



Cleveland City Planning Commission

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Ord. No. 760-2020

By Council Member Brancatelli

An ordinance changing the Use, Area and Height Districts of parcels of land north and south of Harvard Avenue between East 55th Street and the western property line of 6900 Harvard Avenue (aka Permanent Parcel Number 132-25-006).

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 Clement Avenue and the northerly prolongation of the easterly line of a parcel of land known as being Sublot No. 41 in John Brook's Subdivision of part of Original one Hundred Acre Lot No. 310, as shown by the recorded plat in Volume 16 of Maps, Page 24 of Cuyahoga County Records (also known as Permanent Parcel Number (PPN) 132-24-051);

Thence, southerly along said easterly line and its southerly prolongation to its intersection with the centerline of Park Avenue;

Thence, westerly along the centerline of Park Avenue to its intersection with the southerly prolongation of the easterly line of a parcel of land known as being Sublot Nos. 47, 48, 49, 50, 51, 52, 53, 54, 55 and 56 together in the John Brook's Subdivision of part of Original One Hundred Acre Lot No. 31, as shown by the recorded plat in Volume 16 of Maps, Page 24 of Cuyahoga County Records and known more commonly known formerly as the Ohio Crankshaft Company and PPN 132-24-045;

Thence, northerly along said southerly prolongation of the easterly line to its intersection with the centerline of Clement Avenue;

Thence, easterly along the centerline of Clement Avenue to its intersection with the northerly prolongation of the easterly line of a parcel of land known as being Sublot No. 41 in the aforementioned subdivision and more commonly known as PPN 132-24-051 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 2. That the Use District of lands bounded and described as follows:

Beginning at the intersection of the centerline of Harvard Avenue S.E. and the northerly prolongation of the easterly line of a parcel of land conveyed by Cleveland Housing Network to Danarie & Gloria Lee Dillard by deed as recorded in Auditor's File Number 200410280737 on October 28, 2004 in Cuyahoga County Deed Records and more commonly known as Permanent Parcel Number (PPN) 132-25-005;

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

Thence, westerly along said southerly line and its westerly prolongation to its intersection with the

northerly prolongation of the easterly line of a parcel of land known as being Sublot No. 25 in Morison & Andrews Allotment of part of Original One Hundred Acre Lot No. 310, as shown by the recorded plat of said Allotment in Volume 15 of Maps, Page 11 of Cuyahoga County Records (PPN 13225182);

Thence, southerly along said easterly line and its southerly prolongation to its intersection with the centerline of Polonia Avenue;

Thence, westerly along the centerline of Polonia Avenue to its intersection with the centerline of East 68th Street (formerly Vistula Street);

Thence, northerly along the centerline of East 68th Street to its intersection with the centerline of Harvard Avenue;

Thence, northeasterly along the centerline of Harvard Avenue to its intersection with the northerly prolongation of the easterly line of the aforementioned PPN 132-25-005 and the point of origin;

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

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

Beginning at the intersection of the centerline of Harvard Avenue S.E. and the centerline of East 64th Street;

Thence, northerly along the centerline of East 64th Street to its intersection with the easterly prolongation of the northerly line of a parcel of land conveyed by 6200 Harvard Co. to Theodore Skwarski by deed as recorded on December 30, 1988 by Auditor's File Number (AFN) 00681925 in Book 86858, Page 67 of Cuyahoga County Deed Records (and more commonly known as PPN 132-19-039);

Thence, westerly along said easterly prolongation of the 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 centerline of Harvard Avenue S.E.;

Thence, southeasterly along the centerline of Harvard Avenue S.E. to its intersection with the centerline of East 64th Street and the point of origin;

And as identified on the attached map shall be changed to a 'Local Retail Business' District, a 'D' 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 East 55th Street and the centerline of Harvard Avenue S.E.;

Thence, northerly along the centerline of East 55th Street to its intersection with the westerly prolongation of the northerly line of a parcel of land known as being Sublot No. 1 in the Ezra A. Atwater

Subdivision of part of Original One Hundred Acre Lots Nos. 312 and 313, as shown by the recorded plat in Volume 32 of Maps, Page 24 of Cuyahoga County Records (PPN 132-17-023);

