

ORDINANCE NO. 225-2025(HB), *Second
Reading*

By Mayor Cuda

An Ordinance amending Part Thirteen, Building Code, of the Codified Ordinances of Cleveland Heights to update the City's regulations regarding public notice for the Architectural Board of Review.

WHEREAS, in an effort to streamline the design review process at the Architectural Board of Review ("ABR"), City staff researched best practices, with a focus on neighboring cities; and

WHEREAS, after this research, one area where the City of Cleveland Heights can improve as compared to its neighbors is in regard to public notice for matters that come before the ABR; and

WHEREAS, with regards to the ABR and the types of items that are before that body, seldomly does a neighbor attend the meeting or provide comment; and

WHEREAS, our neighboring cities send notices only to the applicants and responsible parties for their projects, but do not send notices to "the neighbors" for each case; and

WHEREAS, City staff believes based upon this experience and the local research that notifying the neighbors is unnecessary, puts a strain on our resources – both staff capacity and budget, and can delay cases that come before the ABR; and

WHEREAS, regulations regarding the Architectural Board of Review are in the Building Code (Chapter 1313); and

WHEREAS, City staff recommends amending Chapter 1313 to remove the specific requirement to provide written notice to neighbors; and

WHEREAS, public notice would still be required as with other City functions, pursuant to Section 107.02 of the Codified Ordinances of the City of Cleveland Heights.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Cleveland Heights, Ohio that:

SECTION 1. This Council hereby introduces amendments to Sections of Part Thirteen, Building Code, of the Codified Ordinances of the City of Cleveland Heights, as set forth in Exhibit A attached hereto.

SECTION 2. It is found and determined that all formal actions of the Council relating to the adoption of this Ordinance were taken in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in such

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formal action, were in meetings open to the public, in compliance with all legal requirements.

SECTION 3. Notice of passage of this Ordinance shall be given by publishing the title and abstract of its contents, prepared by the Director of Law, once in one newspaper of general circulation in the City of Cleveland Heights or by posting the full text of this Ordinance to the City of Cleveland Heights website.

SECTION 4. This Ordinance shall take effect and be in force from and after the earliest time permitted by law.



GAIL L. LARSON
President of Council



ADDIE BALESTER
Clerk of Council

PASSED: November 17, 2025

Presented to Mayor: 11/19/2025 Approved: 11/20/2025



TONY CUDA
Mayor

EXHIBIT A

PROPOSED BUILDING CODE TEXT AMENDMENTS

November 3, 2025

PART THIRTEEN – BUILDING CODE

TITLE THREE – Local Provisions

CHAPTER 1313 (ARCHITECTURAL BOARD OF REVIEW)

1. 1313.07 MEETINGS; NOTICE.

(a) The Board shall hold at least one meeting per month as may be provided by its rules. A meeting may be canceled if there are no items for agenda or a lack of a quorum.

(b) Before conducting the meeting, notice shall be given pursuant to Codified Ordinances Section 107.02. Additionally, written notice of the meeting shall be mailed or caused to be mailed by the Board Secretary at least four (4) days before the meeting to the applicant ~~and to all owners and tenant occupants of all properties any part of which abuts the parcel of land upon which the subject Building or Structure is situated.~~

~~(c) In the case of an apartment Building or multiple use Building, in lieu of notice by mail to each tenant in the Building, notice may be posted in a general public use area of the Building.~~