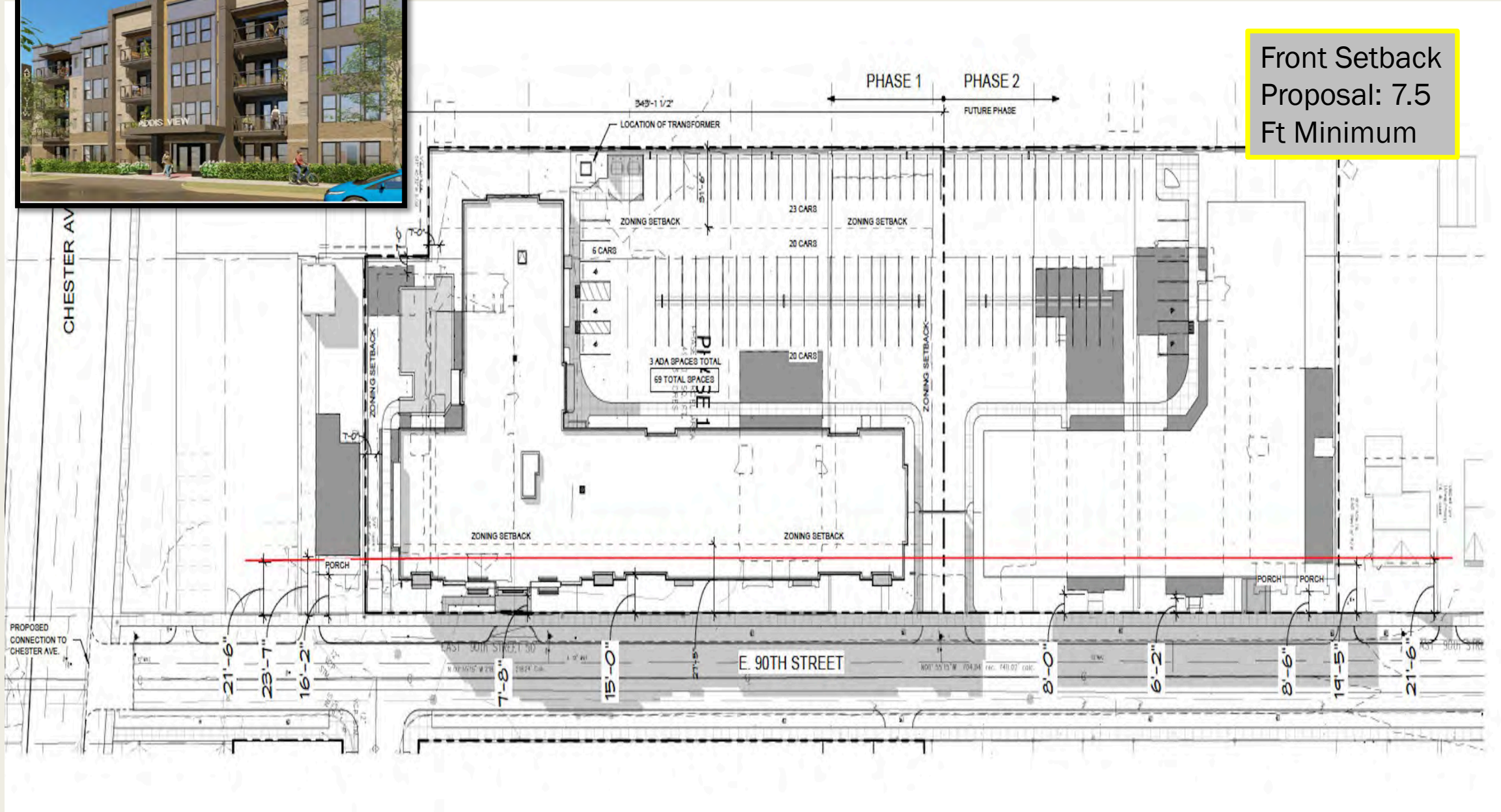




Parcel Depth = 181.5 ft  
15% = 27.5 ft required

Average Front  
Yard Setback =  
22.6 ft to 34.2 ft





Front Setback  
Proposal: 7.5  
Ft Minimum



Proposed Rezoning

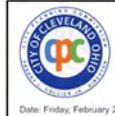


Current Zoning

Parcels

**Proposed Changes**

7' Specific Mapped Setback



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