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 known as being Sublot No. 28 in the Dunbar-Coleman Subdivision of part of Original One Hundred Acre Lots Nos. 308, 312 and 313 now in the City of Cleveland as shown by the recorded plat in Volume 37, Page 3 of Cuyahoga County Records and known more commonly as PPN 132-17-024;

Thence, easterly along said northerly line and its easterly prolongation continuing easterly to its intersection with the easterly line of a parcel of land known as Sublot No. 1 in the Dunbar Coleman Subdivision of part of Sublot No. 1 in the Christian Hege Heirs Partition Subdivision of a part of Original One Hundred Acre Lots Nos. 308, 312 and 313 as shown by recorded plat in Volume 37 of Maps, Page 3 of Cuyahoga County Records (PPN 132-17-034);

Thence, southerly along said easterly line and its southerly prolongation to its intersection with the centerline of Harvard Avenue;

Thence, easterly along the centerline of Harvard Avenue to its intersection with the centerline of East 59th Street;

Thence, southerly along the centerline of East 59th Street to its intersection with the easterly prolongation of the northerly line of a parcel of land known as being Sublot Nos. 104 and 105 in L.J. Talbot Allotment of part of Original One Hundred Acre Lot No. 309, as shown by the recorded plat in Volume 9 of Maps, Page 2 of Cuyahoga County Records (PPN 132-22-015);

Thence, westerly along said northerly line and its westerly prolongation to its intersection with the centerline of East 57th Street;

Thence, northerly along East 57th Street to its intersection with the easterly prolongation of the northerly line of a parcel of land conveyed by Olga & Peter Waravko to Gary Lichtenfield by deed as recorded in Auditor's File Number 00316890 and recorded on August 11, 1992 in Cuyahoga County Deed Records (PPN 132-22-065);

Thence, westerly along said northerly line and its westerly prolongation to its intersection with the centerline of East 56th Street;

Thence, southerly along the centerline of East 56th Street to its intersection with the easterly prolongation of the southerly line of a parcel of land together known as being Sublot Nos. 6, 7, 8 and 9 in Gustave Klaas' Subdivision of part of Original One Hundred Acre Lot No. 309, as shown by the recorded plat in Volume 16 of Maps, Page 11 of Cuyahoga County Records (PPN 132-22-001);

Thence, westerly along said southerly line to its intersection with the westerly line thereof; Thence, northerly along said westerly line and its northerly prolongation to its intersection with the centerline of Harvard Avenue and the point of origin;

And;

Beginning at the intersection of the centerline of Harvard Avenue and the northerly prolongation of the westerly line of a parcel of land known as being the northerly part of Sublot No. 13 in the Atwater Homestead Subdivision of part of Original One Hundred Acre Lot No. 309, as shown by the recorded plat in Volume 46 of Maps, Page 30 of Cuyahoga County Records (PPN 132-23-008);

Thence, southerly along said northerly prolongation of aforementioned westerly line to its intersection with the southerly line of Sublot No. 55 including the southerly five (5) feet of Sublot Nos. 13, 14 & 15 in the aforementioned Subdivision of part of Original One Hundred Acres Lot No. 309 as shown by the recorded plat in Volume 46 of maps, page 30 of Cuyahoga County Records (PPN 132-23-011);

Thence, easterly along said southerly line and its easterly prolongation to its intersection with the centerline of East 64th Street;

Thence, southerly along the centerline of East 64th Street to its intersection with the westerly prolongation of the southerly line of Sublot No. 16 in the Atwater Homestead Subdivision of part of Original One Hundred Acre Lot No. 309, as shown by the recorded plat in Volume 46 of Maps, Page 30 of Cuyahoga County Records (PPN 132- 24-001);

Thence, easterly along said southerly line and its easterly prolongation to its intersection with the westerly line of a parcel of land known as being Sublot No. 1 in L.J. Sinnott's South View Subdivision of part of Original One Hundred Acre Lot No. 462, as shown by the recorded plat of said Subdivision in Volume 61 of Maps, Page 4 of Cuyahoga County Records (PPN 132-24-003);

