



Landmark Certificate of Appropriateness Info Sheet

Printed Date: July 25, 2024

Property Address:

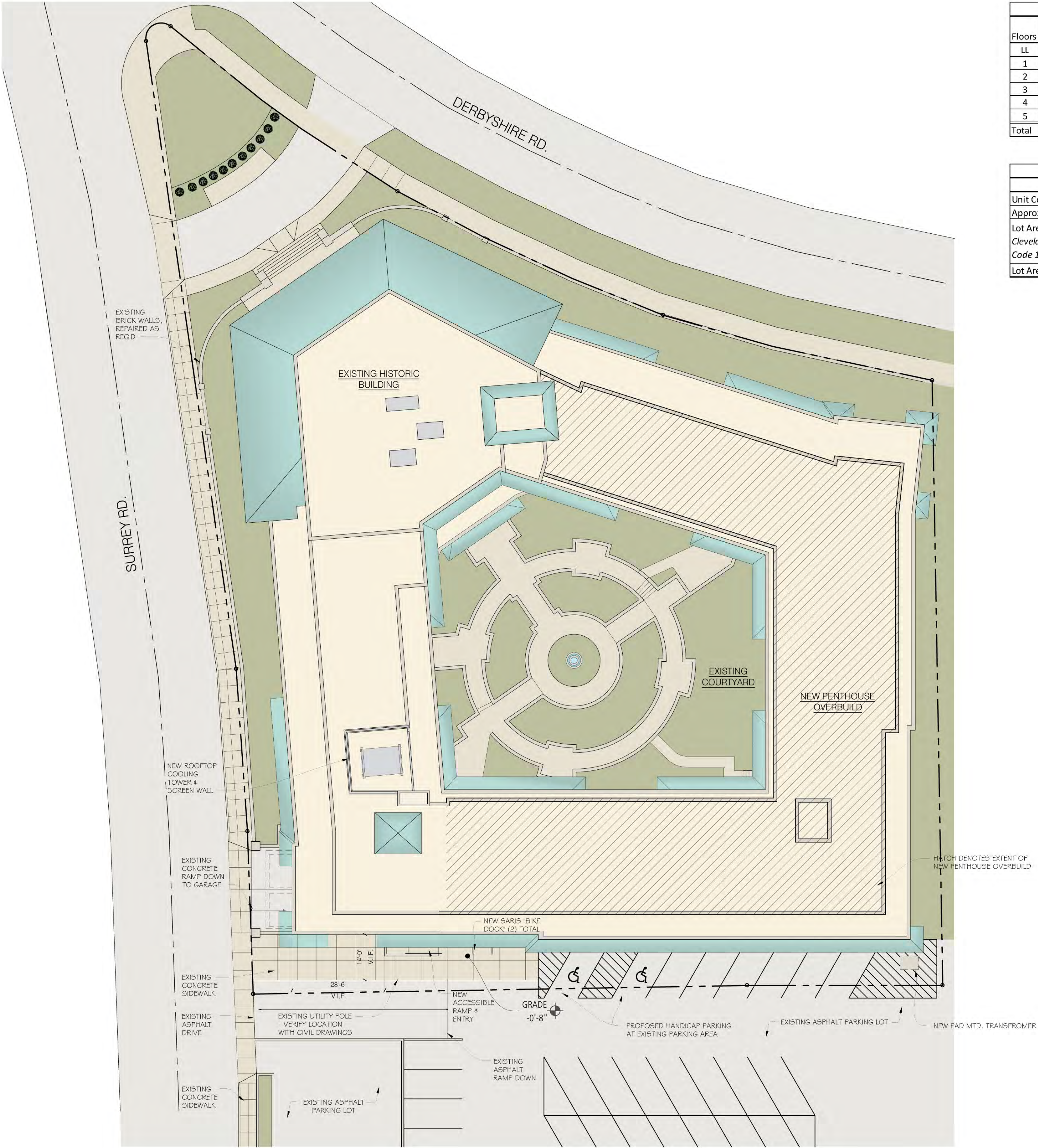
2450 East DERBYSHIRE RD CLEVELAND HEIGHTS, OH 44106

