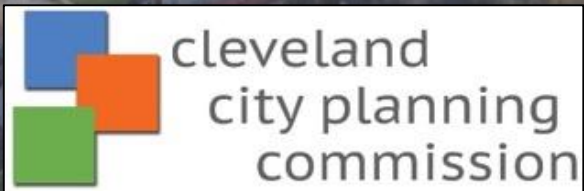


Map Change 2648

DP&S
July 12, 2022



Proposal

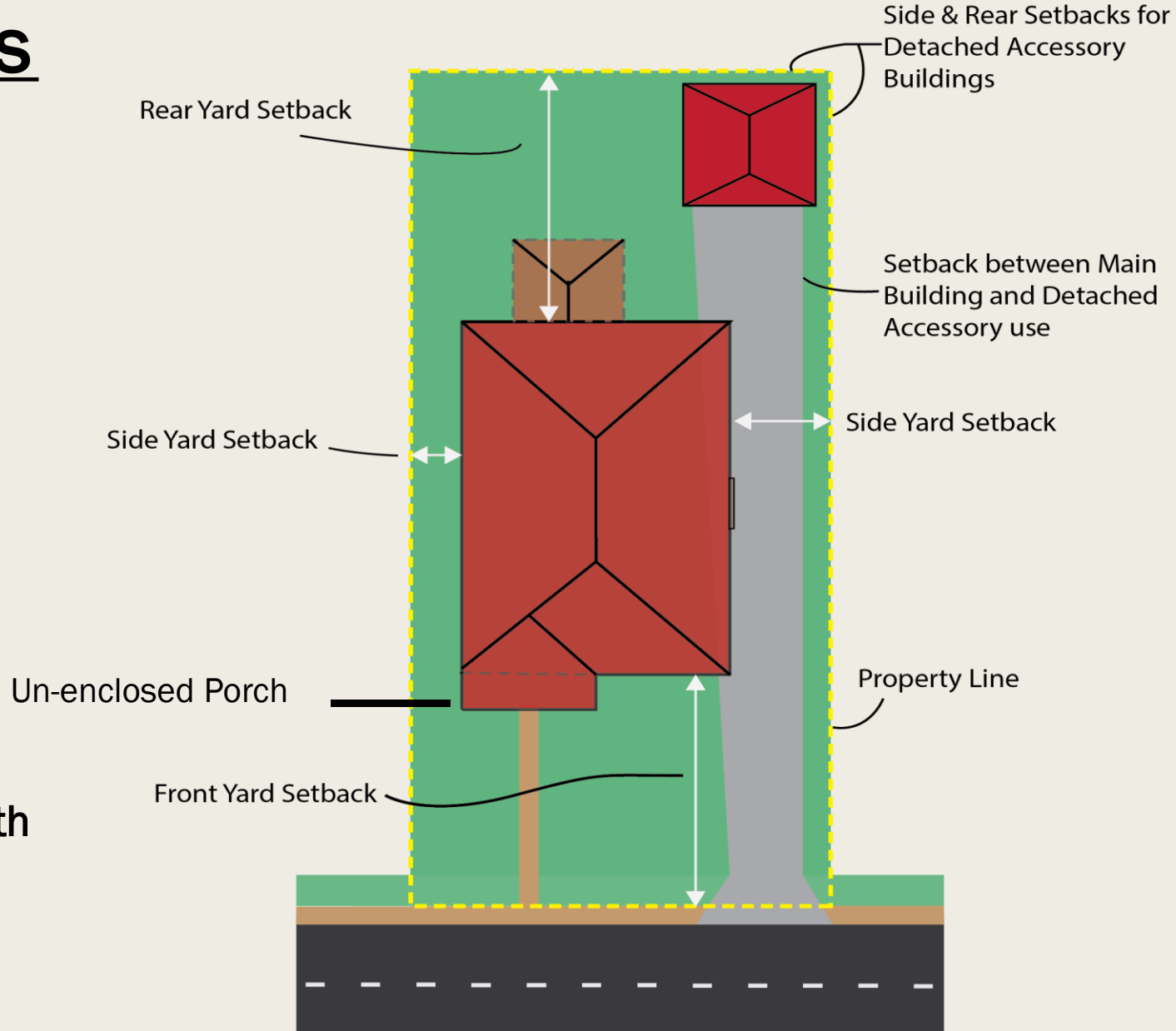
To add a six (6) foot setback along Roanoke Avenue between State Road and West 30th.

