



NOTICE OF PUBLIC MEETING

The Cleveland City Planning Commission will hold a public meeting at **9:15 am on Friday, August 21, 2026** in room 514, Cleveland City Hall 601 Lakeside Ave E. and virtually on the WebEx platform which will be livestreamed on YouTube to consider the proposed **Rezoning Legislation** listed below:

Ordinance No. TBD: Changing the Use, Height and Area Districts of parcels of land east of East 89th Street between Beckman Avenue and Capitol Avenue; and subjecting an area titled the Site Development Boundary to Section 333.02 of the Cleveland Zoning Code; and attaching the Approved Site Development Plan (Map change 2701).

You can view a map and the details of the proposed map change by going to the City Planning Website:

<https://www.clevelandohio.gov/city-hall/boards-commissions/planning/zoning>

All interested property owners or their representatives and neighbors affected by the proposed zoning change are urged to be present to express their opinions on the proposed change in zoning so that the Planning Commission may have the benefit of their testimony in determining the recommendation to be made to City Council. Please note that individual statements made at the meeting will be limited to three minutes.

A second opportunity for comment will be provided at an official public hearing to be scheduled before City Council's Planning Committee. The time of that meeting will be announced through a separate mailing. To keep the WebEx session to a manageable size, we are asking individuals that wish to Participate to contact the City Planning Office. Please call 216.664.2210 or email us at cityplanning@clevelandohio.gov



Explanation of Proposed Rezoning

Ordinance No. TBD: Changing the Use, Height and Area Districts of parcels of land east of East 89th Street between Beckman Avenue and Capitol Avenue; and subjecting an area titled the Site Development Boundary to Section 333.02 of the Cleveland Zoning Code; and attaching the Approved Site Development Plan (Map change 2701).

Permitted Uses in Existing or Proposed Zoning Districts:

Existing

Multi Family District generally permit one-family houses, two-family houses, rooming houses, row houses, apartment houses, fraternities and sororities, etc. For a full description of the Multi-Family District, read Section 337.08 of the Cleveland Zoning Code.

Area District

Area District 'C' allows for a maximum gross floor area of residential buildings to be equal to 1/2 the total lot area.

Height District

Height District '1' allows a maximum height of the building to be thirty five (35) feet.

Proposed

Specific Mapped Setbacks

A five (5) feet Specific Mapped Setback shall be established in accordance with site plan that was approved by the City Planning Commission and is shown on the attached map.

A Specific Setback building line is a required front yard space in which no structures may be located, except where specifically allowed by the Cleveland



Zoning Code. The specific mapped setback (or building line) indicated on the Building Zone Maps of the City are either from the property line or the street centerline, take precedence, and can only be changed with Map Change legislation (§357.07).

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Area District

Area District 'G' allows for a maximum gross floor area of residential buildings to be equal to 3x the total lot area.

Height District

Height District '1' allows a maximum height of the building to be sixty (60) feet.

NOTE: If this proposed zoning change becomes effective, the law requires that the legal use of all existing buildings in the area be allowed to remain, but there can be no additions or expansions of those uses made nonconforming by this change without a special permit from the Board of Zoning Appeals.