PROPOSED RENOVATION OF

THE ALCAZAR HOTEL

2450 Derbyshire Road, Cleveland Heights, Ohio 44106



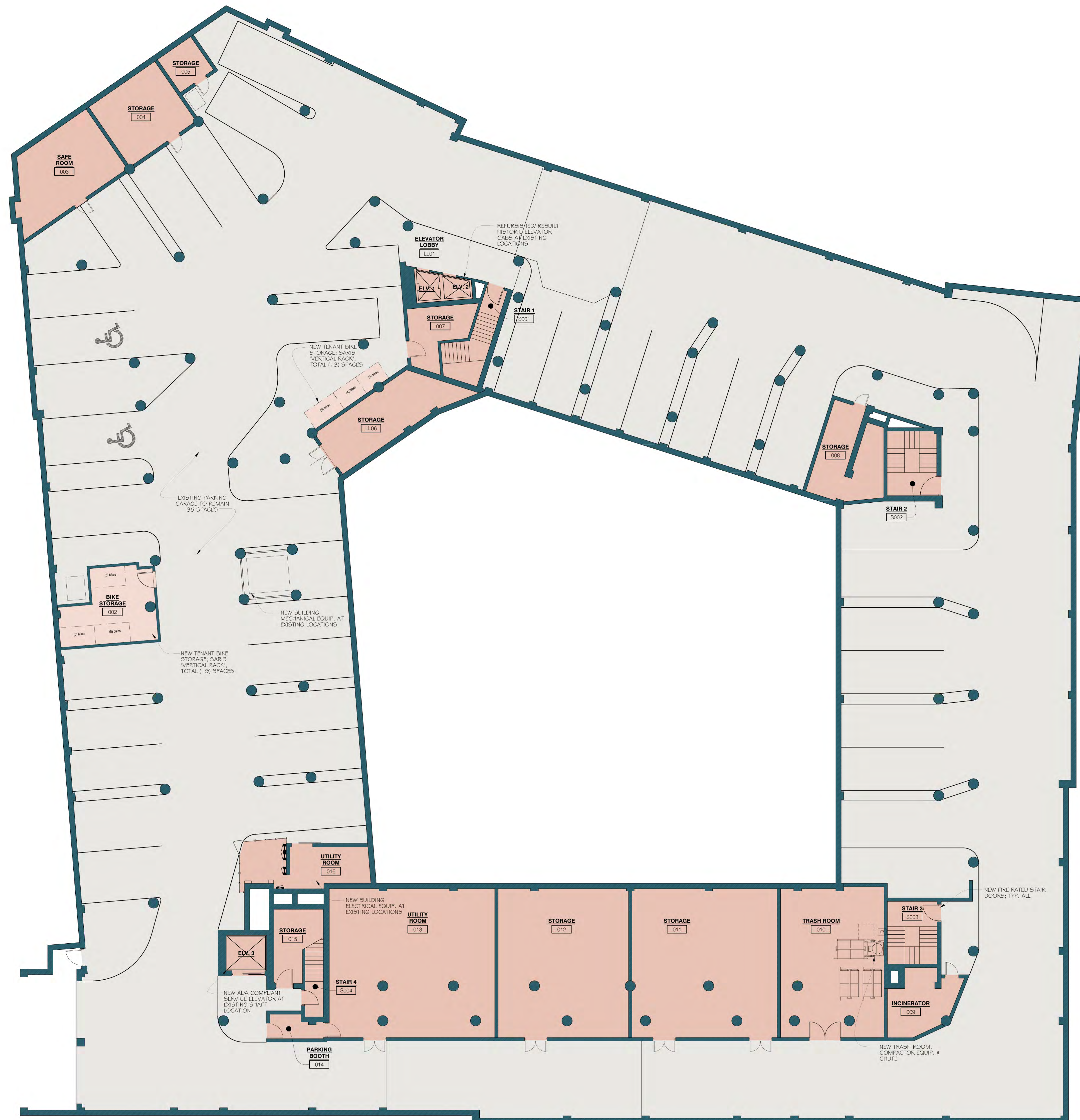


The Alcazar Yield Table												
Floors	Existing						Post Rehab					
	Residential	Lobby & Amenity	CAM	Garage	Total / Flr	Units / Flr	Residential	Lobby & Amenity	CAM	Garage	Total / Flr	Units / Flr
LL	-	-	6,195	22,072	28,267	0	-	247	5,948	22,072	28,267	0