Purpose

To permit appropriate infill housing development on Roanoke Avenue in the Old Brooklyn Neighborhood.



Residential Setbacks



Front, Rear & Side Yard Setbacks Required for all Main Buildings in Residential Districts

On Roanoke, the average required front yard setback is 14.25 feet

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

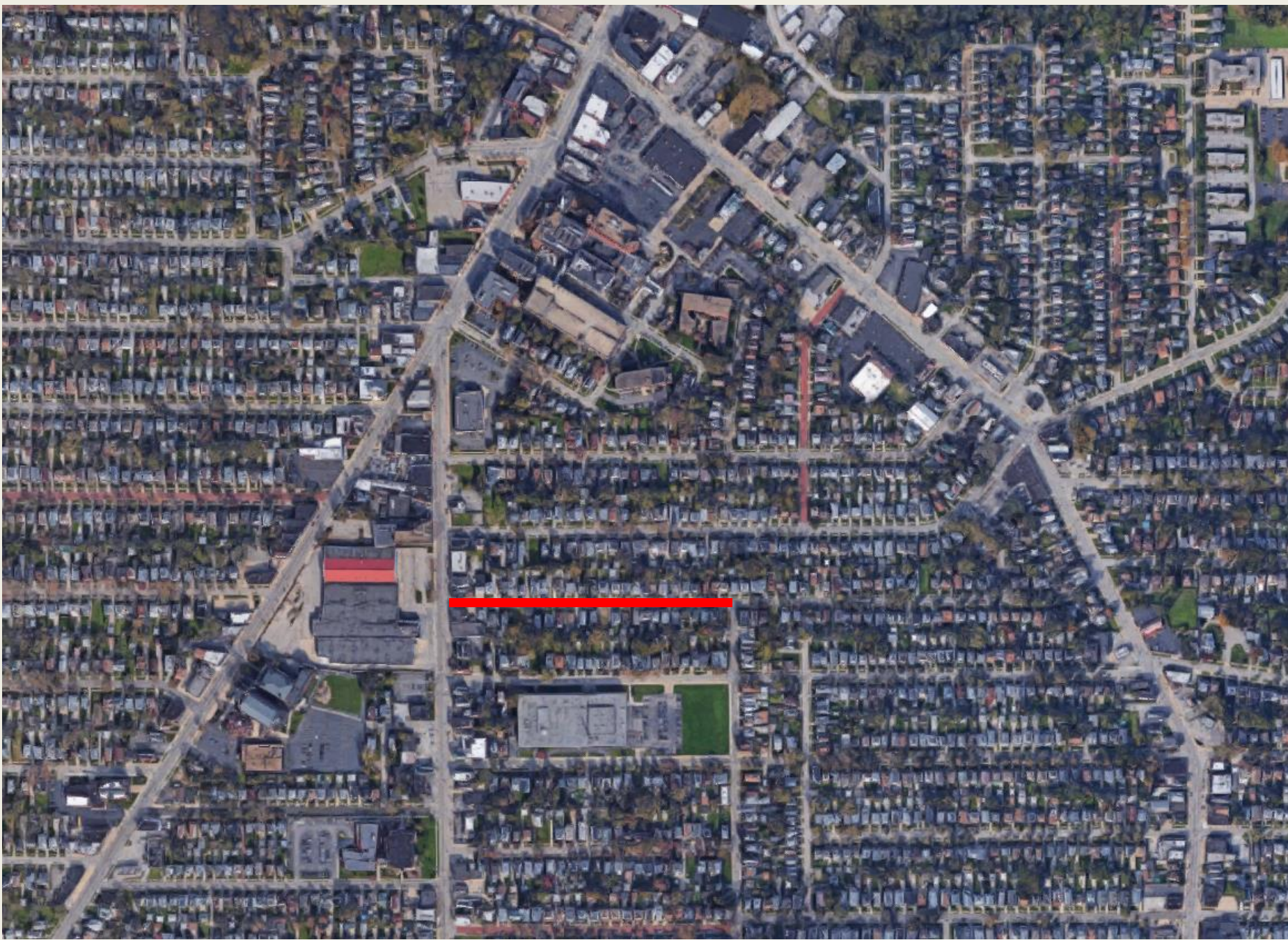
Indicated on Building Zone Maps of the City as from either the property line or the street centerline

