

# Madam C J Walker Business District



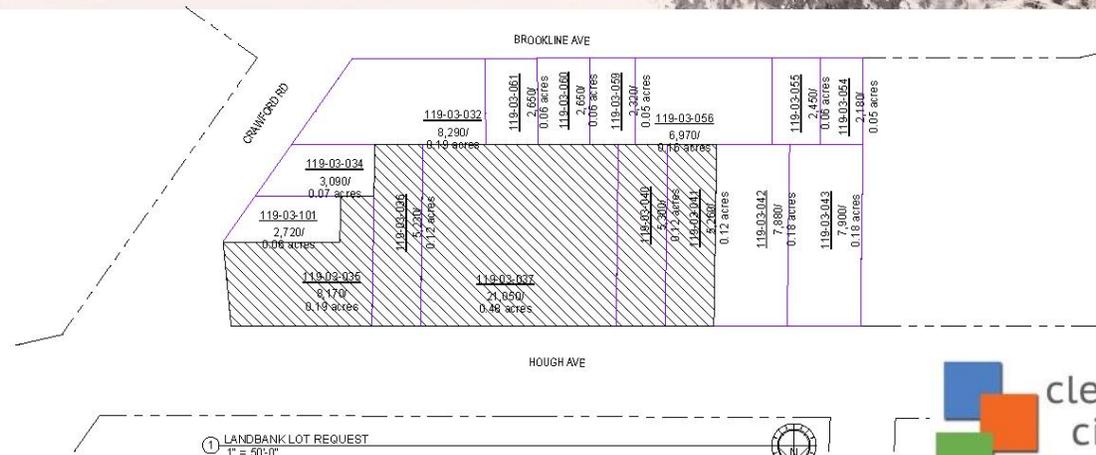
architect **Hakkı**  
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**STRUCTURES UNLIMITED, LLC**  
 9300 Edmore Rd #300  
 Greenbelt, MD 20770