1	11,181	8,559	7,049	-	26,789	24	11,645	8,872	6,272	-	26,789	20
2	21,260	-	4,973	-	26,233	32	21,260	-	4,973	-	26,233	36
3	22,541	-	4,484	-	27,025	32	22,541	-	4,484	-	27,025	38
4	22,541	-	4,484	-	27,025	33	22,541	-	4,484	-	27,025	38
5	-	4,895	4,169	-	9,064	0	10,194	4,924	4,557	-	19,675	9
Total	77,523	13,454	31,354	22,072	144,403	121	88,181	14,043	30,718	22,072	155,014	141

Lot Area / Unit		
	Existing	Proposed
Unit Count	121	141
Approx. Lot Area (sf)	50,057	
Lot Area/Unit Required per Cleveland Heights Zoning Code 1123.06 (MF-2 1,750sf)	211,750	232,750
Lot Area/Unit Provided	414	355

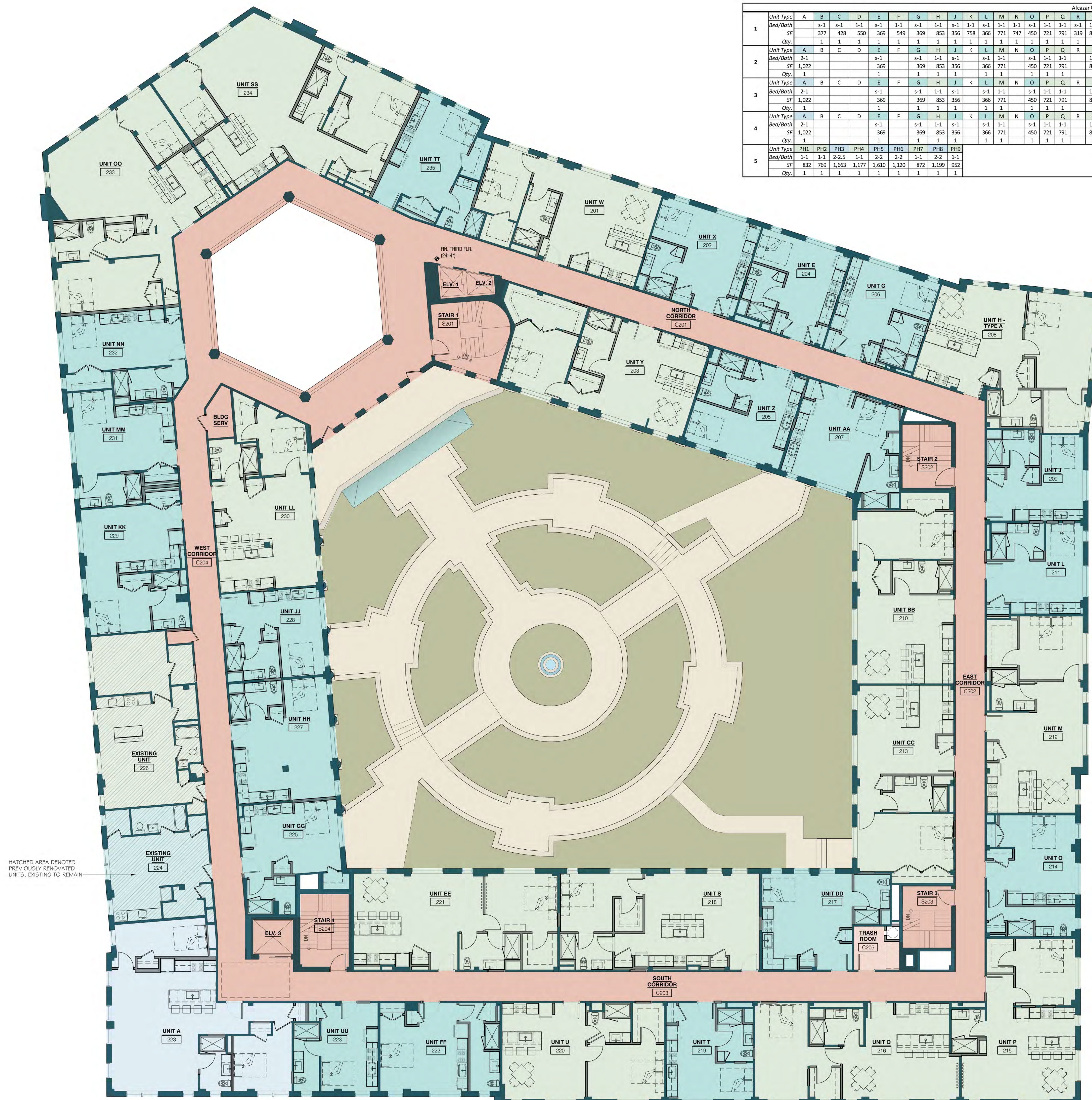
Parking Yield		
	Spaces	Spaces/Unit
Existing Garage	35	
Surface Lot	8	
Night Town Lot	20	
Total Provided	63	0.45
Total Required per Cleveland Heights Zoning Code 1161.03	141	1