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

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

Thence, southerly along the southerly prolongation of said westerly line to its intersection with the southerly line of a parcel of land conveyed to Kanz LLC by KeyBank National Association per Auditor's File Number 201906200339 and recorded on June 20, 2019 in Cuyahoga County Deed Records (PPN 132-24-004);

Thence, easterly along said southerly line and its easterly prolongation to its intersection with the centerline of East 66th (formerly Greenleaf) street;

Thence northerly along the centerline of East 66th Street to its intersection with the westerly prolongation of the northerly line of a parcel of land known as being Sublot No. 22 and the northerly seven (7) feet of Sublot No. 21 in Collins Allotment of part of Original One Hundred Acre Lot No. 310 as shown by the recorded plat in Volume 18 of Maps, Page 25 of Cuyahoga County Records (PPN 132-24-124);

Thence, easterly along said northerly line to its intersection with the easterly line of a parcel of land known as being Sublot No. 23 in the Collins Allotment of part of Original One Hundred Acre Lot No. 310, as shown by the record plat in Volume 18 of Maps, Page 25 of Cuyahoga County Records (PPN 132-24-009);

Thence, northerly along said easterly line to its intersection with the northerly line of a parcel of land

known as being Sublot No. 11 in the Gustave Klaas Subdivision No. 2 of part of Original One Hundred Acre Lot No. 310, as shown by the recorded plat in Volume 40 of Maps, Page 7 of Cuyahoga County Records (PPN 132-24-125);

Thence, easterly along said northerly line and its easterly prolongation to its intersection with the centerline of East 67th (formerly Markham) Street;

Thence, northerly along the centerline of East 67th Street to its intersection with the westerly prolongation of the northerly line of a parcel of land conveyed by Ellen Repasky by deed to Patricia A Serafin as recorded by Auditor's File Number (AFN) 00995234 on July 27, 1976 in Book 14272, Page 561 of Cuyahoga County Deed Records (PPN 132-24- 137);

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

Thence, northerly along said easterly line and its northerly prolongation to its intersection with the southerly line of a parcel of land conveyed by Joseph & Rosemary Adornetti to Charles & Ruth Biada by deed as recorded as Auditor's File Number (AFN) 00602389 in Book 83471, Page 47 of Cuyahoga County Deed Records (PPN 132-424- 016);

Thence, easterly along said southerly line to its intersection with the easterly line thereof; Thence, northerly along said easterly line to its intersection with the northerly line of a parcel of land known as the northerly thirty-five (35) feet of the southerly 62.65 feet of Sublot Nos. 29 and 30 in Morrison & Andrew's Allotment of part of Original One Hundred Acre Lot No. 310, as shown by the recorded plat in Volume 15 of Maps, Page 11 of Cuyahoga County Records (PPN 132-24-019);

Thence, easterly along said northerly line and its easterly prolongation to its intersection with the centerline of East 68th (formerly Vistula) Street;

Thence, northerly along said centerline to intersection with the centerline of Harvard Avenue;

Thence, southwesterly, westerly and northwesterly along the centerline of Harvard Avenue to its intersection with the northerly prolongation of the westerly line of a parcel of land known as being the northerly part of Sublot No. 13 in the Atwater Homestead Subdivision of part of Original One Hundred Acre Lot No. 309, as shown by the recorded plat in Volume 46 of Maps, Page 30 of Cuyahoga County Records (PPN 132- 23-008) and the point of origin;

And as identified on the attached map shall be changed to a 'Local Retail Business' District, a 'D' 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 Clement Avenue (formerly known as Henrietta Street) and the centerline of east 65th Street;

Thence, southerly along the centerline of East 65th Street to its intersection with the centerline of Park Avenue (formerly known as Lyford Street);

Thence, easterly along the centerline of Park Avenue to its intersection with the southerly

prolongation of the easterly line of a parcel of land known as being Sublot Nos. 47, 48, 49, 50, 51, 52, 53, 54, 55 and 56 together in the John Brook's Subdivision of part of Original One Hundred Acre Lot No. 31, as shown by the recorded plat in Volume 16 of Maps, Page 24 of Cuyahoga County Records and known more commonly known formerly as the Ohio Crankshaft Company and PPN 132-24-045;

Thence, northerly along said easterly line and its northerly prolongation to its intersection with the centerline of Clement Avenue;

Thence, easterly along the centerline of Clement Avenue to its intersection with the centerline of East 65h Street and the point of origin;

And as identified on the attached map shall be changed to a 'Limited Retail Business' District, a 'D' Area District and a '1' Height District;

Section 6. That the change of zoning of lands described in Section 1 through 5 shall be identified as Map Change No. 2616, 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.