**Madam C J Walker Business District**  
 8501 Hough Ave  
 Cleveland, OH 44106



**MAP CHANGE 2647**  
 DEVELOPMENT, PLANNING & SUSTAINABILITY



COVER SHEET

Date: JUNE 03, 2021  
 Status: schematic design

No.	Re.	Date

1 LANDBANK LOT REQUEST  
 1" = 50'-0"



## Proposal

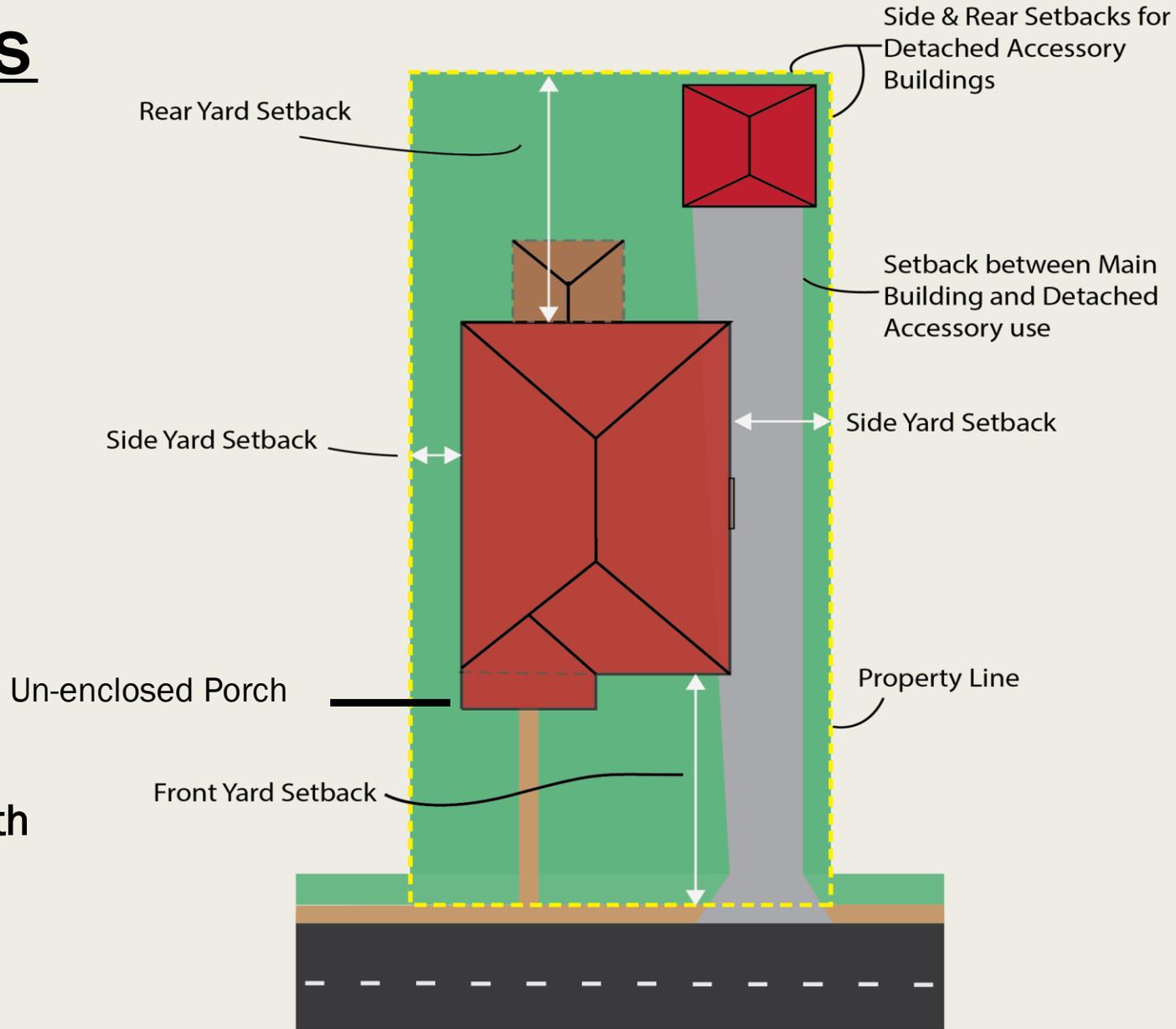
To remove the ten (10) foot Specific Mapped Setback along the south side of Hough Avenue between E. 75 Street and Crawford Ave and replace it with a zero (0) foot Specific Mapped Setback.

## Purpose

To ensure that the Madam CJ Walker mixed-use project that has been approved by CPC previously can move forward and offer a new, diverse mix of commercial uses in the Hough Neighborhood.



