

Ordinance No. 670-2025

By Council Member: Howse-Jones

An ordinance changing the Use, Area, and Height Districts of parcels of land north and south of Payne Avenue between East 32nd Street and East 38th Street, as shown on the attached map (Map Change 2692).

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, Area, and Height Districts of lands bounded and described as follows:

Beginning at the intersection East 36th (formerly Douglass) Street and Payne Avenue;

Thence, southerly along the centerline of East 36th Street to its intersection with the centerline of Webster Court;

Thence, southwesterly and westerly along the centerline of Webster Court to its intersection with the centerline of East 33rd (formerly Everett) Street;

Thence, northerly along the centerline of East 33rd Street to its intersection with the centerline of Payne Avenue;

Thence, southwesterly along the centerline of Payne Avenue to its intersection with the centerline of East 33rd Street;

Thence, northwesterly along the centerline of East 33rd Street to its intersection with the southwesterly prolongation of the southerly line of a parcel of land known as being the southerly twenty-five (25) feet of Sublot No. 28 and the northerly ten (10) feet of Sublot Not. 29 in Marianne B. Sterling's Subdivision of part of Original Ten Acre Lot No. 116, as shown by the recorded plat in Volume 2 of Maps, Page 50 Cuyahoga County Records and more commonly known as Permanent Parcel Number (PPN) 102-29-061;

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

Thence, southeasterly along said line to its intersection with the southerly line of Sublot No. 140 in James M. Hoyt and others allotment of part of Original Ten Acre Lots Nos. 117, 118, and 119, as shown by the recorded plat in Volume 1 of Maps, Page 33 of Cuyahoga County Records and more commonly known as PPN 102-29-105;

Thence, northeasterly along said southerly line and its northeasterly prolongation to its intersection with the centerline of East 34th Street;

Thence, southeasterly along the centerline of East 34th Street to its intersection with the centerline of Payne Avenue;

Thence, northeasterly along the centerline of Payne Avenue to its intersection with the centerline of East 36th Street and the point of origin;

And as identified on the attached map shall be changed to a Limited Retail Business District, a 'G' Area District and a '2' Height District.

Section 2. That a Mapped Building Setback of zero (0) feet from the property line shall be established along the northerly side of Payne Avenue between East 32nd Street and East 38th Street;

And;

That a Mapped Building Setback of zero (0) feet from the property line shall be established along the southerly side of Payne Avenue between East 32nd Street and East 37th Street;

And as identified on the attached map, a zero (0) foot Mapped Building Setback from the property line is hereby established on the Building Zone Maps of the City of Cleveland.

Section 3. That a Mapped Building Setback of three (3) feet from the property line shall be established along the westerly side of East 36th Street between Payne Avenue and Webster Court;

And;

That a Mapped Building Setback of three (3) feet from the property line shall be established along the eastly side of East 33rd Street between Payne Avenue and Webster Court;

And;

That a Mapped Building Setback of three (3) feet from the property line shall be established along the easterly side of East 33rd Street between Payne Avenue and the northerly line of a parcel of land known as being in Marianne B. Sterling's Subdivision, of part of Original Ten Acre Lot No. 116, as shown by the recorded plat in Volume 2 of Maps, Page 50 of Cuyahoga County Records and more commonly known as PPN 102-29-052;

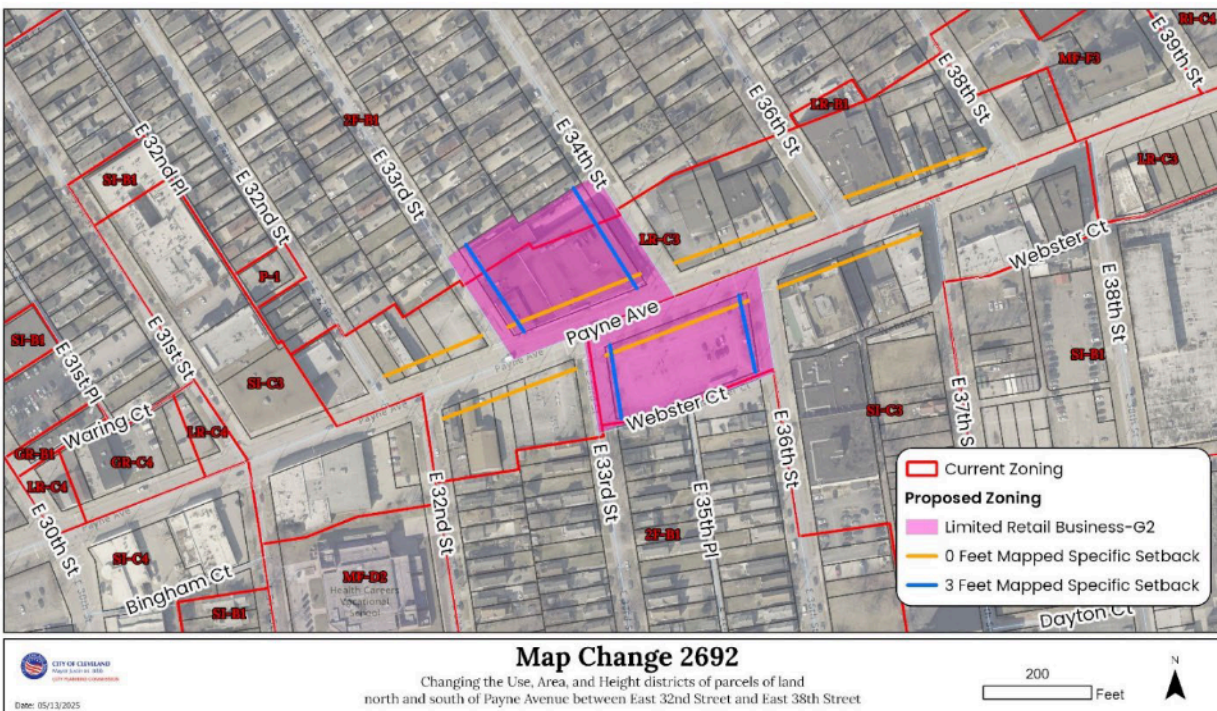
And;

That a Mapped Building Setback of three (3) feet from the property line shall be established along the westerly side of East 34th Street between Payne Avenue and the northerly line of the aforementioned PPN 102-29-052;

And as identified on the attached map, a three (3) foot Mapped Building Setback from the property line is hereby established on the Building Zone Maps of the City of Cleveland.

Section 4. That the change of zoning of lands described in Section 1 through Section 2 shall be identified as Map Change 2692, 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 5. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.



Passed July 9, 2025.

Effective August 8, 2025.