



Existing Building

Church of the Icon Adaptive Reuse
1350 W69th St. Cleveland, Oh 44102



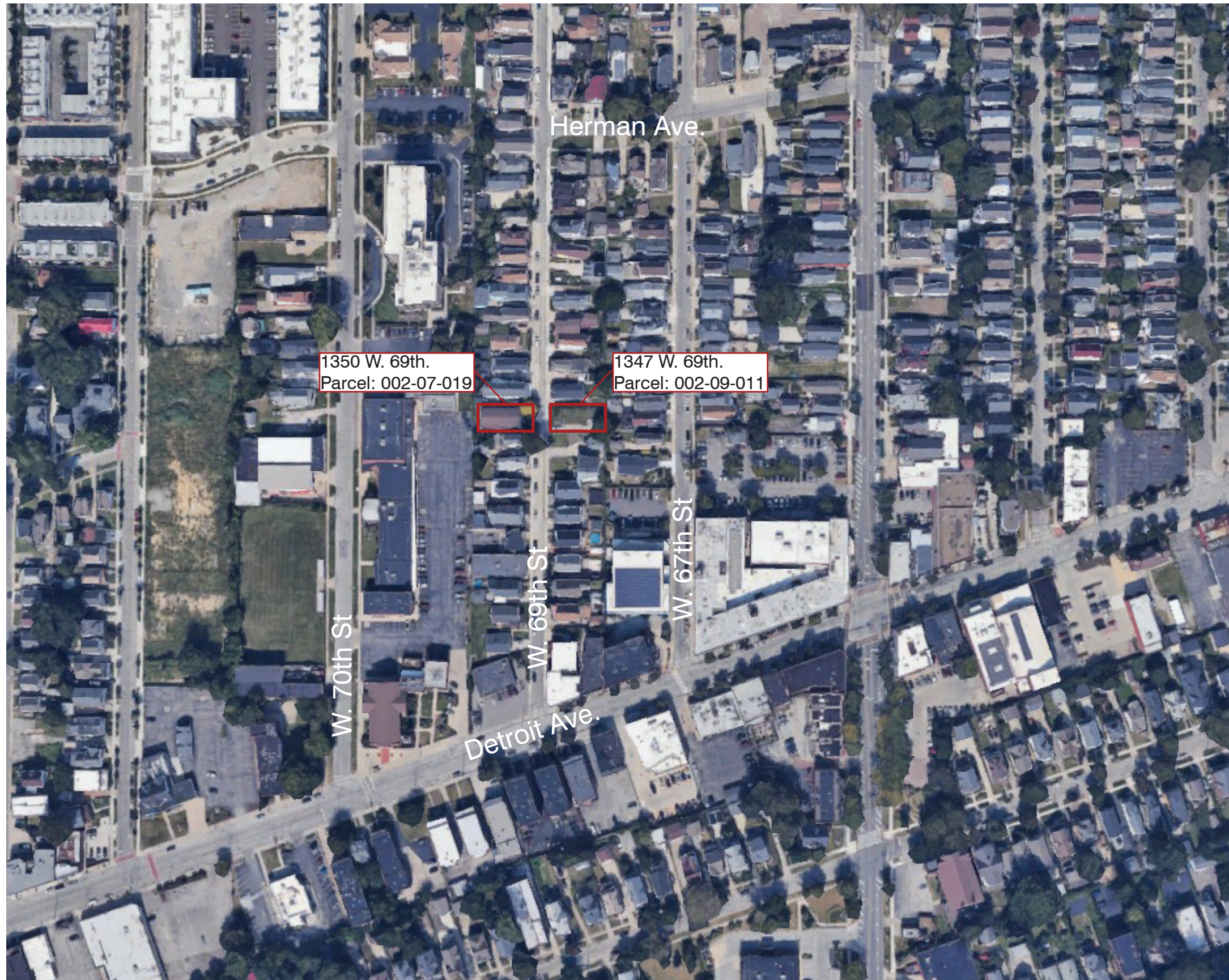
Existing Empty Lot
Church of the Icon Adaptive Reuse
1350 W69th St. Cleveland, Oh 44102



Context - West Side of W 69th.
Church of the Icon Adaptive Reuse
1350 W69th St. Cleveland, Oh 44102

