

# Ordinance No. 104-2022

By Council Members Hairston and Conwell

## AN ORDINANCE

Changing the Use, Area and Height Districts of parcels of land north of St. Clair Avenue between East 90<sup>th</sup> Street and East 105<sup>th</sup> Street, as shown on the attached Map (Map Change 2643).

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 East 91<sup>st</sup> Street and the centerline of Stewart Avenue;

Thence, northeasterly along the centerline of Stewart Avenue N.E. to its intersection with the centerline of East 92<sup>nd</sup> Street;

Thence, northwesterly along the centerline of East 92<sup>nd</sup> Street to the southwesterly prolongation of the northwesterly line of a parcel of land known as being Sublot No. 125 of the Realty Trust Company's proposed Gordon Farm Subdivision of part of Original One Hundred (100) Acre Lots Nos. 360 and 368 and more commonly known as Permanent Parcel Number (PPN) 108-02-042;

Thence, northeasterly along the southwesterly prolongation of aforementioned line to its intersection with the northeasterly line thereof;

Thence, southeasterly along said line and its southeasterly prolongation to its intersection with the centerline of Stewart Avenue N.E.;

Thence, northeasterly along the centerline of Stewart Avenue N.E. to its intersection with the centerline of East 93<sup>rd</sup> Street;

Thence, southeasterly along the centerline of East 93<sup>rd</sup> Street to its intersection with the northeasterly prolongation of the southeasterly line of a parcel of land known as being Sublot No. 153 in The Realty Trust Company's Gordon Farm Subdivision of part of Original One Hundred (100) Acre Lots Nos. 360 and 368, as shown by the recorded plats in Volume 36 of Maps, Page 28 of Cuyahoga County Records (PPN 108-06-036);

Thence, southwesterly along said line and its southwesterly prolongation to its intersection with the centerline of East 91<sup>st</sup> Street;

Thence, northwesterly along the centerline of East 91<sup>st</sup> Street to its intersection with the centerline of Stewart Avenue and the point of origin;

And;

Beginning at the intersection of the centerline of Cobb Court (formerly East 94<sup>th</sup> Street) and the northeasterly prolongation of the northwesterly line of the northeasterly 13 feet of Sublot No. 18 and all of Sublot No. 19 in the Anderson & Quinn Realty Company's Re-Subdivision of part of Original One Hundred Acre Lots Nos. 360 and 368, as shown by the recorded plat of said Re-Subdivision in Volume 42 of Maps, page 25 of Cuyahoga County Records (PPN 108-07-150);

Thence, southwesterly along the aforementioned northwesterly line and its southwesterly prolongation to its intersection with the southwesterly line of the Northeasterly 19 feet of Sublot No. 17 and the Southwesterly 21 feet of Sublot No. 18 in Anderson and Quin Realty Company's Re-subdivision of part of Original One Hundred Acre Lot Nos. 360 and 368, as shown by the recorded plat in Volume 42 of Maps, Page 25 of Cuyahoga County Records and more commonly known as PPN 108-07-154;

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Thence, southeasterly along said line and its southeasterly prolongation to its intersection with the centerline of Wright Court;

Thence, northwesterly along the centerline of Wright Court to its intersection with the northwesterly prolongation of the southwesterly line of a parcel of land known as being Sublot No. 21 in the Anderson-Quinn Company's Re-Subdivision of part of Sublot No. 6 in the James Houghton Allotment of part of Original One Hundred Acre Lots Nos. 360 and 368, as shown by the recorded plat on Volume 42 of Maps, Page 25 of Cuyahoga County (PPN 108-07-152);

Thence, southeasterly along the aforementioned line to its intersection with the southeasterly line thereof;

Thence, northeasterly along said line and its northeasterly prolongation to its intersection with the easterly line of a parcel of land conveyed by deed to Charles & Linda Henderson as recorded by Auditor's File Number (AFN) 00947823 on October 17, 1983 in Book 40, Page 69 of Cuyahoga County Map Records and more commonly known as PPN 108-07-151;

Thence, northwesterly along said easterly line and its northwesterly prolongation to its intersection with the northeasterly prolongation of the centerline of Wright Court;

Thence, southwestwesterly along said prolongation to its intersection with the centerline of Cobb Court;

Thence, northwesterly along the centerline of Cobb Court to its intersection with the northeasterly prolongation of the northwesterly line of the aforementioned PPN 108-07-150 and the point of origin;

And;

Beginning at the intersection of the centerline of East 96<sup>th</sup> Street (formerly Lewis Street) and the easterly prolongation of the northerly line of a parcel of land conveyed by Land Contract to Eddy Murphy as recorded by AFN 200907300543 on July 30, 2009 in Cuyahoga County Fiscal Records and more commonly known as PPN 108-04-061;

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

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

Thence, northeasterly along said southerly line and its northeasterly prolongation to its intersection with the centerline of East 96<sup>th</sup> Street;

Thence, northerly along the centerline of East 96<sup>th</sup> Street to its intersection with easterly prolongation of the northerly line of the aforementioned PPN 108-04-061 and the point of origin;

And;

Beginning at the intersection of the centerline of East 99<sup>th</sup> Street and the westerly prolongation of the southerly line of Sublot No. 6 in the United States Land Company's Re-Subdivision of part of Original One Hundred Acre Lots Nos. 361 and 369, as shown by the Recorded plat in Volume 43 of Maps, Page 24 of Cuyahoga County Records and more commonly known as PPN 108-09-024;

