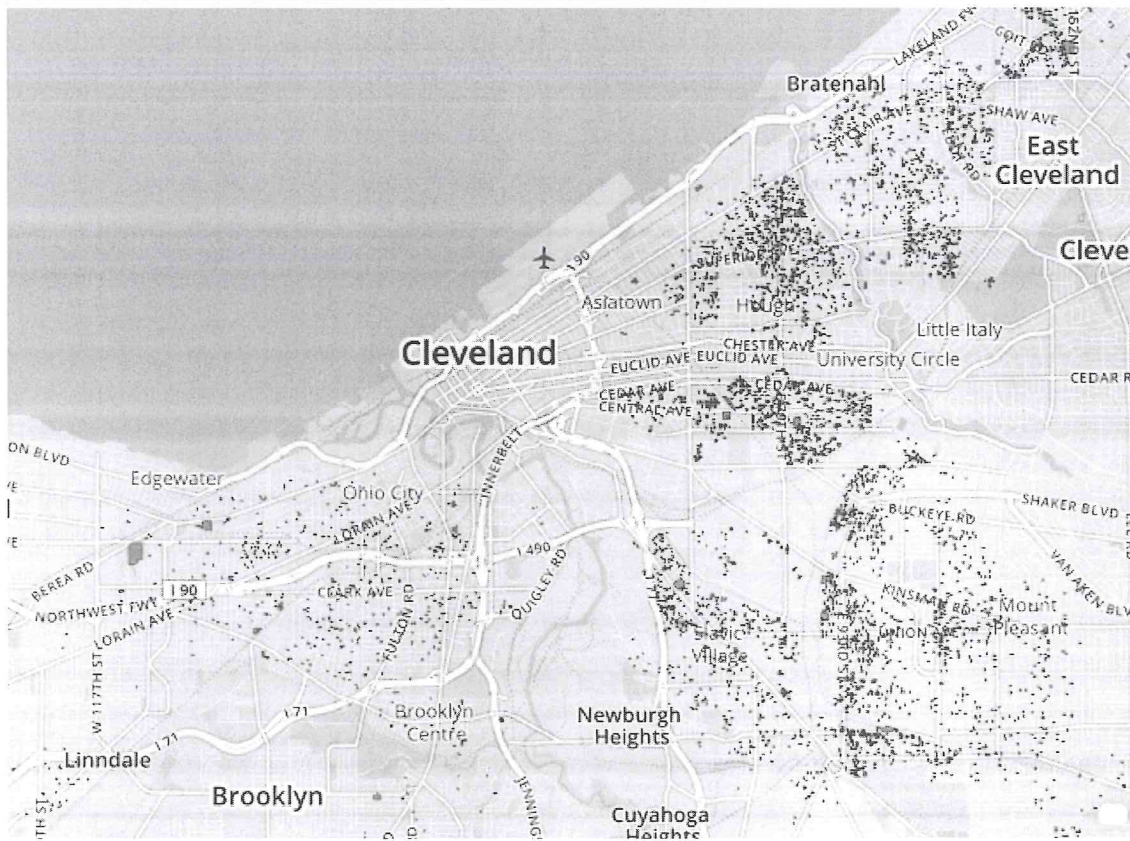


The City of Cleveland is selling vacant residential lots for side yard expansion for **\$200**. Here's how you get one.

*Find out if you qualify.*

Search and apply for a lot today! (/apply/)



(/apply/)

Apply for a lot (/apply/)

### About

**Cleveland Lots** is an online application for side yard expansion in Cleveland and was developed by Open Cleveland with the City of Cleveland Land Bank.

By Open Cleveland (<http://www.opencleveland.org/>), based on Large Lots Chicago from LISC Chicago (<http://www.lisc-chicago.org/>) and DataMade (<http://datamade.us>)

# Side Yard Expansion

If you own a home in Cleveland, you may be eligible to **buy the vacant lot next door** from the City of Cleveland for **\$200**. The lot must **share a border with** land you already own. Only homeowners can apply, not renters, businesses, churches, or organizations.