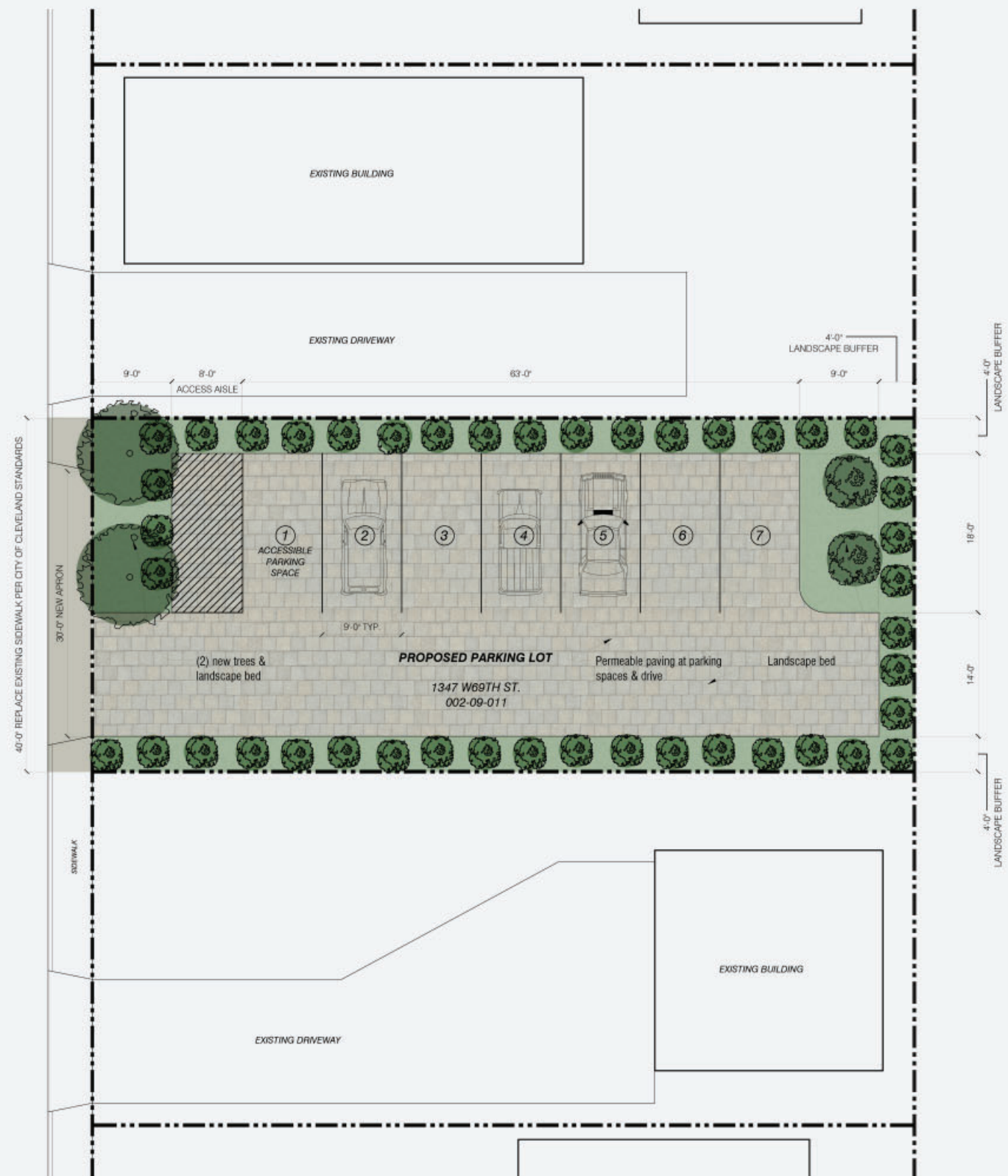


Context - East Side of W 69th.
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Location Map

Church of the Icon Adaptive Reuse
1350 W69th St. Cleveland, Oh 44102





View 01

Church of the Icon Adaptive Reuse
1350 West 69th St. Cleveland, Oh 44120



View 02
Church of the Icon Adaptive Reuse
1350 West 69th St. Cleveland, Oh 44120



View 03
Church of the Icon Adaptive Reuse
1350 West 69th St. Cleveland, Oh 44120



View 04
Church of the Icon Adaptive Reuse
1350 West 69th St. Cleveland, Oh 44120



View 05
Church of the Icon Adaptive Reuse
1350 West 69th St. Cleveland, Oh 44120

PROJECT SUMMARY

Conversion of existing church at 1350 W 69th St. for business office uses to include professional consulting firm & costume design studio. Scope of work to include interior renovation, limited repairs & modifications to exterior facades, new ramp access to lower level at south side of building.

New parking lot at 1347 W69th Street with landscaped buffer to adjacent properties.

