

**Ord. No. 563-2020**

**By Council Member Zone**

**An ordinance changing the Use, Area and Height Districts of parcels of land south of the Cleveland Memorial Shoreway between West 78th Street and West 70th Street (Map Change 2609).**

Be it ordained by the Council of the City of Cleveland:

**Section 1.** Situated in the City of Cleveland, County of Cuyahoga, and State of Ohio, that the Use District of lands bounded and described as follows:

Beginning at the intersection of the centerline of West 73rd Street and the westerly prolongation of the northerly line of a parcel of land conveyed by Sandra Galensky to Darrell Martin by deed as recorded on July 13, 2005, by Auditor's File Number 200507130676 (also known as Permanent Parcel Number (PPN) 002-07-004);

Thence, easterly along said westerly prolongation of the northerly line to its intersection with the easterly line thereof;

Thence, southerly along said easterly line to its intersection with the southerly line thereof;

Thence, westerly along said southerly line and its westerly prolongation to its intersection with the centerline of West 73rd Street;

Thence, northerly along said centerline to its intersection with the westerly prolongation of the northerly line of the aforementioned Permanent Parcel Number (PPN) 002-07-004 and the point of origin;

And;

Beginning at the intersection of the Centerline of West 74th (formerly Smith) street) and the centerline of Rutledge Avenue;

Thence, southerly along the centerline of West 74th Street to its intersection with the southerly line of a parcel of land known as being parts of Sublots Nos. 1, 8, and 9 in Taft Smith, Marshall and Wagner's Subdivision of part of Original Brooklyn Township Lot No. 29, as shown by the recorded plat in Volume 9 of Maps, Page 14 of Cuyahoga County Records (PPN 002-05-048);

Thence, southwesterly along said southerly line to its intersection with the westerly line thereof;

Thence, northwesterly along said westerly line to its intersection with the southeasterly prolongation of the westerly line of a parcel of land conveyed by Mary Jane Teschner to Ramon Guzman by deed as recorded February 25, 1993, by Auditor's File Number (AFN) 00440373 in Book 1632, Page 51 of Cuyahoga County Fiscal Records (PPN 002-05-050);

Thence, northwesterly along said westerly line and its northwesterly prolongation to its intersection with the centerline of Rutledge Avenue;

Thence, northeasterly along the centerline of Rutledge Avenue to its intersection with the centerline of

West 74th Street and the point of origin;

**And as identified on the attached map shall be changed to a 'Open Space & Recreation' District, a 'B' Area District and a '1' Height District;**

**Section 2.** That the Use District of lands bounded and described as follows:

Beginning at the intersection of the centerline of West 76th (formerly Salisbury) Street and the easterly prolongation of the northerly line of a parcel of land known as Sublot No. 103 in W.J. Gordon's Allotment of part of Original Brooklyn Township Lots Nos. 29 and 30, as shown by the recorded plat in Volume 17 of Maps, Page 9 of Cuyahoga County Records (PPN 002-03-015);

Thence, westerly along said northerly line to its intersection with the westerly line thereof;

Thence, southerly along said westerly line and its southerly prolongation to its intersection with the southerly line of a parcel of land known as Sublot No. 107 in W.J. Gordon's Subdivision of part of Original Brooklyn Township lots Nos. 29 and 30, as shown by the recorded plat in Volume 17 of Maps, Page 9 of Cuyahoga County Records (PPN 002-03-011);

Thence, easterly along said southerly line and its easterly prolongation to its intersection with the centerline of West 76th Street;

Thence, northerly along the centerline of West 76th Street to its intersection with the easterly prolongation of the northerly line of a parcel of land known as being Sublot No. 2 in The Ramsey's Allotment of part of Original Brooklyn Township Lot No. 30 as shown by the recorded plat in Volume 7 of Maps, Page 29 of Cuyahoga County Records (PPN 002-03-015) and the point of origin;

And;

Beginning at the intersection of the centerline of West 74th Street and the westerly prolongation of the northerly line of a parcel of land known as being Sublot No. 2 in The Ramsey's Allotment of part of Original Brooklyn Township Lot No. 30, as shown by the recorded plat in Volume 7 of Maps, Page 29 of Cuyahoga County Records (also known as PPN 002-04-019);

