

MAP CHANGE 2598

CITY PLANNING COMMISSION HEARING

FEBRUARY 15, 2018

Proposa

Establishing a zero (0') foot Mapped Building Setback along the eastern side of Hazel Ave. along the Western frontage of 1609 Hazel Avenue, owned by the Cleveland Institute of Music.

Purpose

To allow the institution's proposed development to move forward as planned.

Without establishing a 0' Mapped Setback, Board of Zoning Appeals can not grant a variance from a front yard setback. The setback currently requires any building to be set back 15% of the lot depth to a maximum of 30'.

The proposed front yard setback at its' closest is five (5) feet.



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

Existing Conditions