SITE DATA
PARCEL NUMBERS: 002-07-019 & 002-09-011

ZONING DISTRICT: 2F-B1 - 2 FAMILY
AREA DISTRICT: B
HEIGHT DISTRICT: 1

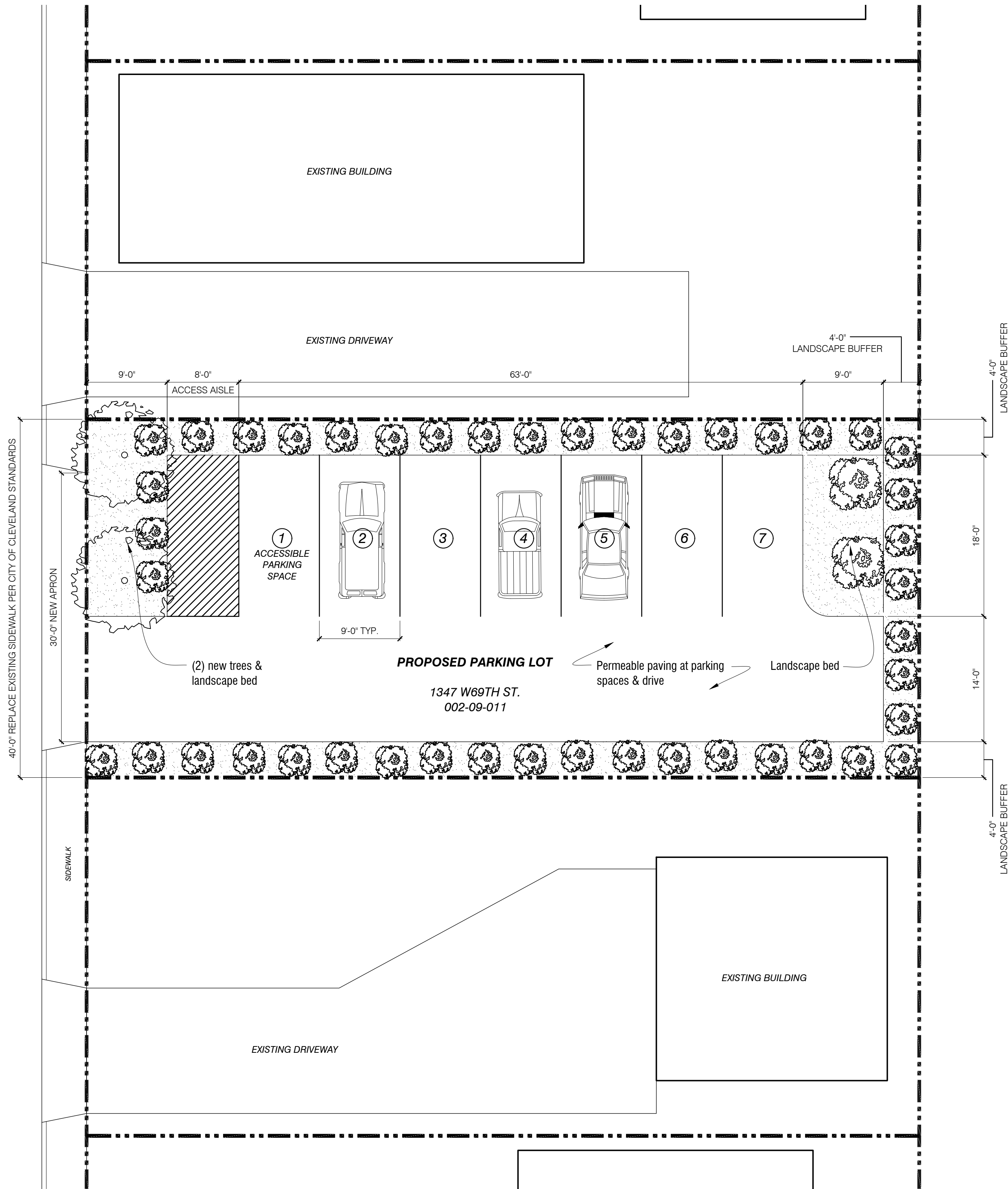
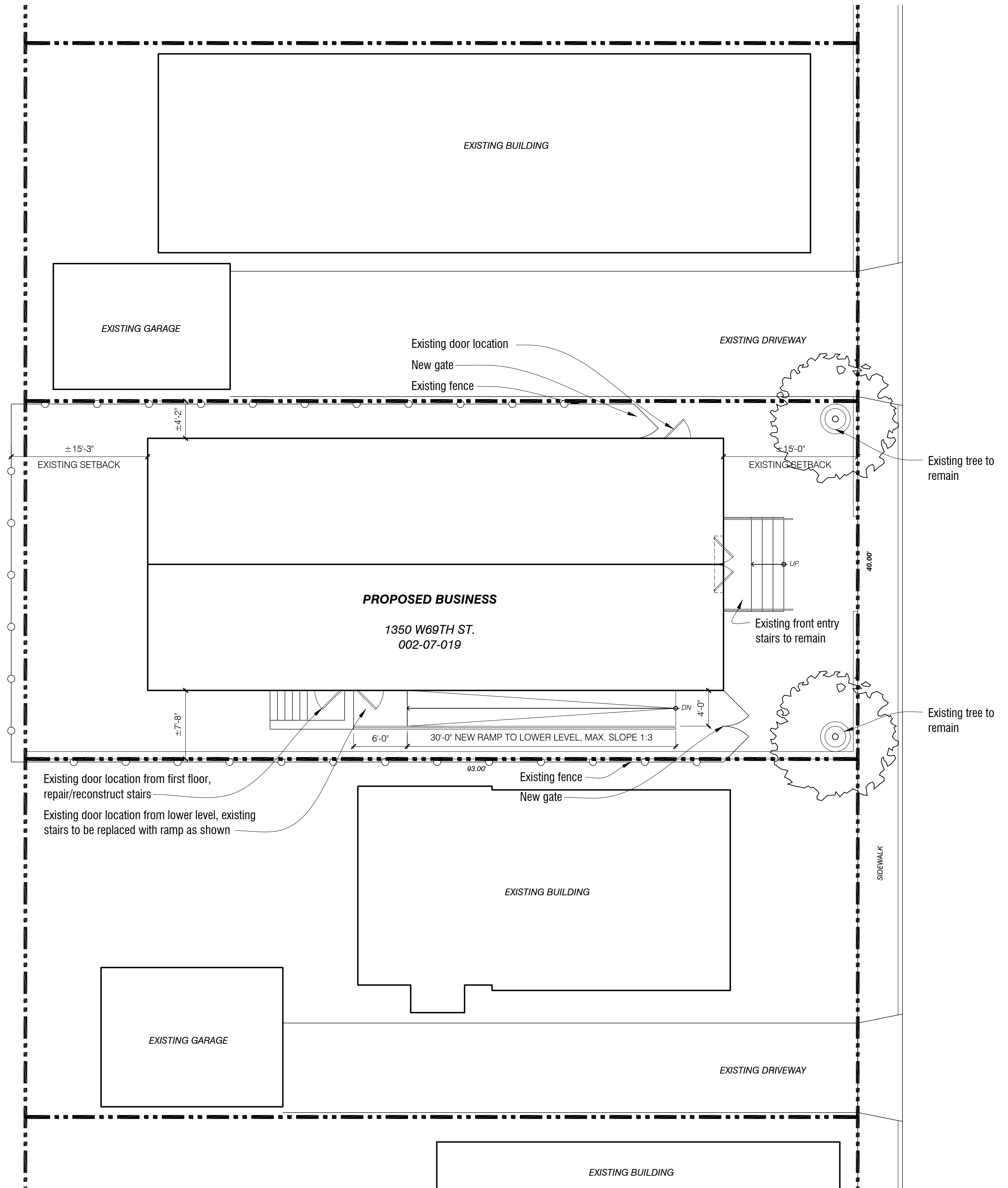
LOT SIZE:
002-07-019: 3720 SF
002-09-011: 3720 SF

ZONING ANALYSIS
Owner intends to pursue conditional use variance required for proposed commercial uses

Properties are within transit oriented development overlay district, no minimum parking requirement.

Proposed extended driveway apron facilitates anticipated delivery vehicle traffic, width of apron to comply with maximum allowable width per 349.07(c)(3).

Parking area to be screened on all sides with 4' wide landscape buffer to be densely planted with scrubs forming a dense screen year-round per 349.08.



Seal:

General Notes:

ISSUES:	DATE:
ZONING REVIEW	03-28-25

YOUNG DESIGN STUDIO

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Church of the Icon
Adaptive Re-use

1350 West 69th Street
Cleveland, Ohio 44102

Drawing Title:
Architectural Site Plan

Drawn by: MBY	Date: 03-27-2025
Checked by:	Drawing Number:
Approved:	AS-01
Job Number:	

File Name: