



PLANNING & ZONING REPORT

October 17, 2013

ZONINGWORX CORPORATE HEADQUARTERS
11470 Euclid Ave. Suite 402, Cleveland, Ohio 44106

Prepared For:

XYZ Lending and ABC LLP, To Be Formed LLC

FOR NEW ORDERS AND OTHER DEVELOPMENT SERVICES,
[HTTP://WWW.ZONINGWORX.COM](http://WWW.ZONINGWORX.COM)
(405) 928-9679
INFO@ZONINGWORX.COM

Report # 1001



THE FOLLOWING REPORT WAS PREPARED BY:

Jane, Doe AICP

If you have any questions, comments, or revisions regarding this report, please contact your personal Planning and Zoning Analyst at: JaneDoe@Zoningworx.com or (405) 928-9679 ext. 101

Report # 1001



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1.0

Summary Of Zoning Requirements

1.1 Property Address & Jurisdiction Information

Property Address:	11470 Euclid Ave. Suite 402, Cleveland, Ohio 44106
Property Size:	2,628 Sq. Ft. / 0.060 Acres
County:	Cuyahoga County, OH
Jurisdiction:	City of Cleveland, OH (Incorporated)
Source: Mr. Micah Stryker, AICP, Planner, Cuyahoga County Planning Commission & Mr. Freddy Collier, Director, City of Cleveland Planning Commission	

1.2 Zoning Classification and Permitted Uses

Zoning Code Type:	Euclidian Zoning
Current Use:	Mixed Use: Office / Apartments / Retail Permitted
Zoning Classification:	GR-K4-(General Retail Business)
Future Use of Property:	N/A; not applicable property is remaining mixed use: Office / Apartments / Retail.

Adjacent Property Zoning Classification

North:	GR-E3-(General Retail Business)
East:	GR-K4-(General Retail Business)
South:	GR-K4-(General Retail Business)
West:	GR-K5-(General Retail Business)

Source: Mr. Micah Stryker, AICP, Planner, Cuyahoga County Planning Commission & Mr. Freddy Collier, Director, City of Cleveland Planning Commission

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1.3 Zoning and Building Violations

There are currently no open code violations for this property

1.4 Special Permitting, Conditions, Variances, and Ordinances

There are no special permits, conditions, variances, or ordinances for this property

Source: Mr. Micah Stryker, AICP, Planner, Cuyahoga County Planning Commission & Mr. Freddy Collier, Director, City of Cleveland Planning Commission

1.5 Existing Requirements and Conditions

	Existing Municipal Requirements	Existing Property Conditions
Building Set-Back:		
Front	10 Ft.	10 Ft.
Side(s)	0 Ft.	5 Ft.
Rear	0 Ft.	2 Ft.
Lot Dimensions:		
Minimum Lot Size	N/A: None Required	2,628 Sq. Ft. / 0.060 Acres
Density	950 Sq. Ft. Minimum Floor Area on Every Floor	1,489.38 Sq. Ft. Per Floor
Building Height	260 Feet (Above Grade)	50 Feet / 5 Stories
Parking	1 Space for every 500 Sq. Ft. (74,496 Sq. Ft. / 500 Sq. Ft. =148.9 or 149	120 Parking Spaces
Landscaping Requirements	N/A: None Required	10 Ft. Buffer
Sign Requirements	25 Feet Maximum	15 Feet
Accessory Building Requirements	N/A: None Required	N/A: None
Additional Set-Backs or Requirements	10 feet front set back for retail patios.	N/A: None; this property does not contain any store front patios.

Source: Mr. Micah Stryker, AICP, Planner, Cuyahoga County Planning Commission & Mr. Freddy Collier, Director, City of Cleveland Planning Commission

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1.6 Legal Conformance Statement

The property is considered legal, pre-existing, and non-conforming to the requirements of the district.

Non-Conforming Characteristics: The subject property does not meet current parking requirements. This is because the property was built in 2008 and the current code was established in 2010. Thus, the property is pre-existing, non-conforming to the current zoning code.

1.7 Property Condemnation

Currently, there are no plans for road construction that would result in condemnation or taking of the right-of-way from the subject property.

Source: Mr. Micah Stryker, AICP, Planner, Cuyahoga County Planning Commission & Mr. Freddy Collier, Director, City of Cleveland Planning Commission

1.8 Historic Designation

The property is not located in a historic district.