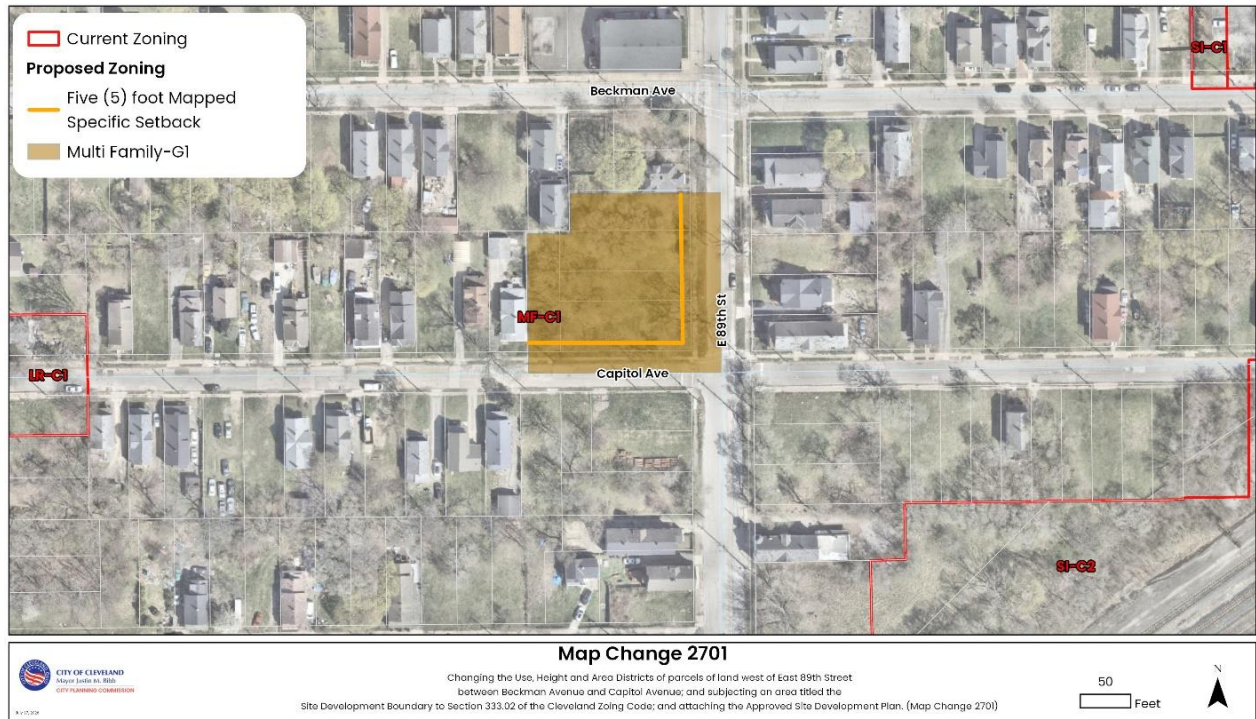
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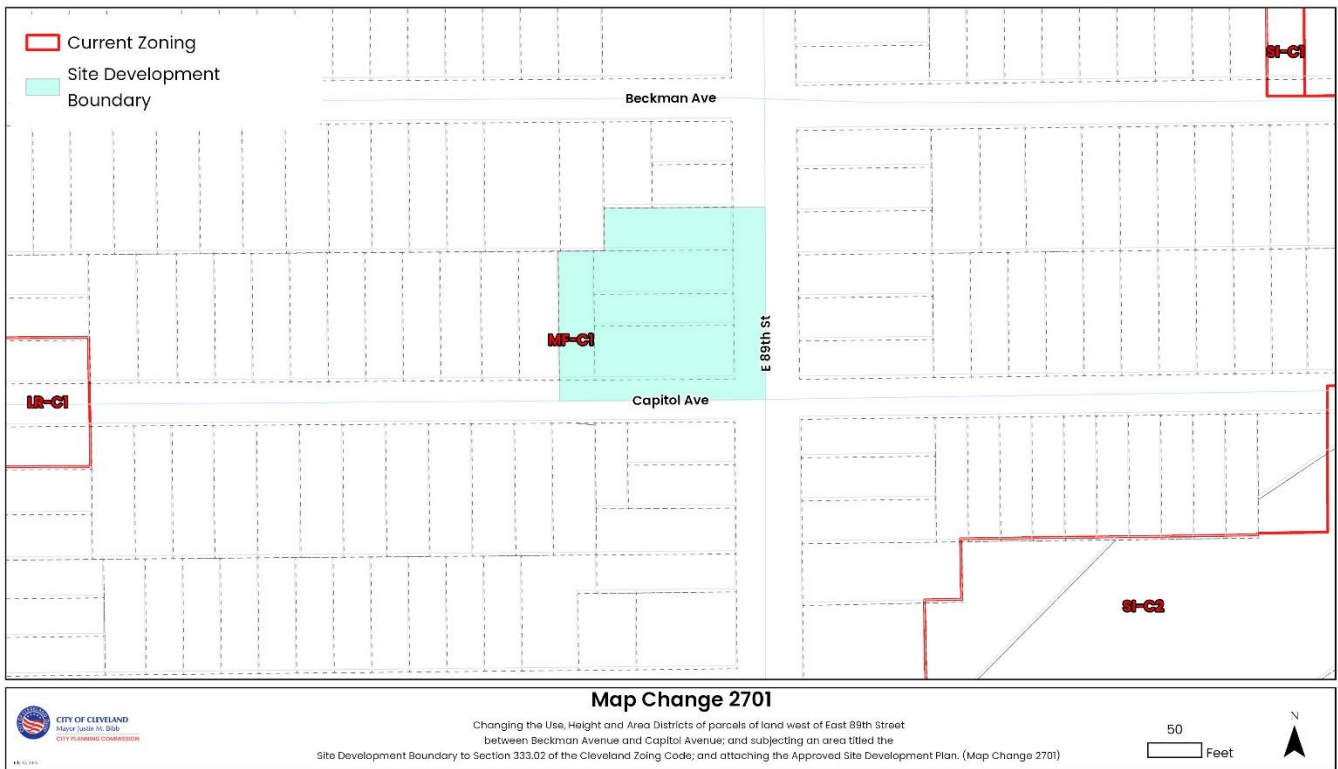
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Proposed Zoning