# 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

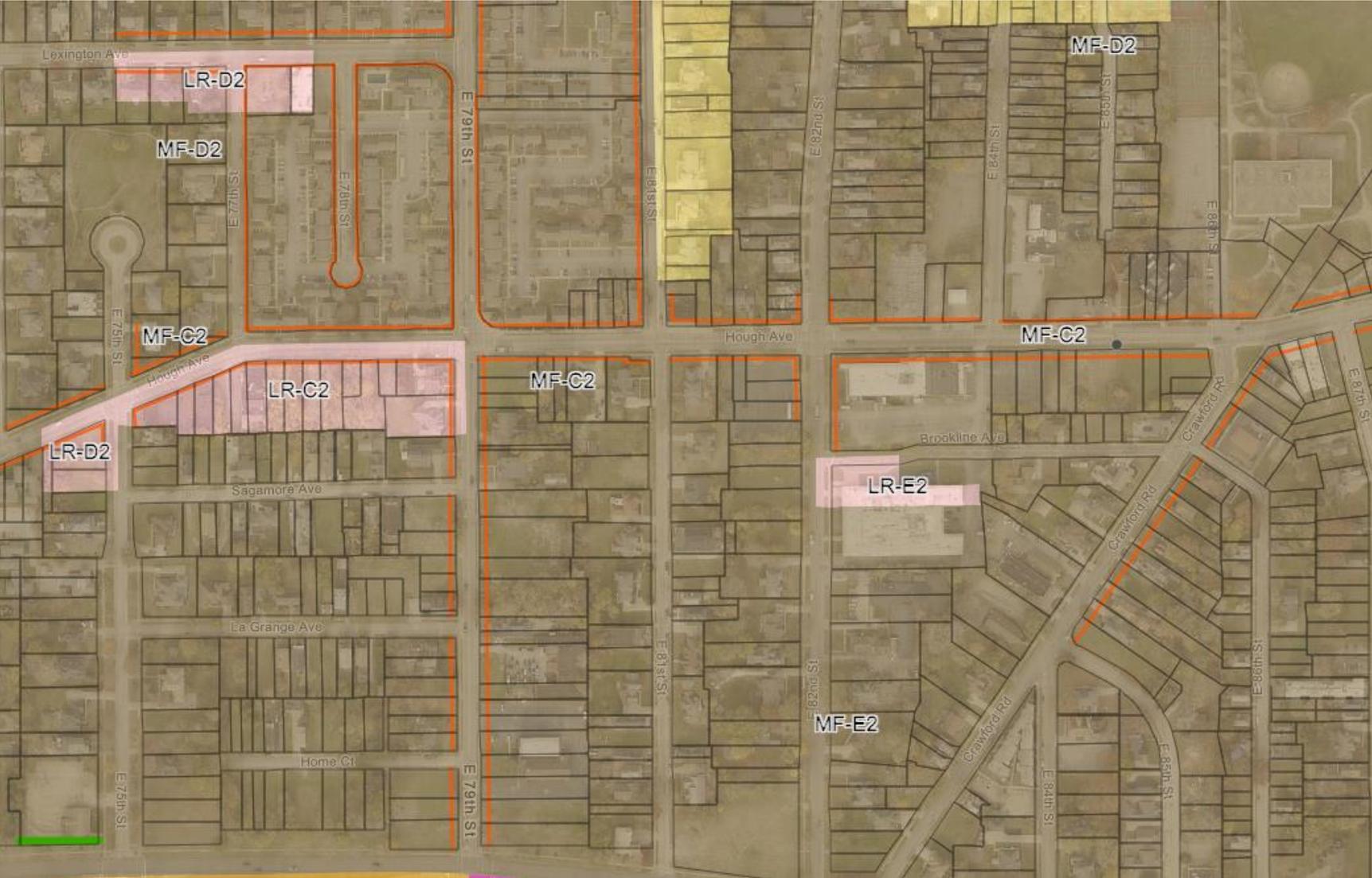
Indicated on Building Zone Maps of the City as from either the property line or the street centerline