Thence, easterly along said northerly line and its easterly prolongation to its intersection with the centerline of West 73rd Street;

Thence, southerly along the centerline of West 73rd Street to its intersection with the easterly prolongation of the southerly line of a parcel of land known as the Easterly half of Sublot No. 1 in Map of Minerva Ramsey's Guardian Allotment, of part of Original Brooklyn Township Lot No. 30, as shown by the recorded plat in Volume 7 of Maps, Page 29 of Cuyahoga County Records (PPN 002-04-020);

Thence, westerly along said southerly line and its westerly prolongation to its intersection with the centerline of West 74th Street;

Thence, northerly along said centerline to its intersection with the westerly prolongation of the northerly line of the aforementioned Sublot No. 2 (PPN 002-04-019) and the point of origin;

And;

Beginning at the intersection of the centerline of West 70th (formerly Barrett) Street and the easterly prolongation of the northerly line of a parcel of land known as being the Northerly 30 feet of Sublot No. 18 and the Southerly ten feet of Sublot No. 19 in Waite and Edward's Allotment of part of Original Brooklyn Township Lots Nos. 31 and 32, as shown by the recorded plat in Volume 9 of Maps, Page 16 of Cuyahoga County Records (PPN 002-07-041);

Thence, westerly along said easterly prolongation of said northerly line to its intersection with the westerly lien thereof;

Thence, southerly along said westerly line to its intersection with the northerly prolongation of the westerly line of a parcel of land conveyed by Daniel O'Callahan to Eamon & Nancy Darcy by deed as recorded on February 6, 1990, by Auditor's File Number 00857194 in Book 713, Page 8 of Cuyahoga County Fiscal Records (PPN 002-07-047);

Thence, southerly along said northerly prolongation of said westerly line to its intersection with the northerly line of a parcel of land known as being part of Sublots Nos. 1 & 2 in Waite & Edwards' Subdivision of part of Original Brooklyn Township Lots Nos. 31 & 32 as shown by the recorded plat in Volume 9 of Maps, Page 16 of Cuyahoga County Records (PPN 002-07-046);

Thence, easterly along said northerly line to its intersection with the easterly line thereof;

Thence, southerly along said easterly line to its intersection with the northerly line of a parcel of land conveyed by Marianne Bennstedt & Stephen Roland to Michael Holick by deed as recorded on October 21, 1985, by Auditor's File Number 00105752 in Book 55902, Page 12 of Cuyahoga County Fiscal Records (PPN 002-07-053);

Thence, northeasterly and easterly along said northerly line and its easterly prolongation to its intersection with the centerline of West 70th (formerly Barrett) Street;

Thence, northerly along said centerline to its intersection with the westerly prolongation of the northerly line of the aforementioned Permanent Parcel Number (PPN) 002-04-019 and the point of origin;

**And as identified on the attached map shall be changed to a 'Two Family Residential' District, a 'D' Area District and a '1' Height District;**

**Section 3.** That the Use District of lands bounded and described as follows:

Beginning at the intersection of the centerline of West 73rd (formerly Ramsey) Street and the westerly prolongation of the southerly line a parcel of land known as being part of Sublot Nos. 9 and 10, in Waite & Edwards' Subdivision of part of Original Brooklyn Township Lots Nos. 31 and 32, as shown by the recorded plat in Volume 9 of Maps, Page 16 of Cuyahoga County Records (PPN 002-07-033);

Thence, easterly along said westerly prolongation of said southerly line to its intersection with the easterly line thereof;

Thence, northerly along said easterly line and its northerly prolongation to its intersection with the northerly line of a parcel of land known as being part of Original Brooklyn Township Lot No. 31 (PPN 002-07-054);

Thence, westerly along said northerly line and its westerly prolongation to its intersection with the centerline of West 73rd Street;

Thence, southerly along said centerline to its intersection with the westerly prolongation of the southerly line of the aforementioned PPN 002-07-033 and the point of origin;

**And as identified on the attached map shall be changed to a 'Multi-Family Residential' Use District, a 'G' Area District and a '1' Height District;**