Site Development Boundary





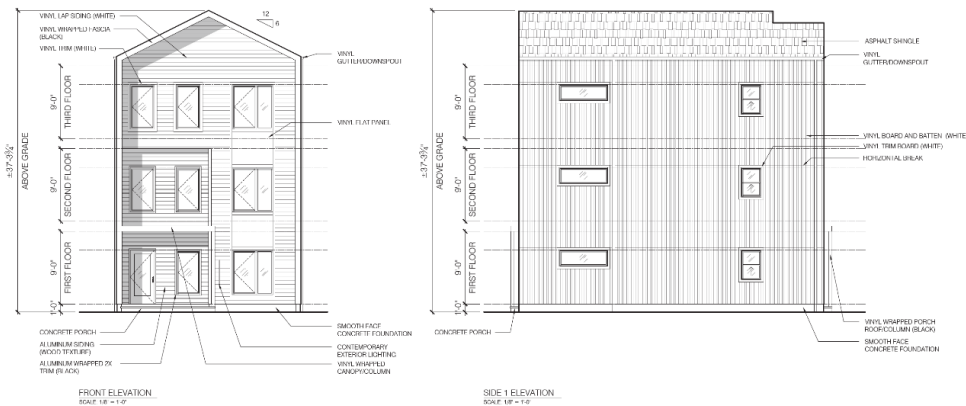
CITY OF CLEVELAND

Mayor Justin M. Bibb

CITY PLANNING

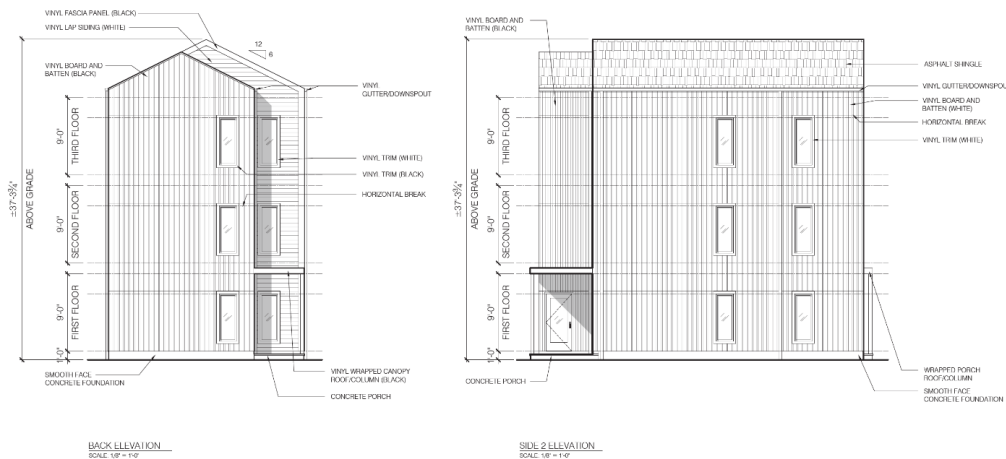
Calley Mersmann
Director

Elevations



Elevations - 1/1

Unity Six
East 89th St. and Capitol Ave. Cleveland, Oh 44104



Elevations - 1/1

Unity Six
East 89th St. and Capitol Ave. Cleveland, Oh 44104



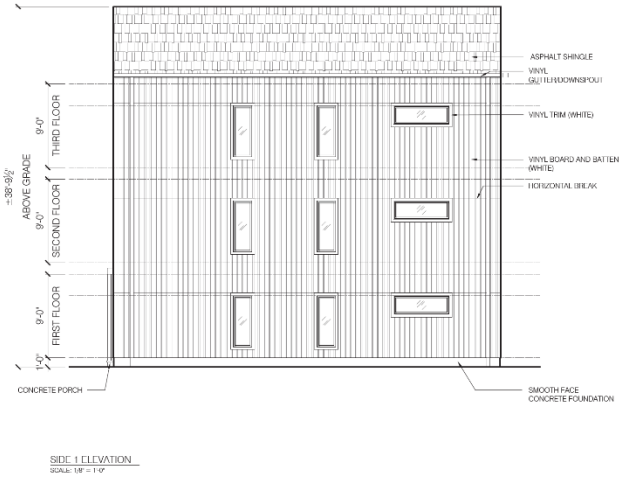
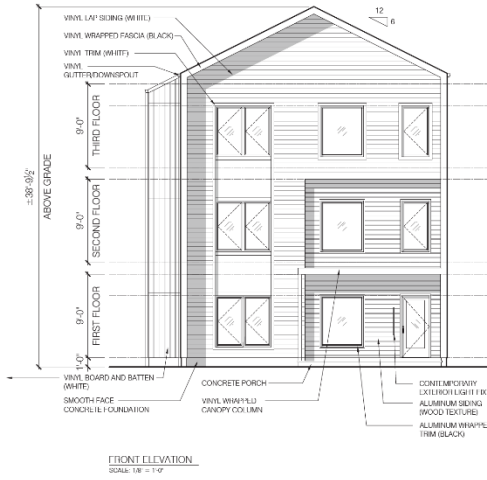


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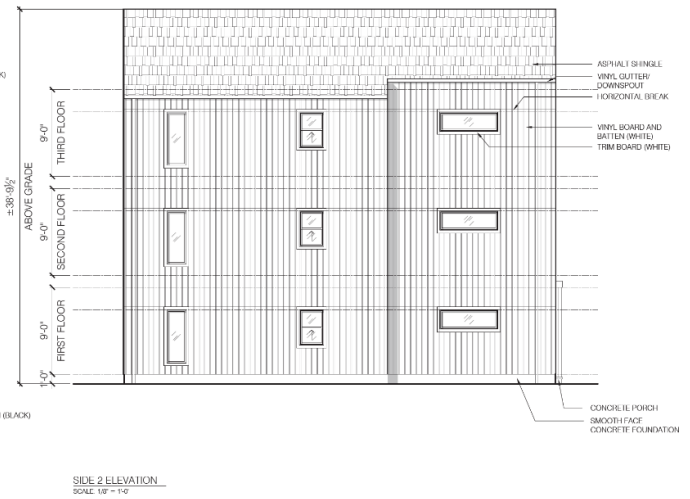