Bicycle Parking	
	Spaces
Indoor Bike Parking	32
Outdoor Bike Racks (2x spaces / rack)	4
Total Provided	36
Total Required per Cleveland Heights Zoning Code 1161.035 a2 & Table 1161.035	36

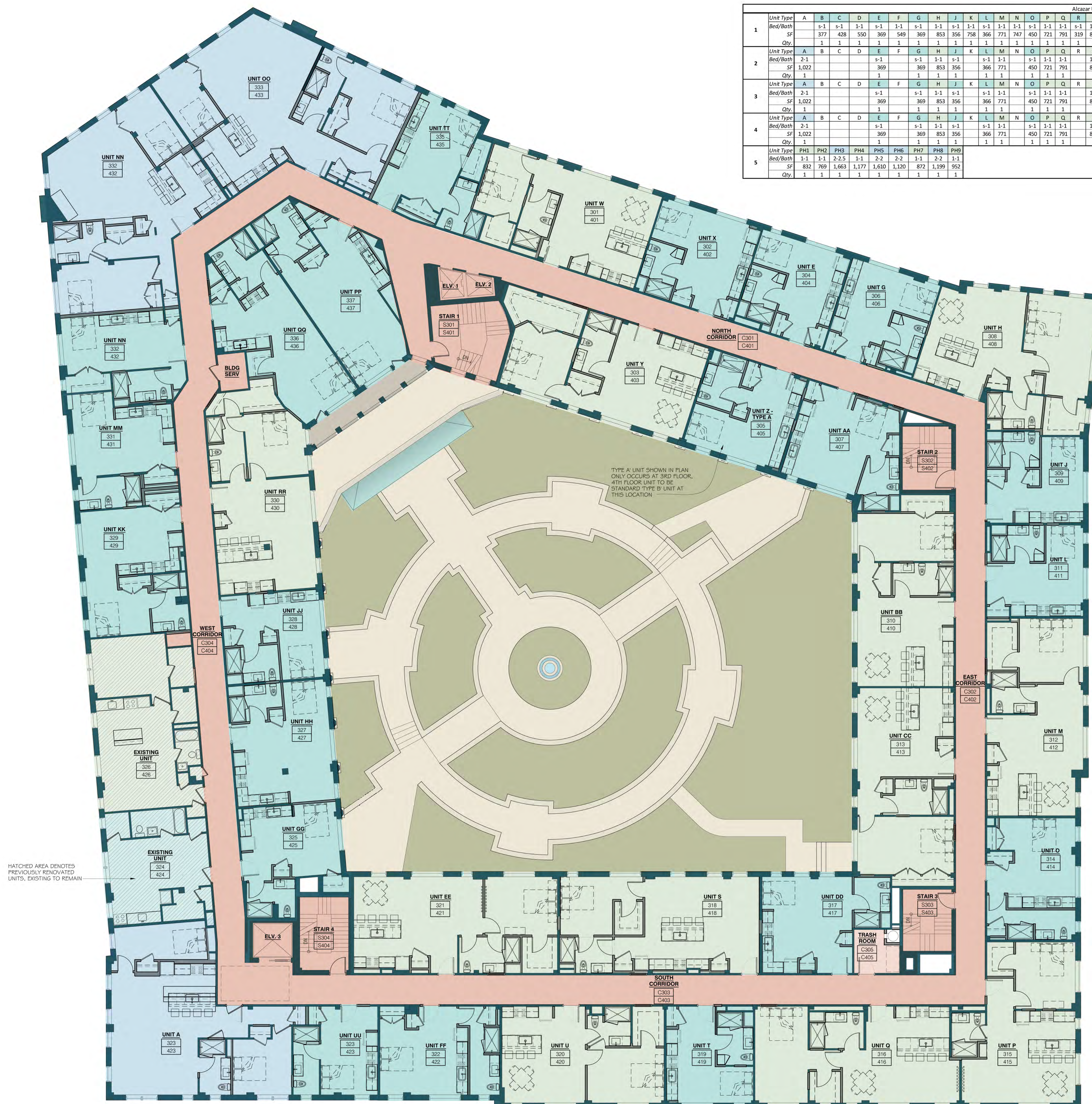




The Alcazar Yield Table					
Post Rehab					
Residential	Lobby & Amenity	CAM	Garage	Total / Fr	Units / Fr
-	247	5,948	22,072	28,267	0
11,645	8,872	6,272	-	26,789	28
21,260	-	4,973	-	26,233	36
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[illegible]

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[illegible]

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88,181	14,043	30,718	22,072	155,014	141



The Alcazar Villet Table					
Post Rehab					
Residential	Lobby & Amenity	CAM	Garage	Total / Fr	Units / Fr
-	247	5,948	22,072	28,267	0
11,645	8,872	6,272	-	26,789	20
21,260	-	4,973	-	26,233	36
22,541	-	4,484	-	27,025	38
22,541	-	4,484	-	27,025	38
10,194	4,924	4,557	-	19,675	9
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North-West Elevation