**Section 4.** That the Use District of lands bounded and described as follows:

Beginning at the intersection of the centerline of West 73rd (formerly Ramsey) Street and the westerly prolongation of the southerly line of a parcel of land known as Lot 1 in the Battery Park Development Lot Split of part of Original Brooklyn Township Lots Nos 31 & 32 as recorded by Auditor's File Number (AFN) 201908090596 as recorded with Cuyahoga County Fiscal Records on August 9, 2019 (PPN 002-07-058);

Thence, easterly along said westerly prolongation of said southerly line to its intersection with the easterly line thereof;

Thence, northerly along said easterly line to its intersection with the southerly line of a parcel of land known as being the Northerly 30 feet of Sub Lot No. 19 and the Southerly ten (10) feet of Sub Lot No. 20 in Waite and Edwards' Subdivision of part of Original Brooklyn Township Lots Nos. 31 and 32, as shown by the recorded plat in Volume 9 of Maps, Page 16 of Cuyahoga County Records (PPN 00207042);

Thence, easterly along said southerly line and its easterly prolongation to its intersection with the centerline of West 70th Street;

Thence, northerly along said centerline to its intersection with the easterly prolongation of the northerly line of the aforementioned Permanent Parcel Number (PPN 002-07-042);

Thence, westerly along said northerly line and its westerly prolongation to its intersection with the centerline of West 73rd Street;

Thence, southerly along said centerline to its intersection with the centerline of Gateway Court;

Thence, westerly along the centerline of Gateway Court to its intersection with the centerline of West 74th Street;

Thence, southerly along the centerline of West 74th Street to its intersection with the westerly prolongation of the northerly line of a parcel of land conveyed by Salvatore Morbidelli to John Pawlicki by deed as recorded by Auditor's File Number (AFN) 00332226 on October 13, 1978, in Book 14861, Page 543 in Cuyahoga County Fiscal Records (PPN 002-04-019);

Thence, easterly along the northerly line thereof and its easterly prolongation to its intersection with the centerline of West 73rd Street;

Thence, southerly along the centerline of West 73rd Street to its intersection with the westerly prolongation of the southerly line of the aforementioned Permanent Parcel Number 002-07-058 and the point of origin;

**And as identified on the attached map shall be changed to a 'Multi-Family Residential' Use District, a 'G' Area District and a '2' Height District;**

**Section 5.** That the Use District of lands bounded and described as follows:

Beginning at the intersection of the centerline of West 73rd Street and the westerly prolongation of the northerly line of a parcel of land conveyed to Wayne & Amy Massad by Emerald Mortgage Co. as recorded by mortgage filing on September 19, 2003, in Auditor's File Number 200309190480 of Cuyahoga County Fiscal Records and known as Permanent Parcel Number 002-07-005;

Thence, easterly along said northerly line to its intersection with the easterly line thereof;

Thence, southerly along said easterly line to its intersection with the southerly line thereof;

Thence, westerly along said southerly line to its intersection with the westerly line of a parcel of land known as being part of Sublot No. 7 in Lamb & Hooker's Allotment of part of Original Brooklyn Township Lots Nos. 29 and 30, as shown by the recorded plat in Volume 2 of Maps, Page 27 of Cuyahoga County Records (PPN 002-07-007);

Thence, southeasterly along said westerly line to its intersection with the easterly prolongation of the southerly line of a parcel of land conveyed by James & Louise Mulgrew to Paul & Sharman Stanley by deed as recorded by Auditor's File Number 00933819 on September 15, 1983, in Book 433, Page 59 of Cuyahoga County Fiscal Records (PPN 002-05-030);

Thence, westerly along said easterly prolongation to its intersection with the centerline of West 73rd Street;

Thence, northerly along the centerline of West 73rd Street to its intersection with the northerly line of the aforementioned Permanent Parcel Number 002-07-005 and the point of origin;

**And as identified on the attached map shall be changed to a 'Local Retail Business' Use District, a 'K' Area District and a '2' Height District;**

**Section 6.** That the street frontages described as follows:

The eastern side of West 73rd Street between the southerly line of a parcel of land conveyed by deed to Wickford Holdings LLC as recorded in Auditor's File Number 201804300756 on April 30, 2018, in Cuyahoga County Fiscal Records (PPN 002-07-003) and easterly prolongation of the centerline of Marina Court;