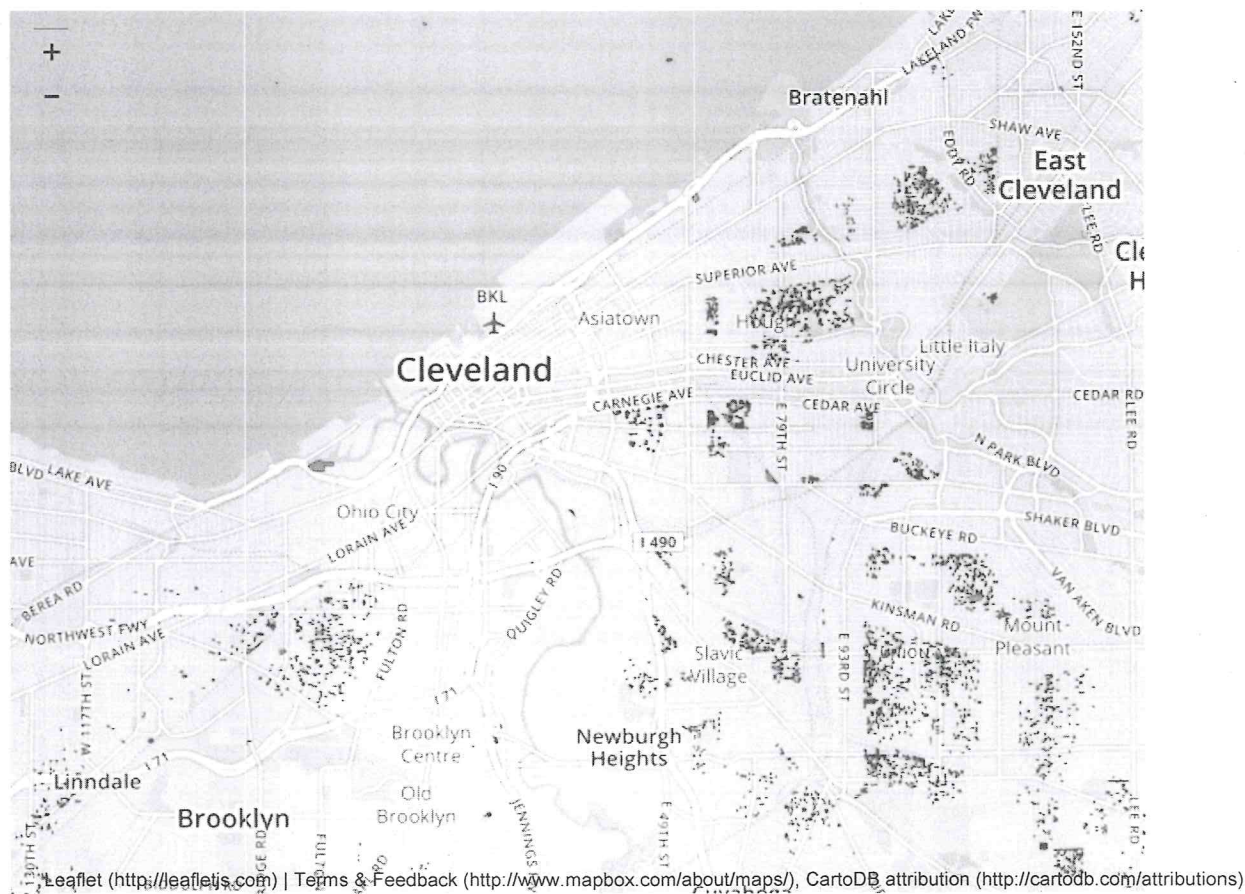
For more information, read the frequently asked questions (FAQ) page (/faq/).

## 1. Browse for and select a lot

**Note:** Not all properties listed on the map may be available. Contact the Land Bank for more information if necessary. (216-664-4126)

To get started:


1. Enter your address above or browse the map to view available lots
2. Click on a green lot for details



Your selected lot:

Use the map above and select the lot you want to apply for or enter the lot address and parcel number if you know it already


\*Required

 Lot address\*

Street Cleveland, OH

Parcel Number\*

###-##-###

 Clear

Are you currently using this lot?\*



Have you made any improvements to this lot?\*



List any improvements you've made to the lot, e.g. fencing, landscaping, mowing, etc.

Your adjacent lot:

Provide the following information about the lot you own that is **adjacent** to the selected lot

\*Required

 Address of owned, adjacent lot\*

Street Cleveland, OH

Who lives at this address?\*



Do you own any other properties in Cleveland?\*

If so, list the addresses, parcel numbers, and property types

## 2. Upload a picture of your proposed site plan

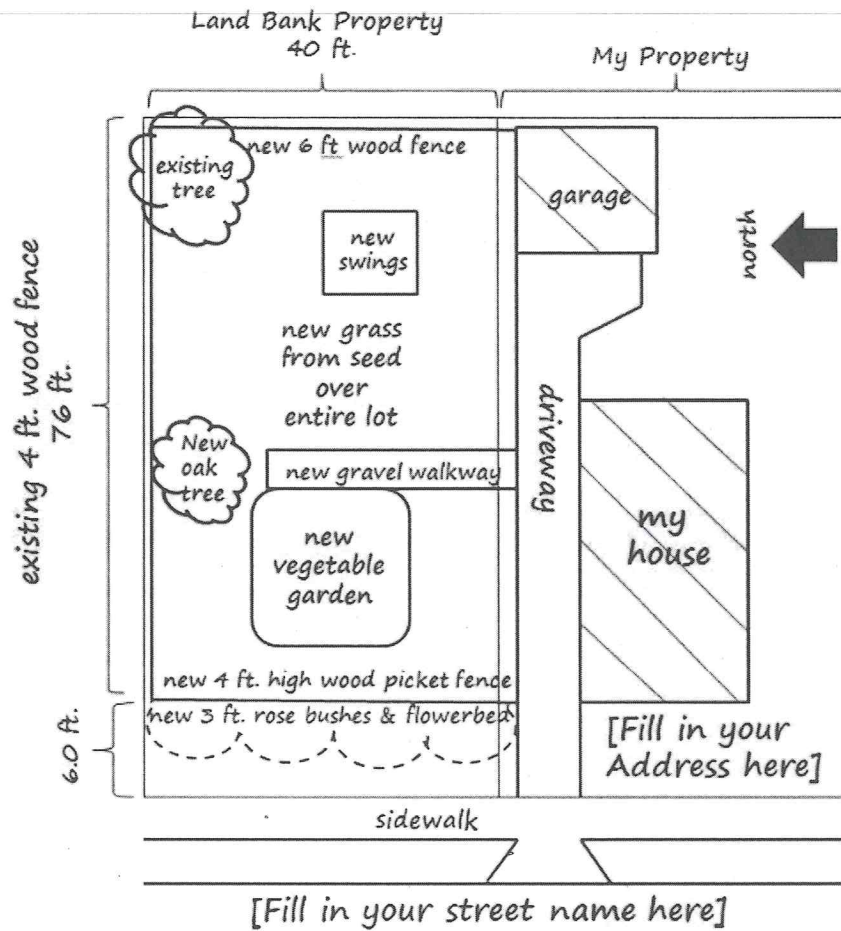
\*Required

To determine if your plans for the Land Bank lot meet city code and are appropriate for the neighborhood, a detailed site plan is required.

### Instructions

1. Draw an outline of the property you own and the outline of the Land Bank lot
2. Draw and label existing features on **your** property **and** the Land Bank property
  - Draw and label your existing house, sidewalk, driveway, garage, fencing, landscaping, etc., and illustrate what you plan to put on the Land Bank property
  - Label your street name and your house number
  - Draw an arrow to point **north**
3. If you plan to put up a new fence, show where, what material type (wood picket, decorative metal, etc., but **not** chain link in front), the height (note that fences in residential **front** yards cannot be over 4 feet high and must be at least 50% see-through; other fences cannot be taller than 6 feet)
4. If your plans include new landscaping or a garden, indicate:
  - Proposed location of any new grass, trees, shrubs or gardens (label each)
  - Proposed size of vegetation/gardens
  - Type of plants (native area plantings are highly encouraged). Refer to Re-Imagining Cleveland: Ideas to Action (<http://www.npi-cle.org/files/2012/07/IdeastoActionResourceBook.pdf>)
5. Show any other improvements you plan to make such as patios, walkways, play sets, gazebo, etc.

### Sample site plan



📎 Upload your proposed site plan\*

 Browse...

Your plan must be in PDF or image (JPG, PNG) format. Max size 5mb.

### Cost estimates

Describe improvements you will make to the lot and how much they will cost

Fencing (note that chain link does not meet code)

Description	Cost
-------------	------

### Landscaping

Description	Cost
-------------	------

### Drive apron removal and tree lawn restoration

Description	Cost
-------------	------

Other

Description

Cost


### 3. Contact information

\*Required

 Name\*

First name

Last name

 Phone number\*

###-###-####

 Alternate phone number:

###-###-####

 Email -

name@email.com

 Mailing address, if different than the lot adjacent to the Land Bank property

Street

City

State

Zip

Did you receive assistance in completing this application? If so, from whom?



### 4. Eligibility and Terms

#### Program Eligibility

- You can't owe money for property taxes, water bills, grass cutting, etc.

- Your home must meet building codes
- Owners of apartment buildings, businesses, churches, or organizations must apply using a different application for development
- If other adjacent home owners want to acquire the same lot, **the lot can be split** and transferred to the respective property owners. When lots are split, homeowners are required to administer and pay for lot surveys as well as the recording of a lot consolidation plan. The cost varies and may exceed \$1,000

## Buyer responsibilities

- Parcels are sold for \$200 each. Recording fees typically range from \$70-\$100
- You will need to pay property taxes. For a future property tax estimate, contact the Cuyahoga County Fiscal Office at 216-443-7010 or check the property tax calculator (<http://fiscalofficer.cuyahogacounty.us/en-US/property-tax-calculator.aspx>)
- The City is not responsible for cleanup or improvement
- Applicant must obtain all necessary approvals and permits from the City prior to making any improvements or commencing construction. Detailed information can be found on the City's website (<http://portal.cleveland-oh.gov/CityofCleveland/Home/Government/CityAgencies/BuildingHousing/PermitGuide>)
- You can't use the lot for commercial purposes, parking, storing vehicles or materials, or any use prohibited by code

## Terms

The City reserves the right to accept or reject any and all land use proposals. Land use criteria are largely based on the City's 2020 Citywide Plan, its Sustainable Development Pattern initiative, and input from community development corporations and City Council members. Additionally, side yard requests may not be approved in neighborhoods where there is a demand for new housing

The City may place conditions on the sale and incorporate them as deed restrictions. If the buyer fails to make proposed improvements or properly maintain the property, the City may exercise its discretion and take back title to the property. Typical deed restrictions may include but are not limited to:

1. Removal of driveway apron (curb cut), reinstatement of curb and tree lawn
2. Installation of new fencing to code regarding setback, height restrictions and materials. In some cases, all existing fencing may be required to be brought up to code
3. Completion of new landscaping to code
4. The combined properties must be maintained in a decent, safe and sanitary manner. This includes keeping the properties free and clear of debris and weeds

By checking the box below, I certify that the information provided is correct and true to the best of my knowledge. Falsifying or deliberately omitting any information regarding this application will result in immediate termination from the program and/or the City of Cleveland seeking remedies available under law

I understand and agree to the terms\*

Submit application »

