

# Map Change 2659

Development, Planning & Sustainability

January 10, 2023



cleveland  
city planning  
commission



# Proposal

Changing the Use, Area & Height Districts of parcels of land east of West 20th Street between the Nickel Plate Railroad & Moltke Court (MC 2659)

## Purpose

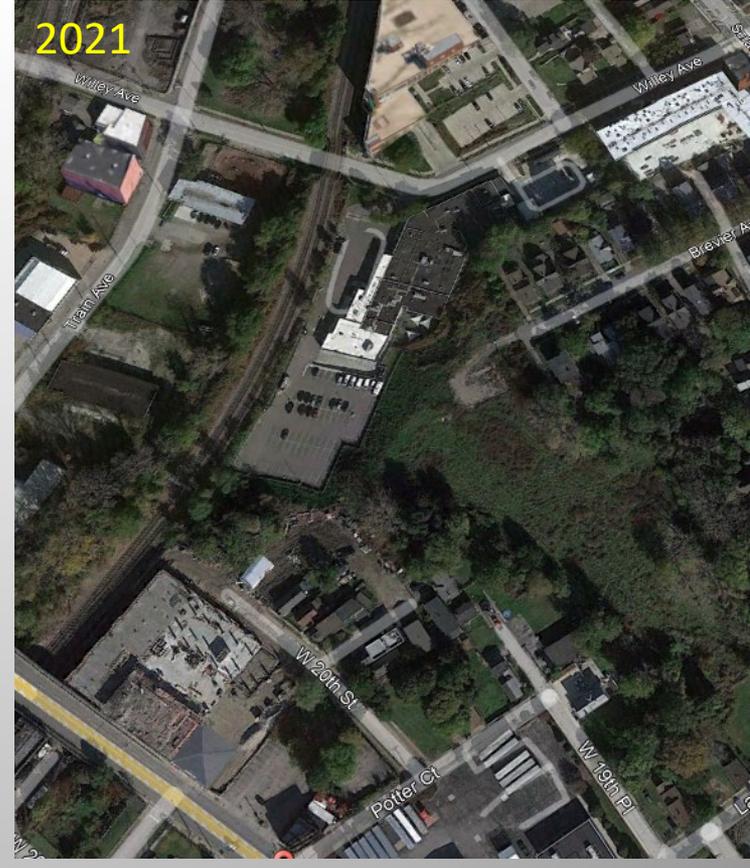
- To ensure new proposed development is buildable as approved by City Planning Commission
- Without a specific mapped setback, building would need to be setback 15% of the average depth of the lot. BZA does not have the authority to grant a front yard setback variance (no other building(s) make up 20% of aggregate street frontage on block – proposing demolition of existing)
- To prevent a Split-zoning issue once lots are consolidated



2017



2021



2019



Current Zoning  
**Proposed Zoning**  
 Limited Retail Business- G2  
 0' Specific Mapped Setback




**cleveland city planning commission**  
 Date: November 8, 2022

# Map Change 2659

Changing the Use, Area, & Height Districts of parcels of land east of West 25th Street and adding a zero (0) foot Specific mapped Setback on the easterly side of West 20th street and the northerly side of Moltke Ct