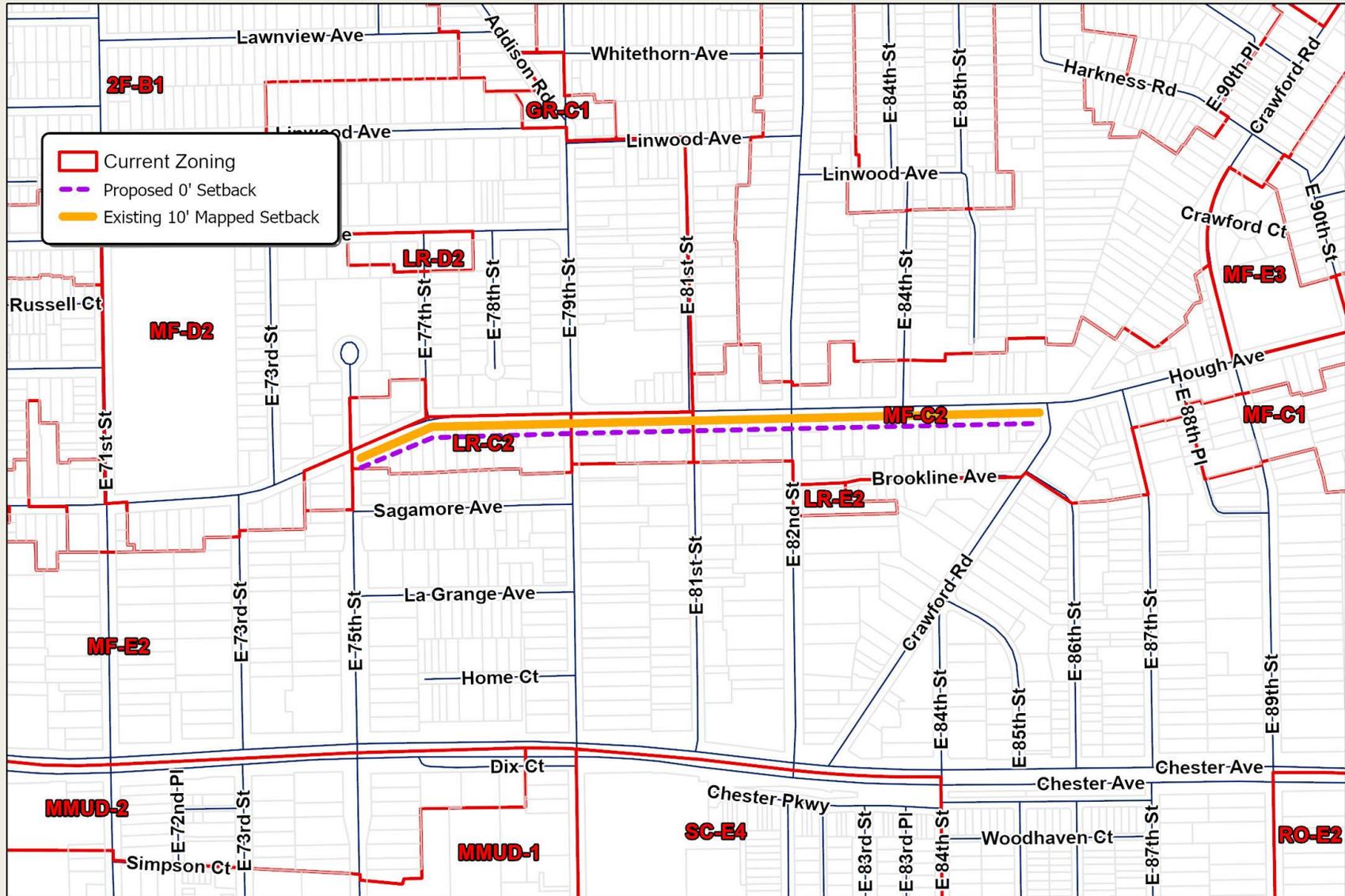
Take precedence over all other setback regulations

Can only be changed with legislation

# Mapped Setbacks

— Mapped Setback

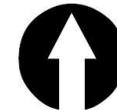




Mayor Justin M. Bibb

### Map Change 2647

Replacing a ten (10) foot Specific Mapped Setback from the property line with a zero (0) foot Specific Mapped Setback from the property line along the southern side of Hough Avenue between E. 75 Street & Crawford Road (Map Change 2647).