**If you have any questions, please contact:**

City of Cleveland Land Bank

Phone: (216) 664-4126

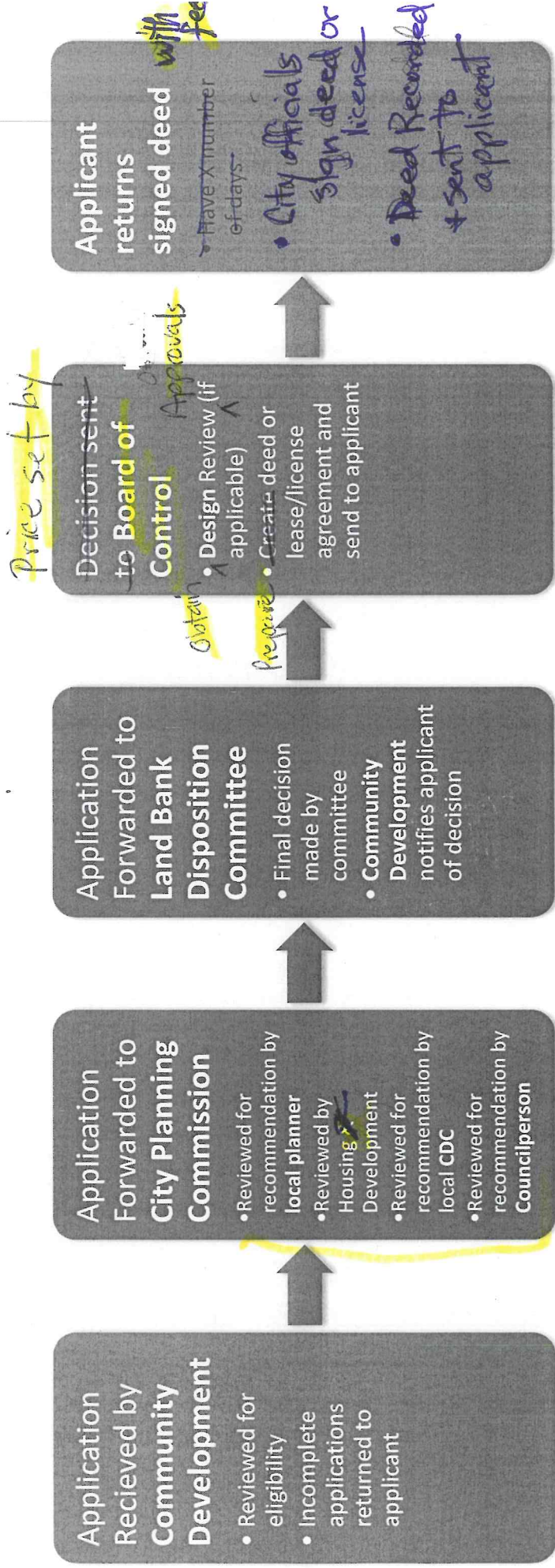
Email: ~~CD-ND@city.cleveland.oh.us (mailto:CD-ND@city.cleveland.oh.us)~~

*CD-DND@city.cleveland.oh.us*

By Open Cleveland (<http://www.opencleveland.org/>), based on Large Lots Chicago from LISC Chicago (<http://www.lisc-chicago.org/>) and DataMade (<http://datamade.us>)



# City of Cleveland Landbank Sideryard Application Process



To find your local Community Development Corporation (CDC): <http://livecleveland.org/>

To find your Councilperson: <http://www.clevelandcitycouncil.org/find-my-ward/>

## Frequently asked questions

- How do I purchase a sideyard?
- Where can I find an application?
- Do I pay for the lot when I return the application?
- How much does a property cost?
- How much in property taxes will I pay?
- Can I buy the lot behind my home?
- Why can't I purchase a lot for a sideyard that isn't adjacent to me?
- What would prevent me from getting the property that I am applying for?
- Would speaking to the council person for the area <sup>where</sup> the land bank parcel <sup>is located?</sup> ~~is helpful~~ <sup>it helps</sup>?
- I'm already maintaining the vacant lot – does this increase my chances of getting it?
- What are the steps in the application process?
- Why can't you tell me how long it will take to make a decision about my application?
- How will I be notified when a decision is made about my application?
- What can I plant in my sideyard?
- Can I put a fence around my sideyard?
- What if the sideyard I purchase still includes the driveway apron?
- Can I expand my driveway and park on the lot?

### How do I purchase a sideyard?

You must own a home adjacent to the vacant lot you wish to purchase. The lot you desire must be ~~in~~ <sup>owned by</sup> the city of Cleveland ~~inventory~~ at the time of application. You must be current on your taxes, and your property must be free of any code violations. <sup>(this stands for any)</sup> ~~the~~ <sup>also applies to any</sup> additional property you may own in Cuyahoga County).

You ~~may put in~~ <sup>must submit</sup> an application ~~with~~ <sup>to</sup> the city land bank. Applications must include a photo of your property, a photo of the vacant lot you wish to purchase, and a site design for the vacant lot.

### Where can I find an application?

You can apply directly through this website! Applications can also be picked up at the office of Community Development at 601 Lakeside Ave., Room 320, Cleveland, OH 44114. You can also contact the ~~community development department~~ <sup>office</sup> via phone or e-mail and request that an application be ~~mailed~~ <sup>sent</sup> to you. Applications can be returned via mail, e-mail, or at the office of Community Development.

