

Project Data:

Site Area: 2.4352 acres (106,077 sqft)
Site Zoning: MF-3
Proposed Limit of Disturbance: +/- 1.5 acres

Proposed Building 1
 - 33-Bed Boarding House (13,285 sqft)

Proposed Building 2
 - 25-Bed Boarding House (10,162 sqft)

Proposed Building 3
 - 2 Apartment Units (1,494 sqft)

Existing House
 - 3 Apartments (5,200 sqft)

Existing Carriage House
 - 3 Apartments (5,140 sqft)

Existing Apartment Building
 - 45 Apartments (53,548 sqft)

Total Boarding House units: 58
 Total Apartments: 53

Site Parking: 92 spaces
 - 42 Garage Spaces
 - 50 Surface Spaces

Bike Parking:
 - 29 spaces housed in Existing Apartment Bldg. Garage

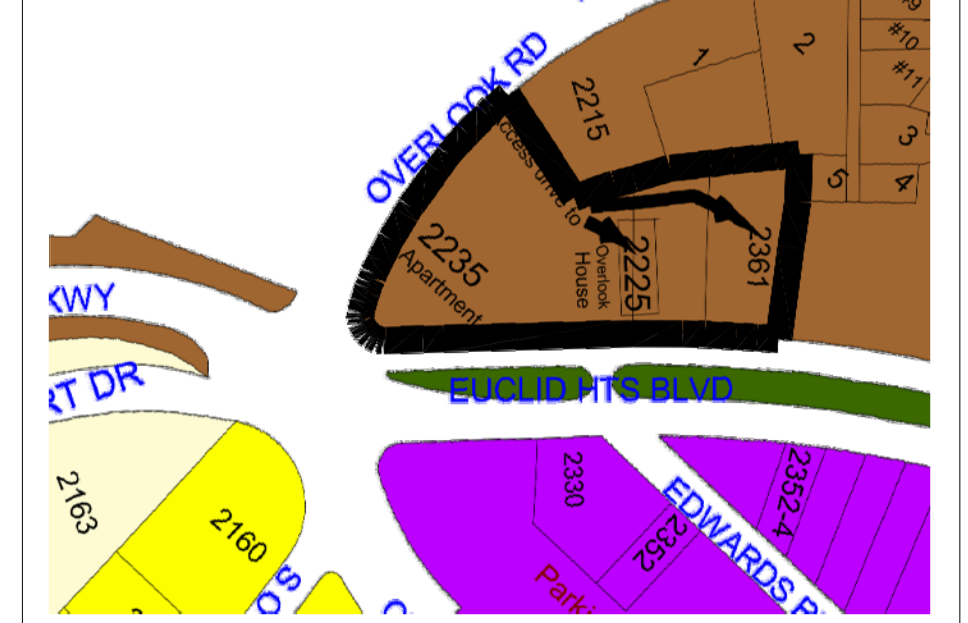
FAR (1123.11)
 - Permitted: 1.5 = 159,115 sqft
 - Existing: 64,364 sqft (40% of max allowable)
 - Proposed: 88,829 sqft (56% of max allowable)

Min. Unit Area (1123.10(a)) 500 sqft
 - Building 1 = (7) Four-Bed Townhomes: 1600 sqft
 (1) Five-Bed Townhome: 1817 sqft
 - Building 2 = (5) Four-Bed Townhome: 1600 sqft
 (1) Five Bed Townhome: 1874 sqft
 - Building 3 = 787 sqft
 - House = 1000 sqft
 - Carriage house = 1200 sqft
 - Apartment = Existing to Remain

- Notes:**
- All proposed new units to be greater than 500 sqft
 - Maintain existing trees in front yard setback, bull tree preservation plan to be submitted with building permit application
 - Stormwater Management Plan to be submitted with building permit application
 - Boarding House buildings to be provided with NFPA-13D Sprinkler System

ZONING DISTRICTS

- AA SINGLE-FAMILY
- A SINGLE-FAMILY
- B TWO-FAMILY
- MF1 MULTIPLE-FAMILY
- MF2 MULTIPLE-FAMILY
- MF3 MULTIPLE-FAMILY
- C1 OFFICE
- C2 LOCAL RETAIL
- C2X MULTIPLE-USE
- C3 GENERAL COMMERCIAL
- P PARK
- S1 MIXED-USE
- S2 MIXED-USE
- OVERLAY



2235 Overlook - Infill Study
 Cleveland Heights, Ohio

Zoning Plan (Revised)