Take precedence over all other setback regulations

Can only be changed with legislation

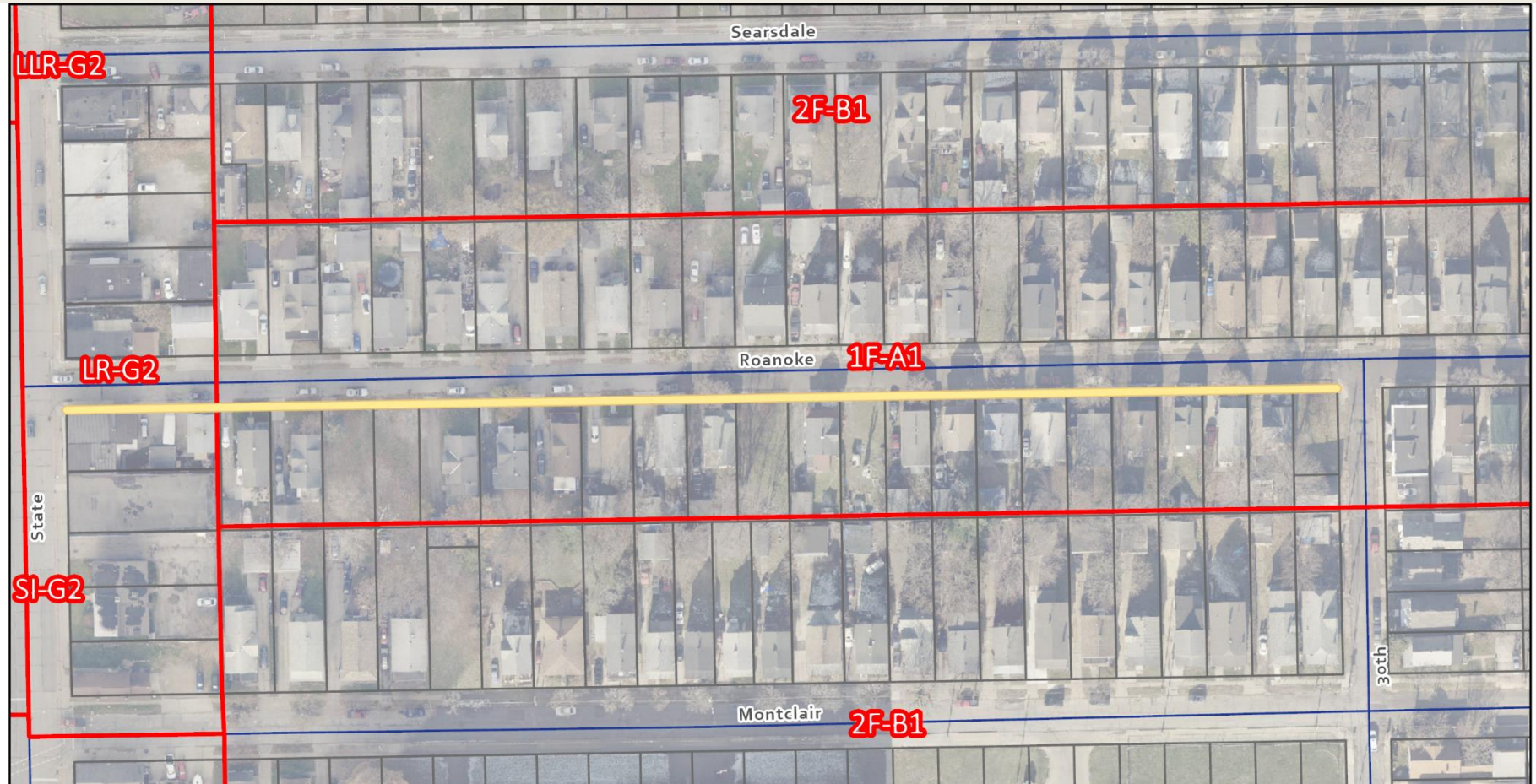