West Elevation

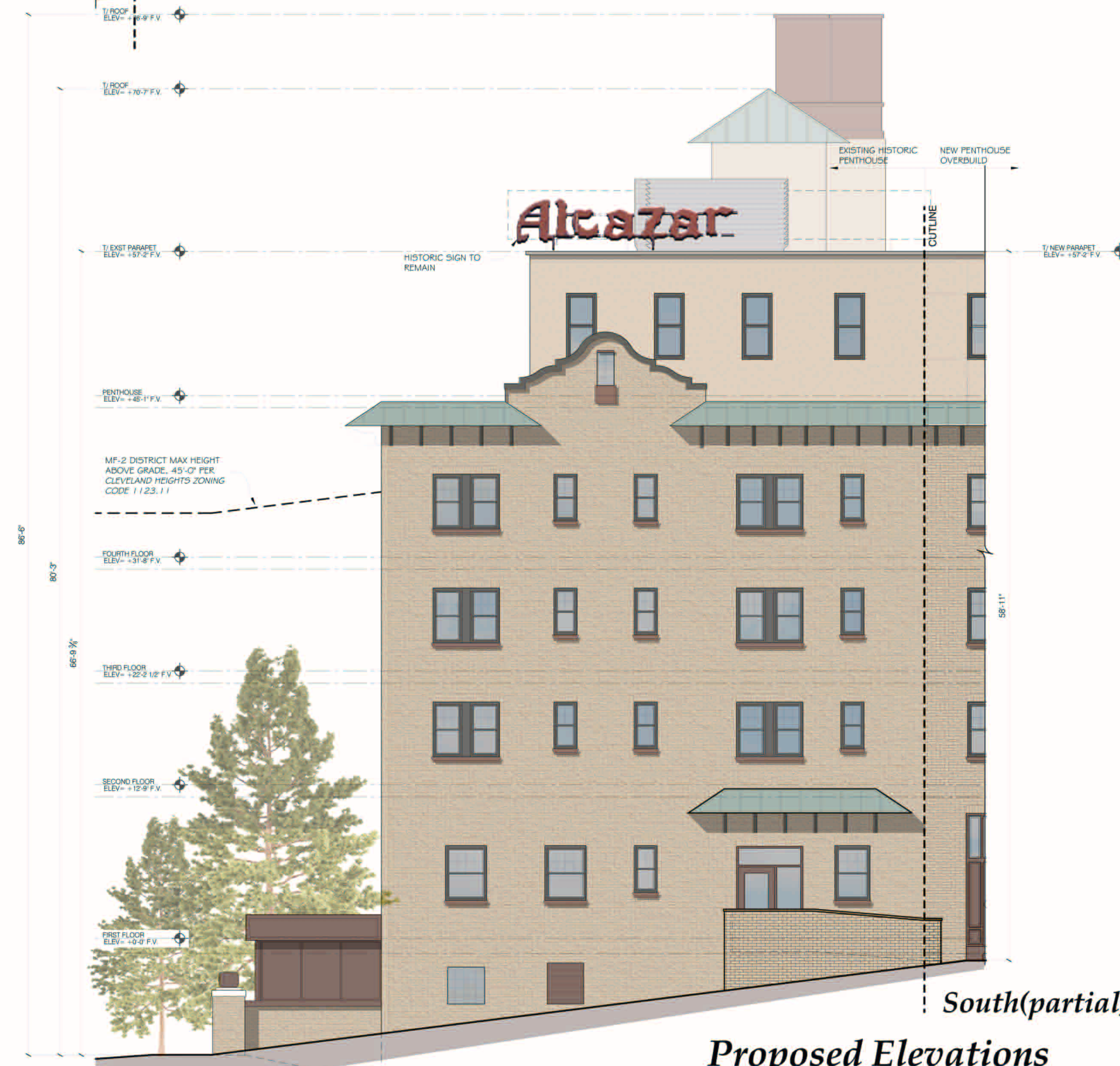
Proposed Elevations

SCALE = 3/16"=1'-0"