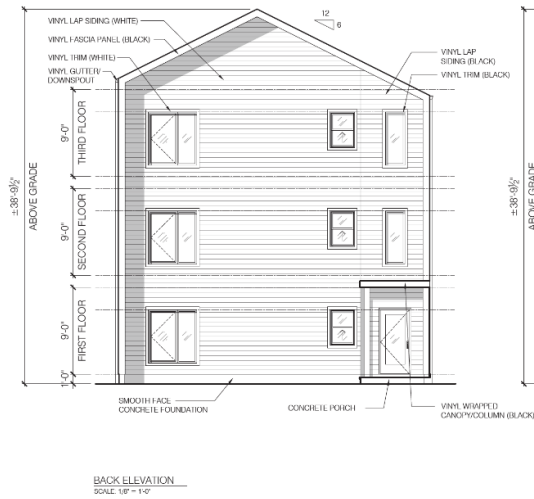
Calley Mersmann
Director



Elevations - 2/2

Unity Six

East 89th St. and Capitol Ave. Cleveland, Oh 44104



Elevations - 2/2

Unity Six

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Director

Renderings



Project Render - Front of Units - View North from Capitol

Unity Six

East 89th St. and Capitol Ave. Cleveland, Oh 44104



Project Render - View from 89th

Unity Six

East 89th St. and Capitol Ave. Cleveland, Oh 44104