- Phone: (216) 664 – 4126
  - E-mail: CD-DND@city.cleveland.oh.us
  - Download the application here  
([http://www.city.cleveland.oh.us/sites/default/files/forms\\_publications/LandBankApplicationYardEx](http://www.city.cleveland.oh.us/sites/default/files/forms_publications/LandBankApplicationYardEx))
- <sup>fax,</sup> Fax: (216) 420-8042

### Do I pay for the lot when I return the application?

No. You will be contacted ~~via mail~~ if your application is approved and payment will be requested then. We are not able to process refund payment for applications paid for in advance in the event that the application ~~ends up not being~~ <sup>is</sup> approved.

## How much does a property cost?

Cost is determined by the planned use.

- Side Yard Expansion: \$200
- New Housing Construction Lot: \$200, unless located in an area of high demand
- Development Lots: by appraised value
- Agriculture/Garden Lots: \$200 or lease purchase price for \$1, <sup>Licensed</sup> There is a "claw back" provision if used for non-agricultural purposes <sup>a year.</sup>
- Interim Uses (License): Negotiated. Generally licensed for \$1 per year for gardening/greening uses.

## How much in property taxes will I pay?

No. You will be contacted via mail if your application is approved and payment will be requested then. We are not able to process refund payment for applications paid for in advance in the event that the application ends up not being approved.

## Can I buy the lot behind my home?

These purchases are discouraged because the residents who are adjacent and share a side property line may be interested in purchasing the lot. Also, while the lot may be a valued addition for your personal property, the flow of the street on which the lot resides may be interrupted by a lot used in that way.

## Why can't I purchase a lot for a sideyard that isn't adjacent to me?

Lots not adjacent to your property are not considered side yards and aren't eligible for purchase for that purpose. Lots not adjacent to your property have potential for development or greenspace only. Those applications can be found here (<http://www.city.cleveland.oh.us/CityofCleveland/Home/Government/CityAgencies/CommunityDevelopment>,

## What would prevent me from getting the property that I am applying for?

Reasons to deny a resident's request to purchase a lot might be, but are not limited to;

- Delinquent taxes
- Poor condition of applicant's own property
- If applicant's property has gone into foreclosure (even if payment arrangements have been made).

*Your proposal is not the best fit for the neighborhood.*

Would speaking to the council person for the area where the land bank parcel is <sup>help?</sup> located?

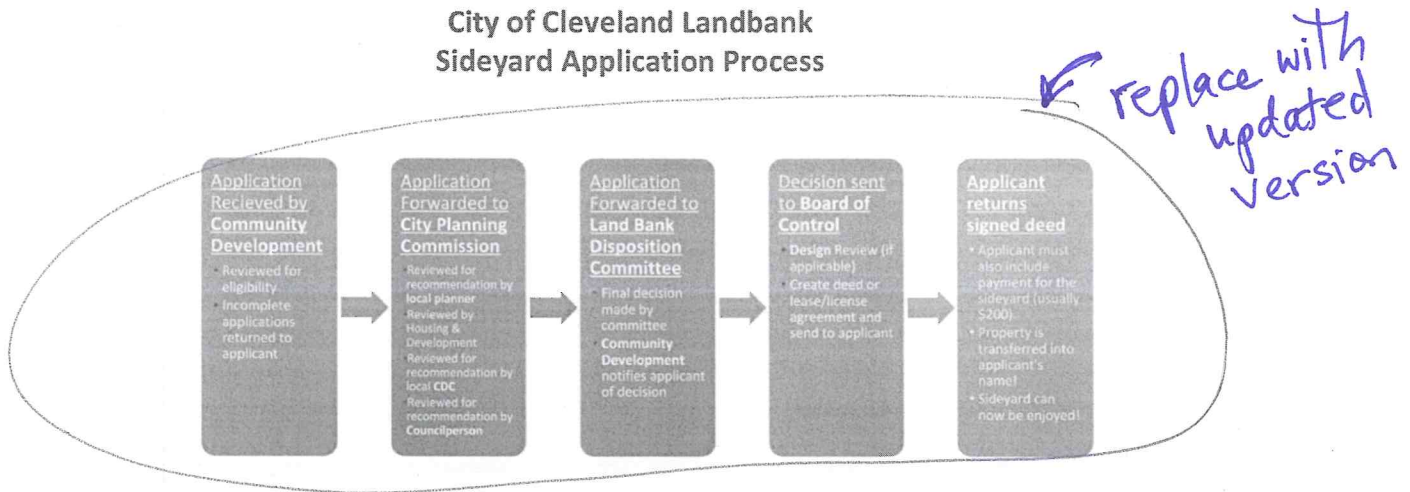
Speaking to the council person for the area that the land bank lot is in is never a bad idea, with the understanding that while their <sup>support</sup> input is important <sup>but</sup> they do not have the <sup>only</sup> say in ~~the~~ decision making regards to the resident's application approval.