The Alcazar Hotel
Cleveland Heights, Ohio



South(partial) Elevation



South(partial) Elevation

The Alcazar Hotel
Cleveland Heights, Ohio

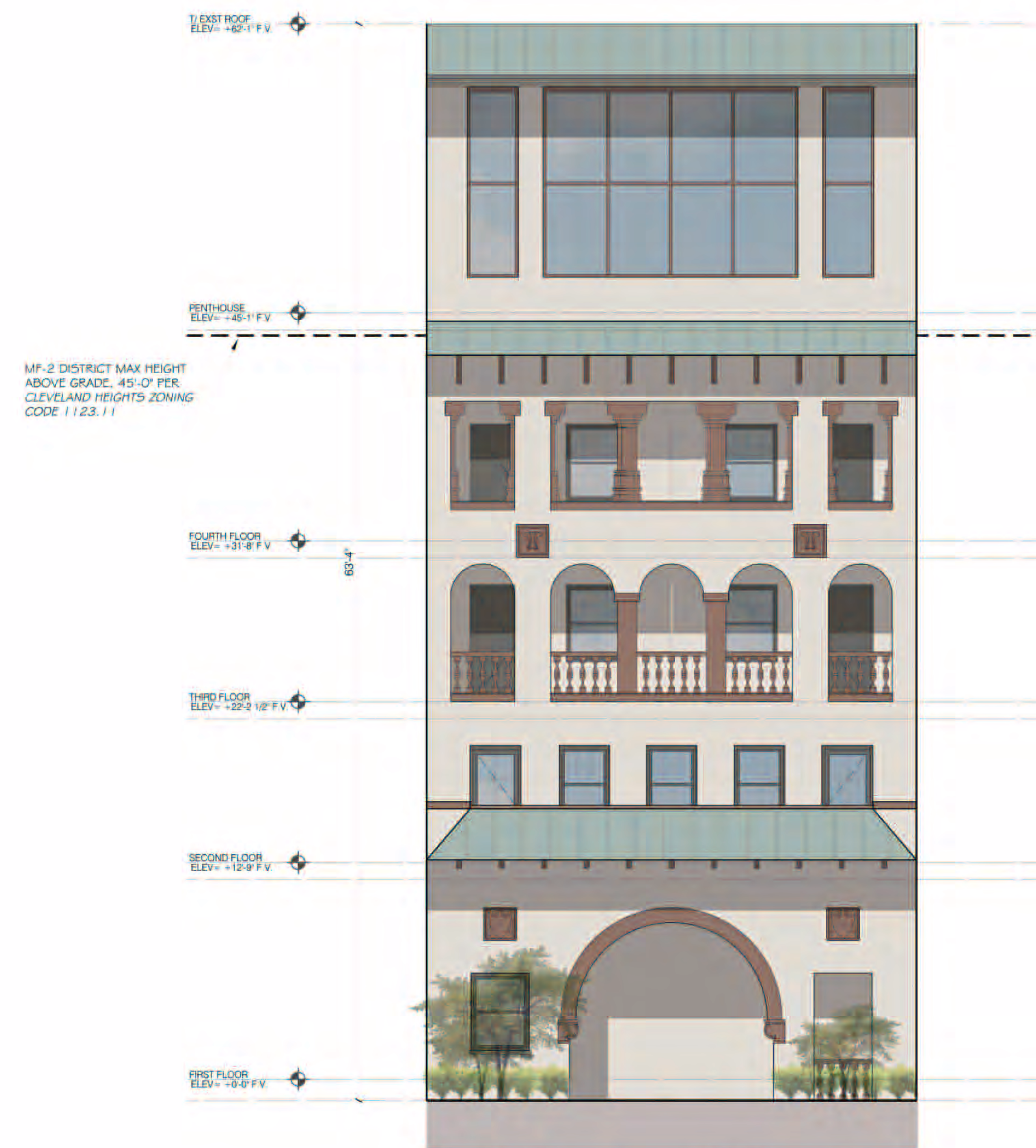
Proposed Elevations
SCALE = 3/16"=1'-0"



North Elevation



East Elevation



South Courtyard Elevation



South Courtyard Elevation



West Courtyard Elevation

Proposed Elevations

SCALE = 3/16"=1'-0"