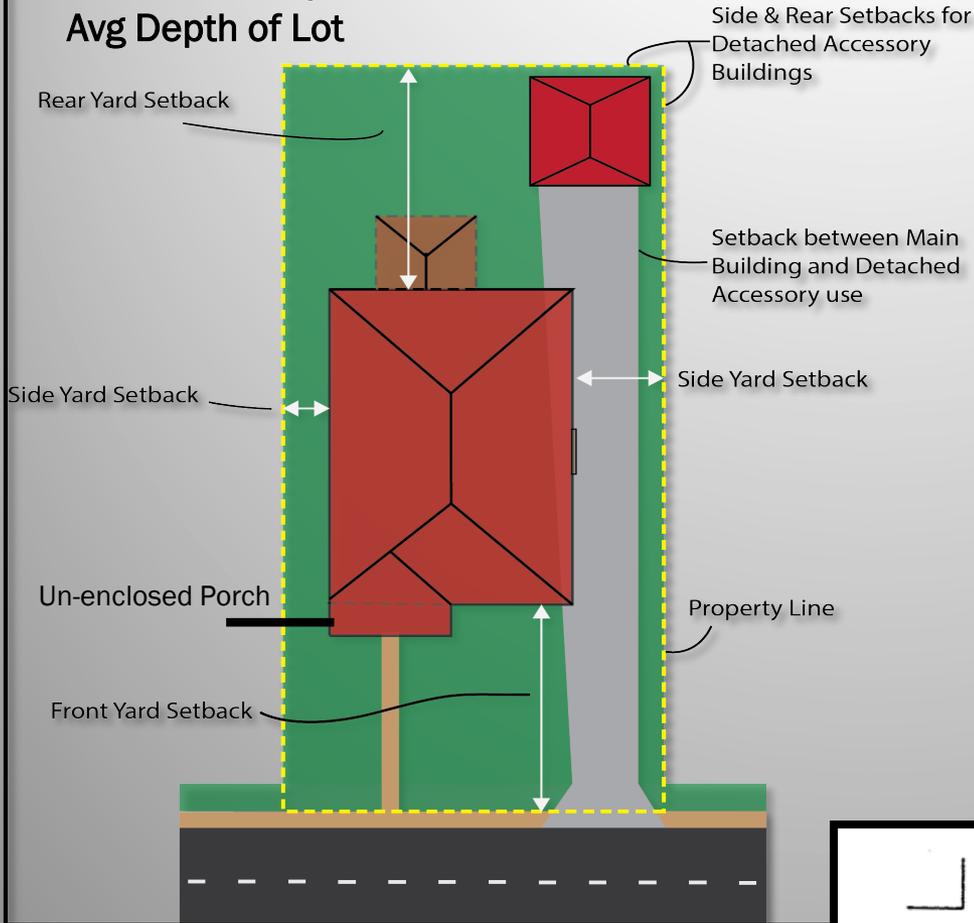


Maxar, Microsoft



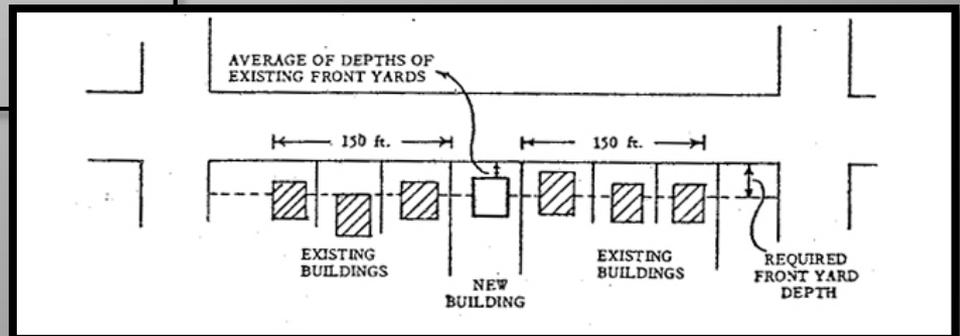
# Residential Yard (Setback) Requirements