1.9 Future Planning and / or Takings

At this time, the municipality, county, or state are not planning any road takings. The city is planning on updating their neighborhood plan in 2016. The new plan will be based on Form Based Zoning Code and will go into effect in 2020.

1.10 Architectural Code Conformance (if available)

The subject property is in current conformance with the city's architectural codes.

1.11 Signs and Monuments Code Conformance (if available)

The current signs and monuments are in conformance with the municipal code

1.12 Environmental Set-backs (if available)

The current site requires a 15 ft. Riparian set-back. The subject property currently sits 12 feet from the property's current Riparian Zone.

1.13 Landscaping Requirements (If available)

The subject property requires 2 trees and 3 shrubs in the front. The subject property does not currently meet these requirements.

Source: Mr. Micah Stryker, AICP, Planner, Cuyahoga County Planning Commission & Mr. Freddy Collier, Director, City of Cleveland Planning Commission

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1.14 Final Conclusions

Conformance Status:	Legal, Pre- Existing, Non-Conforming
Non-Conformance Characteristics:	The Subject Property does not meet the off-street parking requirements Riparian Setback, and Landscaping requirments
Recommended Action:	It is recommended that the property repaint the parking lot to make the proper parking spaces required
Rebuildability Clause:	If more than 50% of the property is destroyed by an act of God, it could be rebuilt to the pre-existing requirements. No additions, or physical building alterations are allowed.

1.15 Property Zoning Summary & Comments

The subject property located at 11470 Euclid Ave., in Cleveland, OH. The structure on site was built within the last 10 years. The subject property does not conform with the current regulations. However, the subject property does conform with the prior regulations and requirements. Therefore, the subject property can continue exist in its current state in this zoning district. It is recommended that a new zoning analysis be performed after the zoning code changes and the new zoning code go into effect in 2020.

1.16 Sources

Municipal and Government Jurisdictional Sources	Attachment Sources
Mr. Micah Stryker, AICP, Planner, Cuyahoga County Planning Commission (216) 443-3700	Survey from Surveyworx, LLC 140-18 Burden Crescent Suite 405 Briarwood, NY 11435
Mr. Freddy Collier, Director, City of Cleveland Planning Commission (216) 664-2210	Job#1001-02 Surveyor: Joe Smith Date of Survey: June 1st 2013

For purposes of this report, Zoningworx has relied on information provided by the above sources

This report, was prepared by Jane, Doe, AICP. If you have any questions, please contact Jane Doe, AICP
Directly at (405) 928-9679 Extension 101 or by email at Jdoe@Zoningworx.com

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2.0

Reliance Letter / Rebuild Statement



2.0 Reliance Letter

Reference Number #12345

October 17th, 2013
XYZ Lending Corporation, as Administrative Agent
ZoningWorx
11740 Euclid Ave.
Cleveland, OH 44106

Subject: 11740 Euclid Ave. Cleveland, OH 44106

To Whom It May Concern:

This letter confirms that the property referenced above is zoned GR-K4-(General Retail Business). This zoning designation permits the use of the property as a Mixed Use: Office / Apartments / Retail (Zoning Ordinance 53-12-03-1986). Permitted uses for the property are: Drug Stores, Banks, Gas Stations, Local Retail, Shopping Centers, Restaurants, Offices, and Apartment Dwellings. Attached hereto are copies of the applicable zoning laws, ordinances, variances, resolutions, permits, and regulations reflecting this designation. The property and the improvements located thereon and the use thereof comply with all prior such laws, ordinances, variances, resolutions and regulations, including without limitation, those applicable to use, density, setbacks, and parking. The subject property, however, does not conform to the Riparian setback requirements, current landscaping requirements, and parking requirements. However, in the event of casualty, the property can be reconstructed to its current location, configuration, and size.

Sincerely,

Jane Doe, AICP
Professional Certified Planner

If you have any questions at any time regarding this reliance letter, please contact us 24 hours a day at (405) 928-9679 or by email at Help@Zoningworx.com

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3.0

Legal Description



4.0

Municipal Documents



5.0

Certificate Of Occupancy



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Zoning Ordinance / Land Development Code



7.0

Applicable Zoning District



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Off-Street Parking



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Provisions for Non-Compliance and Non-Conformities



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Definitions



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Zoning Map



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Neighborhood Plan