West Courtyard Elevation



North Courtyard Elevation

Proposed Elevations

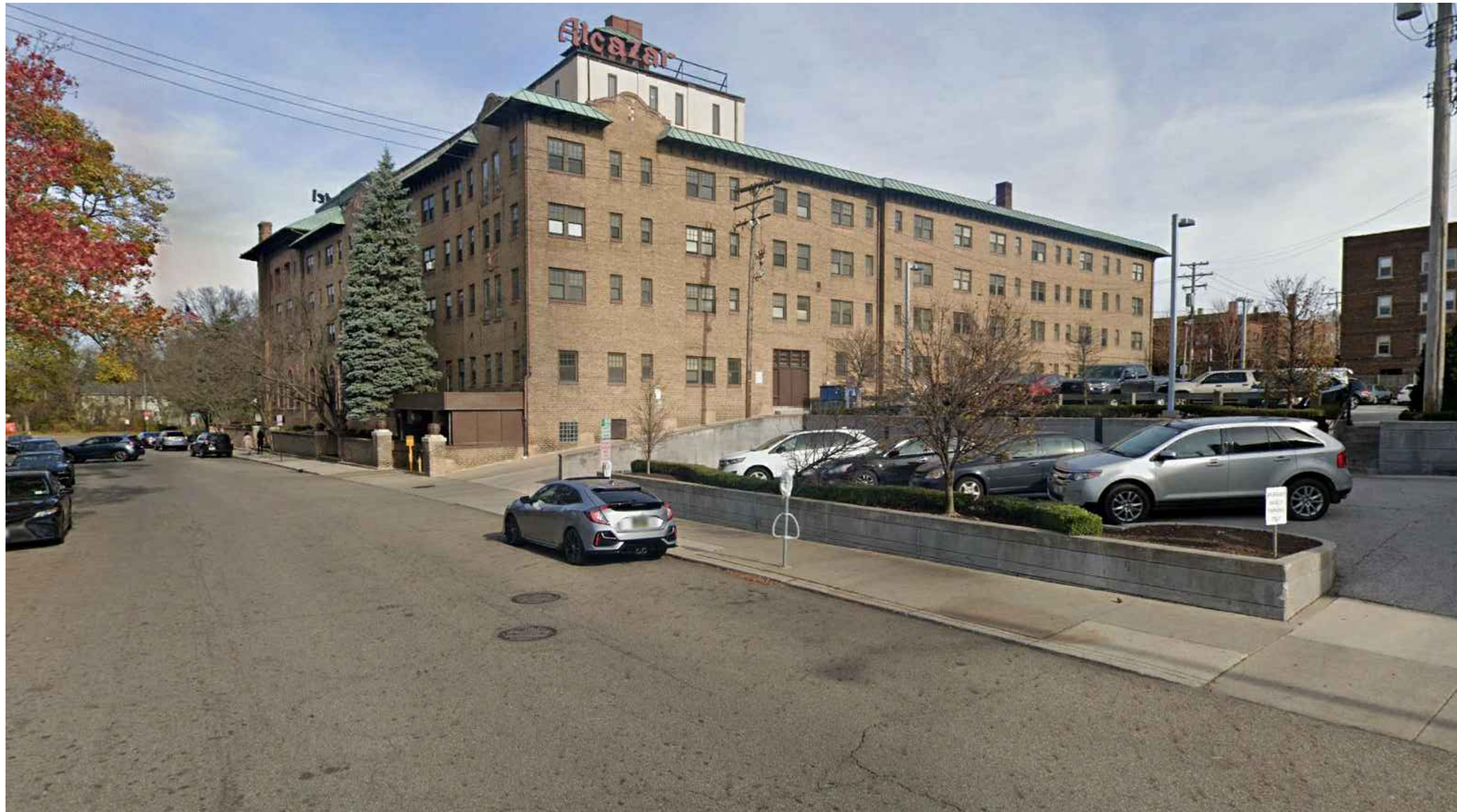
SCALE = 3/16"=1'-0"



1 BEFORE RENOVATION
VIEW SOUTHEAST



1 AFTER RENOVATION
VIEW SOUTHEAST



2 BEFORE RENOVATION
VIEW NORTHEAST



2 AFTER RENOVATION
VIEW NORTHEAST

