



LEGISLATIVE SUMMARY

Cleveland City Planning Commission Division of Zoning & Technology

Ordinance Number: 206-19

Description: Establishing a zero (0) foot Mapped Building Setback along the eastern side of Hazel Avenue along the western the frontage of 1609 Hazel Avenue (PPN 12018019), owned by the Cleveland Institute of Music (Map Change 2598).

Purpose: To allow the Cleveland Institute of Music's proposed development to move forward as planned. Without establishing a zero (0) foot Mapped Setback, the Board of Zoning Appeals could not grant a variance from the front yard setback, which currently requires any building to be set back fifteen (15) percent of the lot depth to a maximum of thirty (30) feet. The proposed front yard setback at it's closest is five (5) feet which is consistent with the existing massing and scale along the portion of the street.

A support letter acknowledging approval of this request from the Council Member was given.

Ward: Ward 9, Council Member Kevin Conwell