Front Yard Req = 15 % of Avg Depth of Lot



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

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Alignment with existing

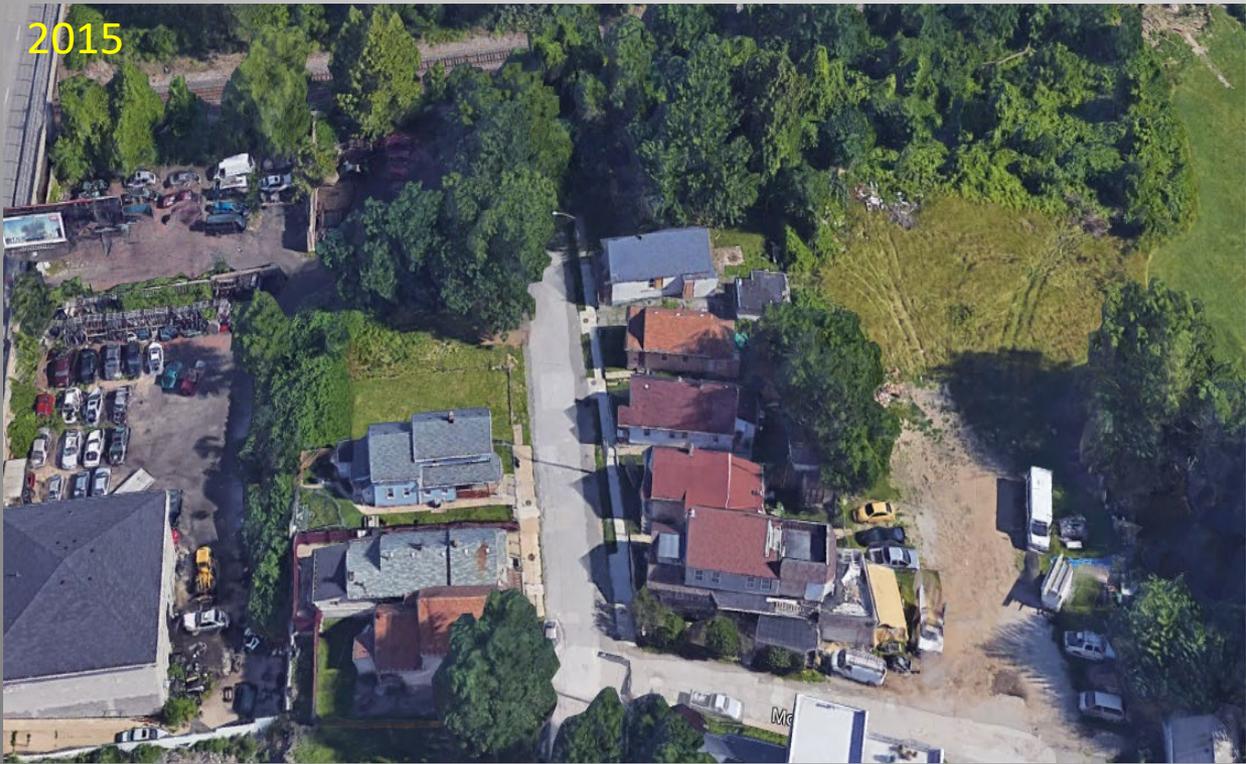
2009



2019



2015



2021



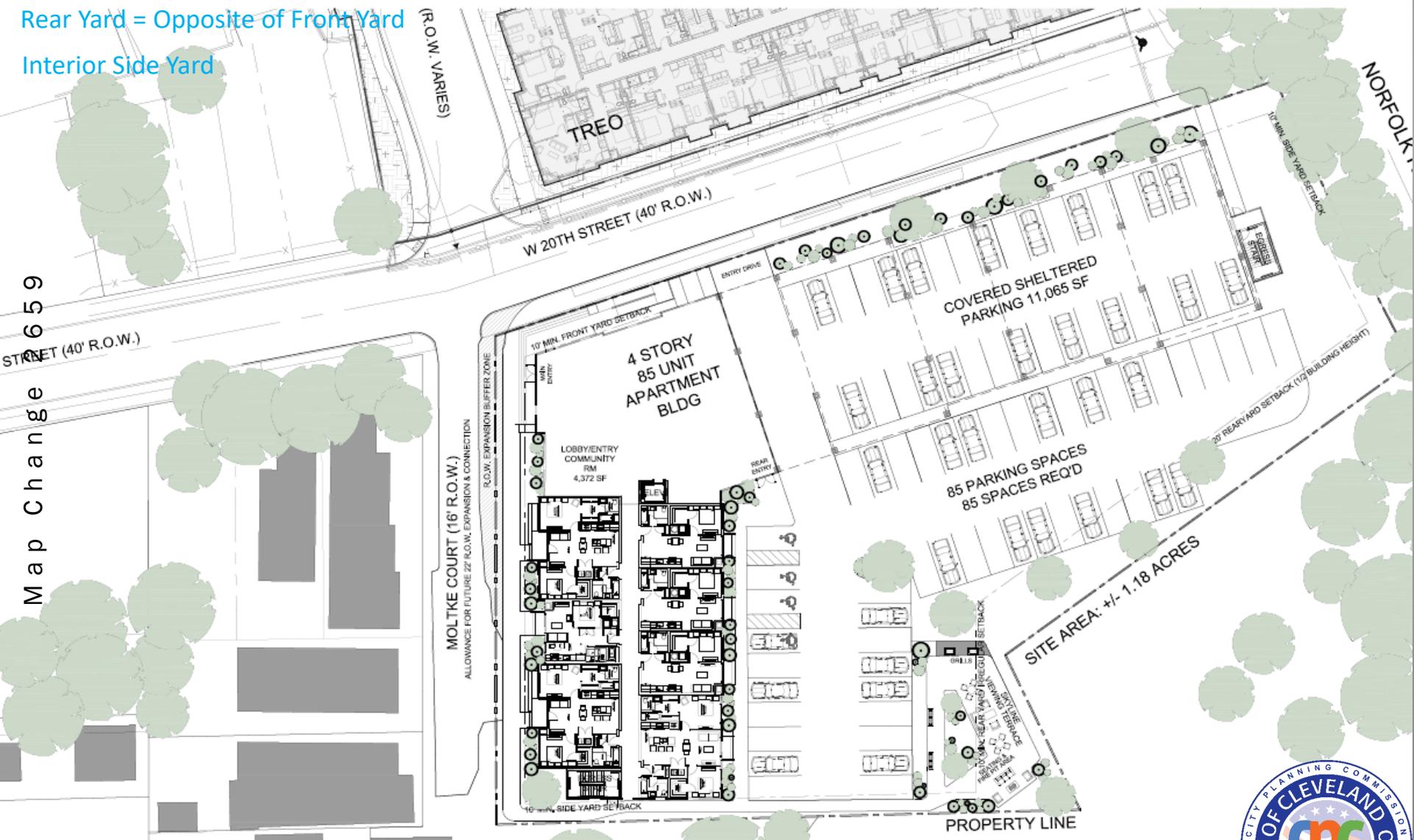
Front Yard Setback = Address (W. 20<sup>th</sup> Street) 10 Feet