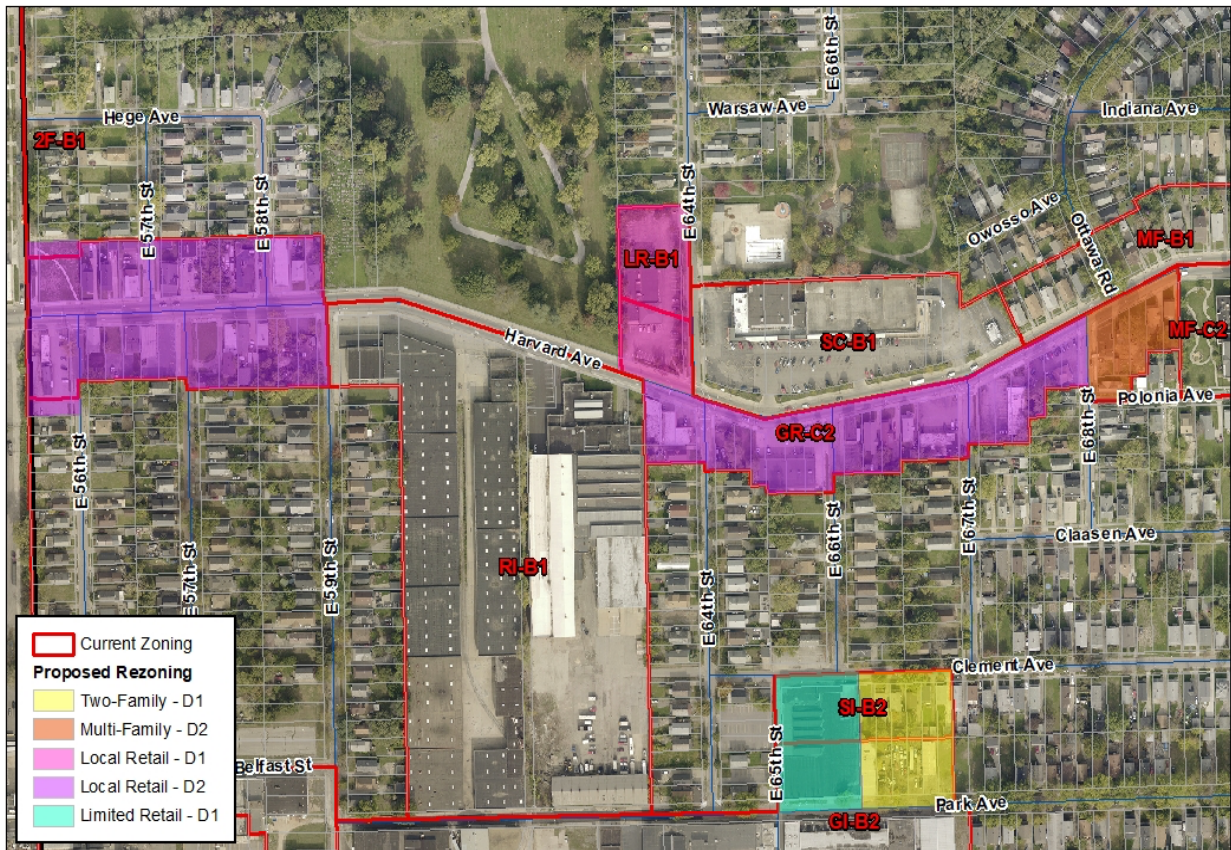
Section 7. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.



CITY OF CLEVELAND
Mayor Frank G. Jackson

Cleveland City Planning Commission

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Map Change 2616

Changing the Use, Area, & Height Districts of parcels of land north and south of Harvard Avenue between East 55th Street and the western property line of 6900 Harvard Avenue (aka Permanent Parcel Number 132-25-006).

200 Feet

Passed: October 7, 2020

Effective: November 6, 2020