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

Thence, northeasterly along said easterly line and its northeasterly prolongation to its intersection with the southerly line of a parcel of land known as being Sublot No. 8 in the United States Land Company's Re-Subdivision of part of Original One Hundred Acre Lot Nos. 361, and 369 as shown by the recorded plat in Volume 43 of Maps, Page 24 of Cuyahoga County Records (PPN 108-09-022);

Thence, northerly along the easterly line thereof to its intersection with the southerly line of Sublot No. 18 in W.H. Van Tine, Jr. Trustee's Allotment of part of Original One Hundred Acre Lot Nos. 361 and 369, as shown by the recorded plat in Volume 17 of Maps, page 29 of Cuyahoga County Records and more commonly known as PPN 10809021;

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

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 99<sup>th</sup> Street (formerly known as Robinson Street);

Thence, northerly along the centerline of East 99<sup>th</sup> Street to its intersection with the easterly prolongation of the northerly line of a parcel of land conveyed by deed to Mary & Willie Jackson as recorded by AFN 00007573 on April 2, 1985 in Book 51892, Page 51 of Cuyahoga County Map Records and more commonly known as PPN 108-07-040;

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

Thence, southerly along the westerly line and its southerly prolongation to its intersection with the southerly line of a parcel of land known as being part of Original One Hundred Acre Lot No. 369 and more commonly known as PPN 10807160;

Thence, easterly along said southerly line and its easterly prolongation to its intersection with the centerline of East 99<sup>th</sup> Street;

Thence, southerly along the centerline of East 99<sup>th</sup> Street to its intersection with the westerly prolongation of the southerly line of the aforementioned PPN 108-09-024 and the point of origin;

And;

Beginning at the intersection of the centerline of East 99<sup>th</sup> Street and the easterly prolongation of the southerly line of a parcel of land known as being part of Sublots 16 and 17 in Jenette L. Canfield's Subdivision of part of Original One-Hundred Acre Lot No. 361 (PPN 108-05-072);

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

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Thence, northerly along said westerly line and its northerly prolongation to its intersection with the northerly line of a parcel of land known as being Sublot Nos. 14 and 15 in Jennet L. Canfield's Allotment of part of Original One Hundred Acre Lot No. 361, as shown by the recorded plat in Volume 8 of Maps, page 7 of Cuyahoga County Records (PPN 108-05-075\_;

Thence, easterly along said northerly line and its easterly prolongation to its intersection with the centerline of East 99<sup>th</sup> Street;

Thence, southerly along the centerline of East 99<sup>th</sup> Street to its intersection with the easterly prolongation of the southerly line of the aforementioned PPN 108-05-024 and the point of origin;

And;

Beginning at the intersection of the centerline of East 99<sup>th</sup> Street and the easterly prolongation of the southerly line of a parcel of land conveyed by deed to Vance & Mary Shumpert as recorded by AFN 00946363 on October 13, 1983 in Book 981, Page 55 of Cuyahoga County Map Records and more commonly known as PPN 108-05-081;

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 a parcel of land conveyed by deed to Phillip Grant as recorded in AFN 00406143 on June 10, 1997 in Book 5468, Page 17 of Cuyahoga County Map Records and more commonly known as PPN 108-05-083;

Thence, easterly along said northerly line and its easterly prolongation to its intersection with the easterly line of a parcel of land known as being Sublot No. 58 in John Crowell's Subdivision of part of Original One Hundred Acre Lot nos. 361 and 369, as shown by the recorded plat in Volume 4 of Maps, page 61 of Cuyahoga County Map Records and more commonly known as PPN 108-08-037;

Thence, southerly along said easterly line and its southerly prolongation to its intersection with the southerly line of Sublot No. 57 in John Crowell's Subdivision of part of Original One Hundred Acre Lot No. 361, as shown by the recorded plat in Volume 4 of Maps, Page 61 of Cuyahoga County Records and more commonly known as PPN 108-08-038;

Thence, westerly along said southerly line and its westerly prolongation to its intersection with the centerline of East 99<sup>th</sup> Street;

Thence, southerly along the centerline of East 99<sup>th</sup> Street to its intersection with the easterly prolongation of the southerly line of the aforementioned PPN 10804081 and the point of origin;

And;

Beginning at the intersection of the centerline of East 102<sup>nd</sup> Street (formerly known as Eldridge Street) and the westerly prolongation of the northerly line of a parcel of land conveyed to Michael White by deed as recorded by AFN 00848641 on January 1, 1983 in Book 25, Page 657 of Cuyahoga County Map Records and known as PPN 108-10-028;

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

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 East 102<sup>nd</sup> Street;

Thence, northerly along the centerline of East 102<sup>nd</sup> Street to its intersection with the westerly prolongation of the northerly line of the aforementioned PPN 10810028 and the point of origin;

And;

Beginning at the intersection of the centerline of East 103<sup>rd</sup> Street (formerly John Street) and the westerly prolongation of the northerly line of a parcel of land known as being parts of Sublots Nos. 23, 25, 29 and 30, and all of Sublot No. 24 in the John Crowell's Subdivision of part of Original One Hundred Acre Lot No. 361, as shown by the recorded plat of said Subdivision in Volume 4 of Maps, pge31 of Cuyahoga County Records and more commonly known as PPN 108-11-082;

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

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

Thence, southwesterly and westerly along said southerly line to its intersection with the centerline of East 103<sup>rd</sup> Street;

Thence, northerly along the centerline of East 103<sup>rd</sup> Street to its intersection with westerly prolongation of the northerly line of the aforementioned 108-11-082 and the point of origin;

And;

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

Section 2. That the change of zoning of lands described in Section 1 shall be identified as Map Change No. 2643, 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 3. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

MR:mr  
1-24-2022  
FOR: Council Members Hairston and Conwell

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