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Mapped Setbacks

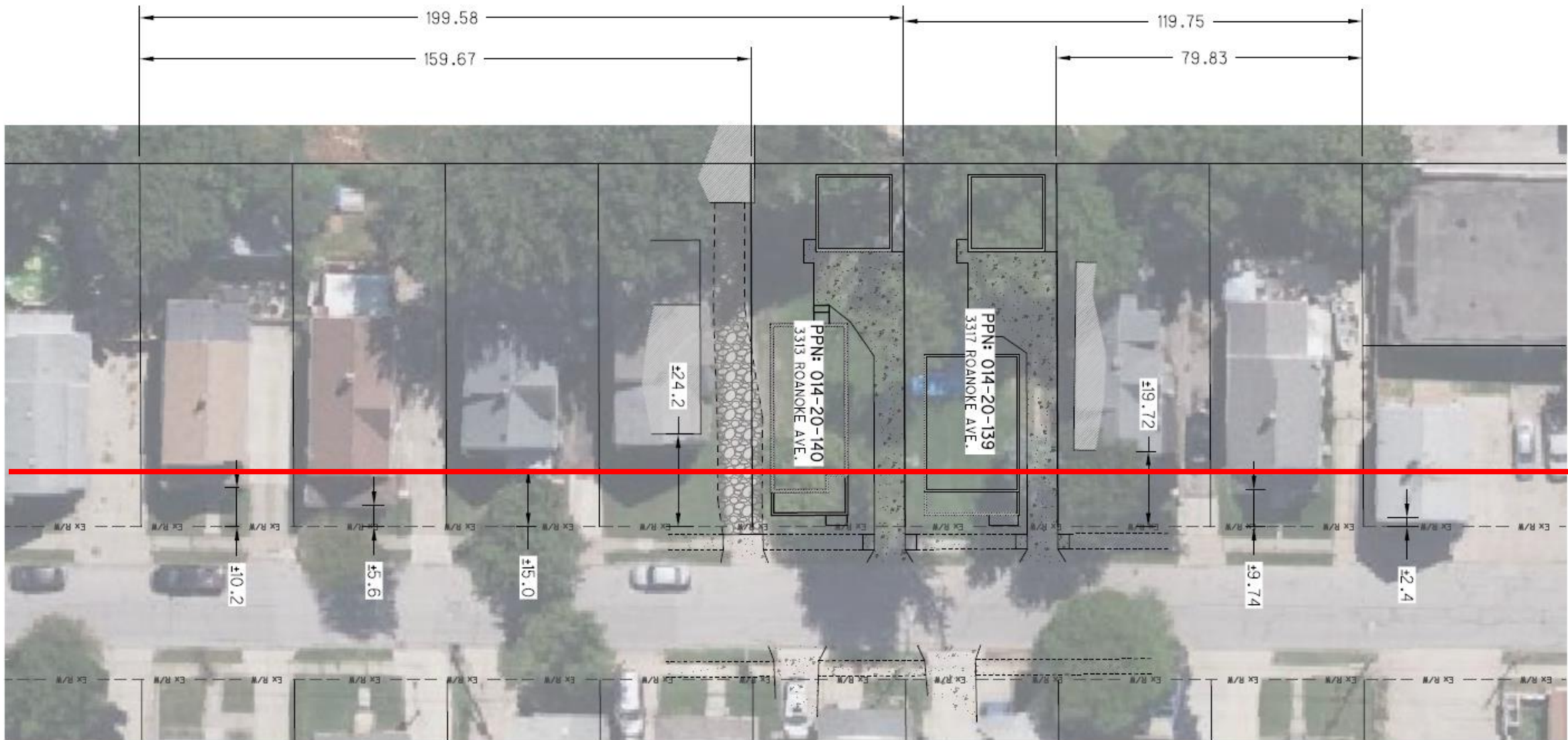
6' Mapped Setback





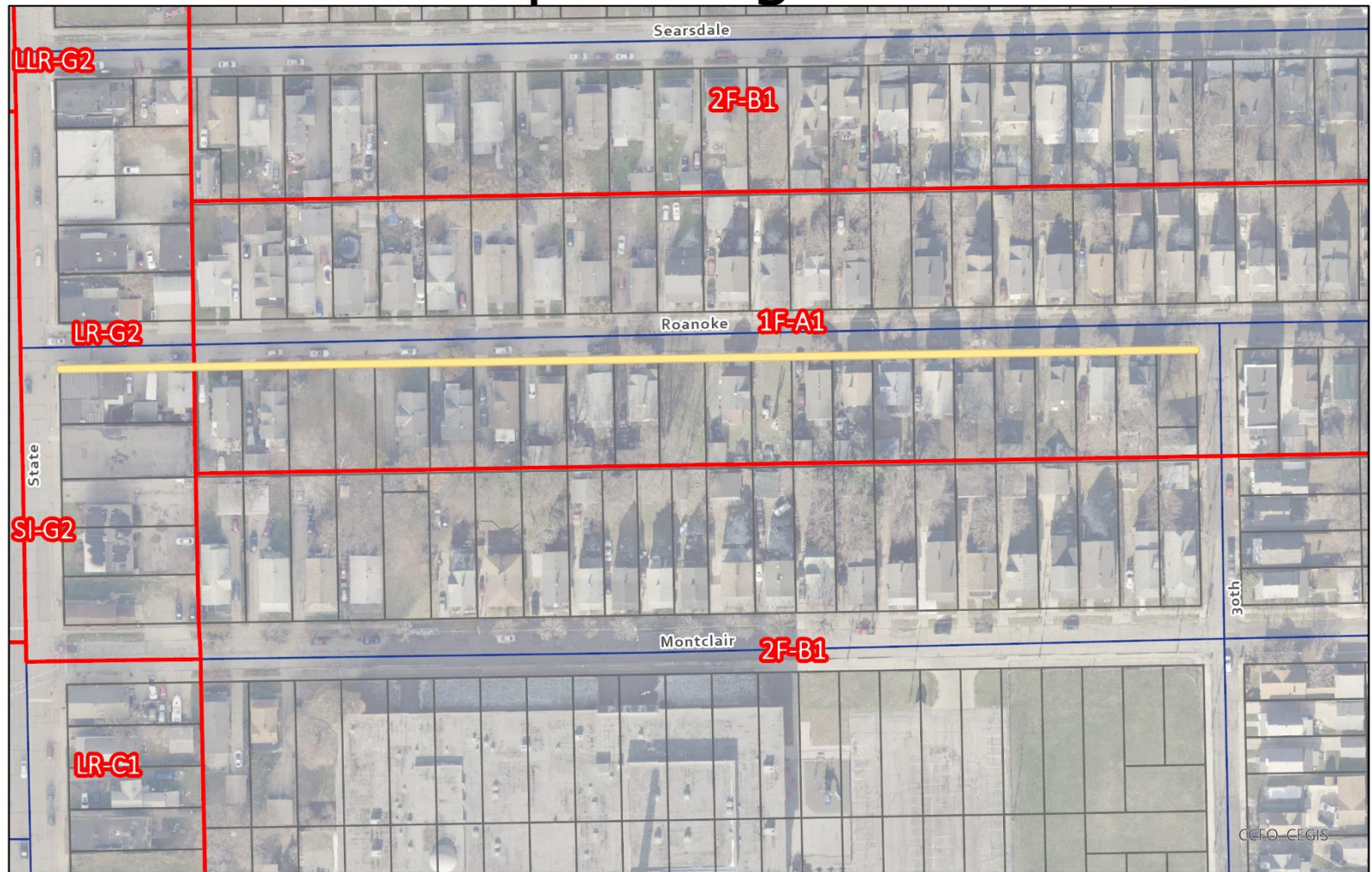
Map Change 2648





ROANOKE AVE (40')

Map Change 2648



- Legend**
- 6 Foot Mapped Setback (property line)
 - Current Zoning