CITY OF CLEVELAND  
Mayor Frank G. Jackson

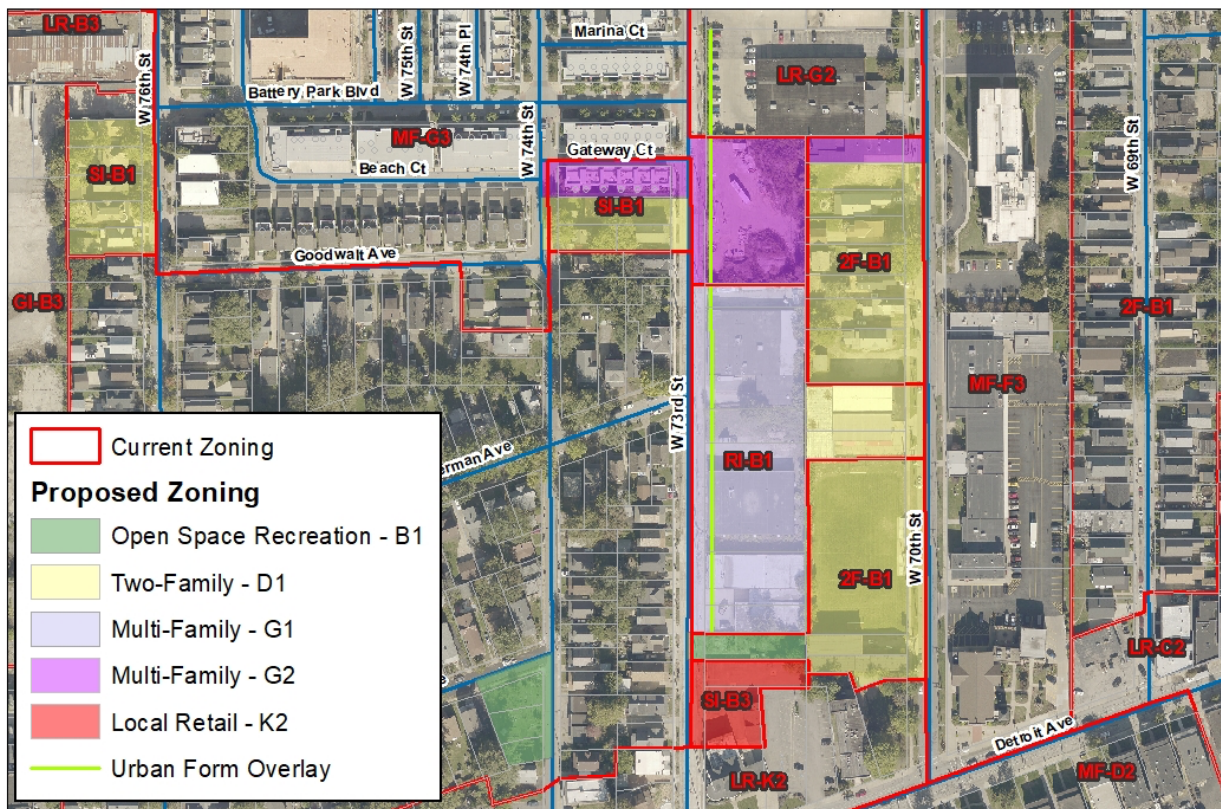
## Cleveland City Planning Commission

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**And as identified on the attached map shall be established as 'Urban Form Overlay District'**

**Section 7.** That the change of zoning of lands described in Section 1 through 5 shall be identified as Map Change No. 2609, and shall be made upon the Building Zone Maps of the City of Cleveland on file in the office of the Clerk of Council and on file in the office of the City Planning Commission by the appropriate person designated for this purpose by the City Planning Commission.

**Section 8.** That this ordinance shall take effect and be in force from and after the earliest period allowed by law.





Cleveland City Planning Commission  
601 Lakeside Ave. Cleveland, OH 44114  
Date: 2/26/2020

### Map Change 2609

Changing the Use, Area & Height Districts of parcels of land south of the Cleveland Memorial Shoreway between West 78th & West 70th Street.




200 Feet

**Passed: September 23, 2020**

**Effective: October 23, 2020**