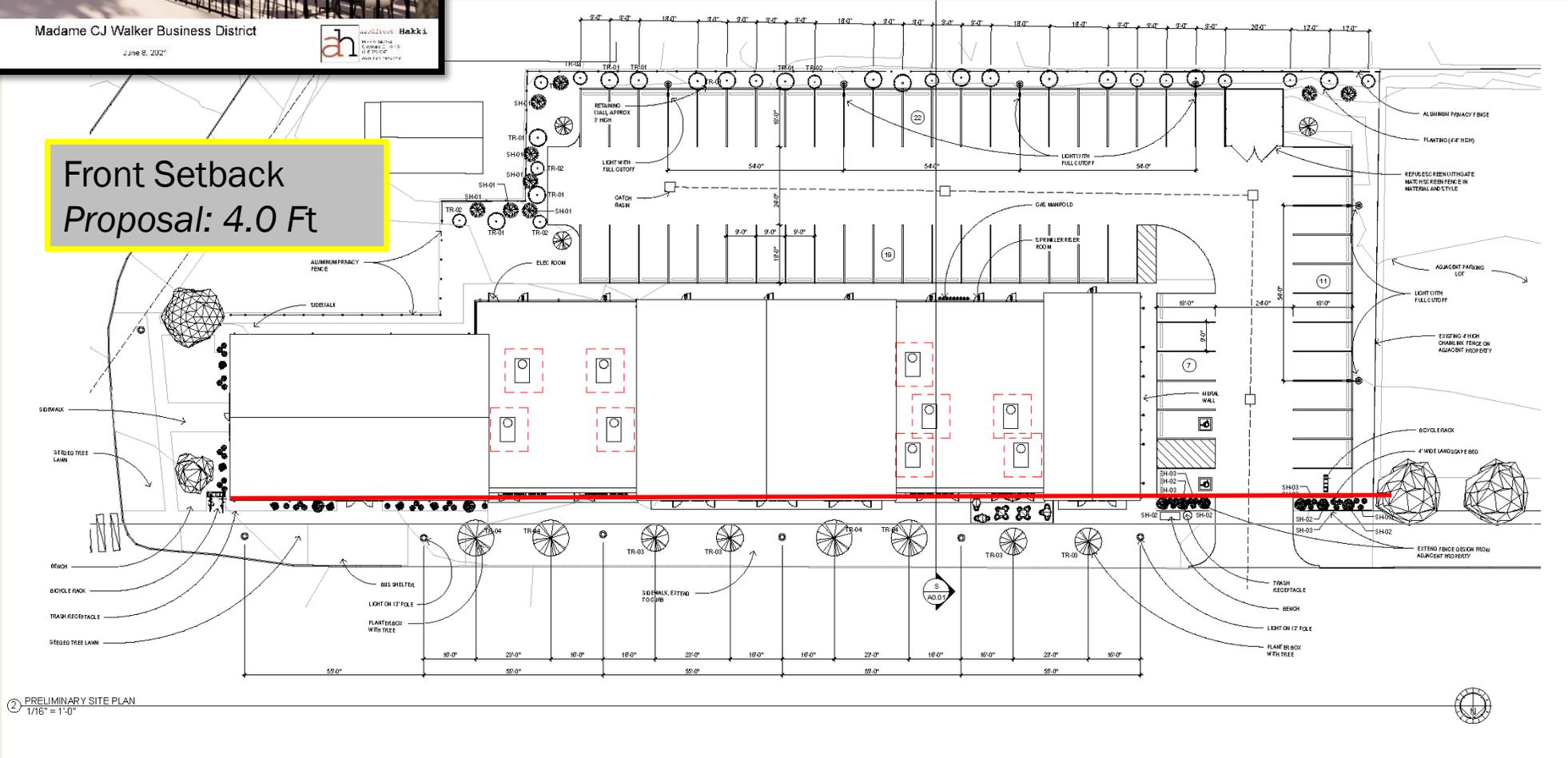


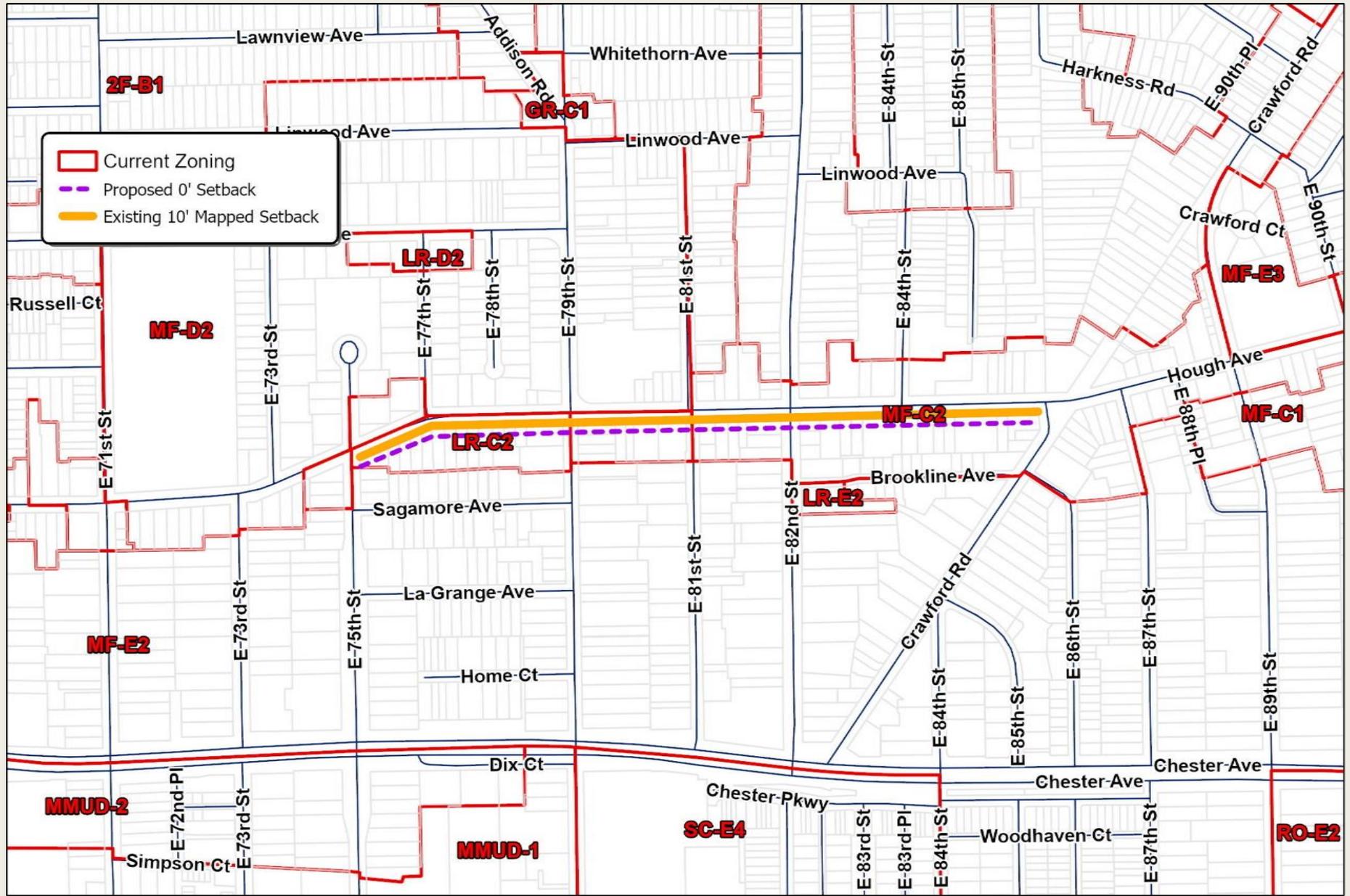
Date: March 22, 2022



- The 10' mapped setback would reduce the number of parking spaces in the rear.
- By reducing the mapped setback the development enhances the walkability of Hough Avenue and is consistent with the goals of the Form Based Code.

Front Setback Proposal: 4.0 Ft





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Date: March 22, 2022



Madame CJ Walker Business District

June 8, 2021



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June 8, 2021



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June 8, 2021