Side Street Yard = Moltke Court

Rear Yard = Opposite of Front Yard

Interior Side Yard

Map Change 0659



# Mapped Setbacks

A required front yard space in which no structures may be located, except where specifically allowed by Cleveland Zoning Code

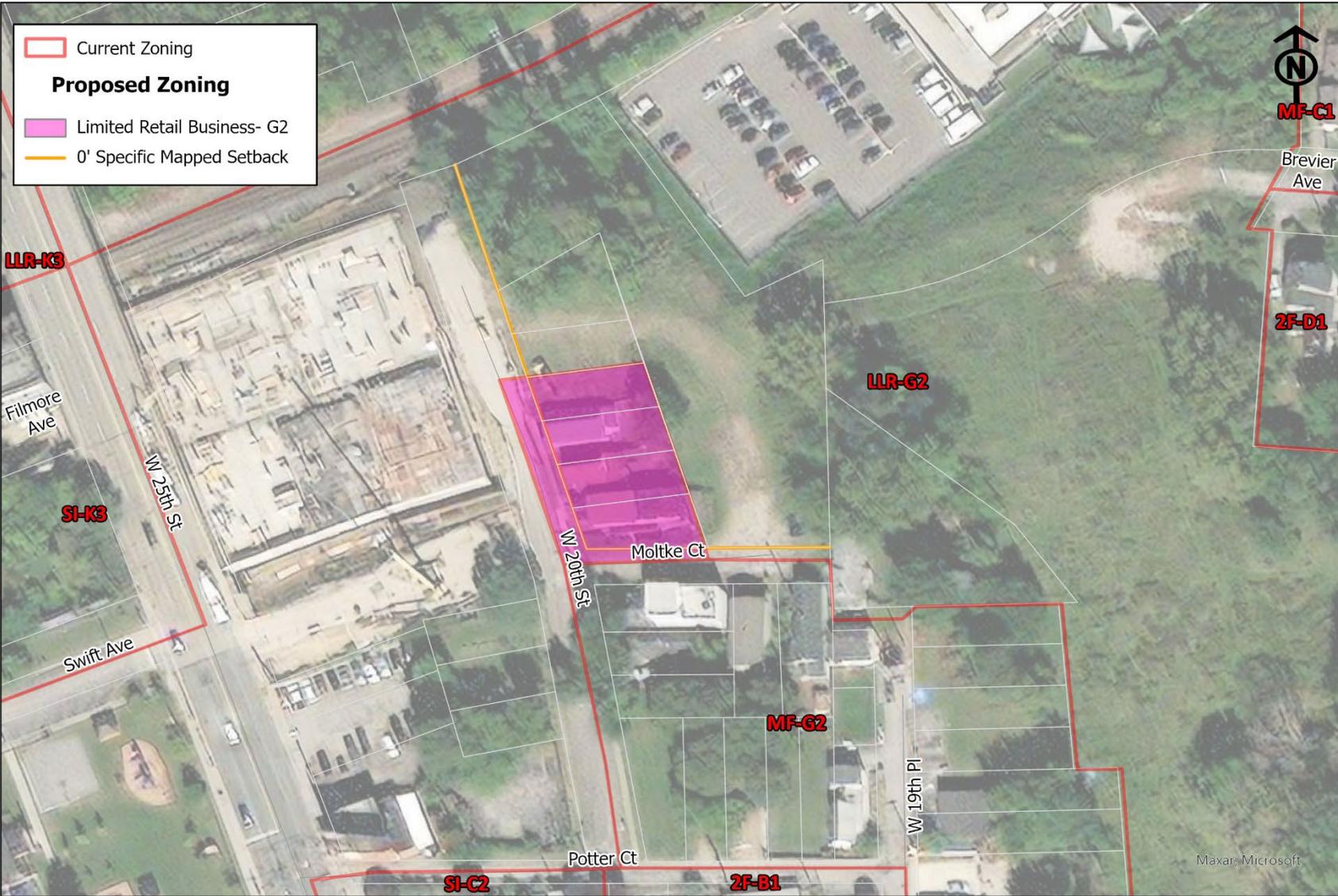
Indicated on Building Zone Maps of the City as from either the property line or the street centerline

Take precedence over all other setback regulations

Can only be changed with legislation



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