## I'm already maintaining the vacant lot – does this increase my chances of getting it?

Providing maintenance (mowing, removing trash, etc.) to a lot you wish to purchase can demonstrate that you would be willing and capable of continuing to take care of the property if it was <sup>sold to you</sup> in your possession. However, no resident is required to maintain a vacant lot. Even if you have not done any maintenance to the lot you wish to purchase, your application is considered with the same regard.

*it help to*

## What are the steps in the application process?



## Why can't you tell me how long it will take to make a decision about my application?

The application process can be a lengthy one for the following reasons:

- *Adequate* Staffing *changes* which contributed to a current backlog of applications. *to process an increased volume*
- Land bank staff is waiting to receive additional requested information from the applicant, *has not been provided.*
- Application must be reviewed by many *people* (as shown in the flow chart), which *extends processing* can take time. *parties*
- Additional review may be required for lots in Design Review Districts, Landmark Districts, or Sustainable Development *Special* Planning areas.

## How will I be notified when a decision is made about my application?

You will be notified *by phone, email or mail* if your application is approved or disapproved. If approved, you will receive a deed package which will include the property deed that you will need to sign and return, along with payment for the property.

## What can I plant in my sideyard?

Native plants and shrubs are welcome to be planted, though you are invited to be creative. For a list of native plant examples, visit Plant Native (<http://www.plantnative.org/rpl-inoh.htm>). For more on native plants, check out the Native Plant Society of Northeastern Ohio (<http://www.nativeplantsocietyneo.org/>). For ideas on incorporating native plants, shrubs, and trees, visit the Re-Imagining Cleveland Ideas to Action Resource Book (<http://www.scribd.com/doc/83096964/Re-Imagining-Cleveland-Ideas-to-Action-Resource-Book>).

## Can I put a fence around my sideyard?

Yes, you can put a fence around your sideyard, but it must *comply with* city code. It must be no more than 6 feet high at the back and sides of the property. Fencing at the front of the property must be no more than 4 feet high, and *usually* must be constructed of an ornamental fencing material. For a more detailed description of the fence requirements, see the Cleveland Code *such as wood, metal or vinyl.*

([http://library.amlegal.com/nxt/gateway.dll/Ohio/cleveland\\_oh/partthreelandusecode/partiiblandusecode-zoningcode/titleviizoningcode/chapter358-fenceregulations?f=templates\\$fn=default.htm\\$3.0\\$vid=amlegal:cleveland\\_oh\\$anc=JD\\_358.04](http://library.amlegal.com/nxt/gateway.dll/Ohio/cleveland_oh/partthreelandusecode/partiiblandusecode-zoningcode/titleviizoningcode/chapter358-fenceregulations?f=templates$fn=default.htm$3.0$vid=amlegal:cleveland_oh$anc=JD_358.04)) on the topic.

What if the sideyard I purchase still includes the driveway apron?

*In some cases,* ~~It is possible that a driveway apron may remain as part of the lot from when the demolition was completed. If this is the case, once you purchase the sideyard, you must have the driveway apron removed, and re-instate the tree lawn and curb for that lot.~~ *was not removed during a past* *removal of the* *are to be reinstated.*  
*As needed*

## More questions?

Please direct questions to:

City of Cleveland Land Bank

Phone: (216) 664-4126

Email: <sup>D</sup>CD-ND@city.cleveland.oh.us ~~(mailto:CD-ND@city.cleveland.oh.us)~~

If you have questions about the **ClevelandLots.org** website, contact us at [opencleveland@gmail.com](mailto:opencleveland@gmail.com) (mailto:opencleveland@gmail.com)

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