

RESOLUTION NO.: 81 -2019
INTRODUCED BY: Alexander

A RESOLUTION CONFIRMING THE ACTION OF THE ZONING BOARD OF APPEALS WITH RESPECT TO A VARIANCE FOR AN ACCESSORY STRUCTURE AT 418 STEVEN BOULEVARD.

WHEREAS, Jerome and Marlene Harris, for property located at 418 Steven Boulevard in the City of Richmond Heights, filed an application with the Zoning Board of Appeals (Case No. 834) requesting a variance from Zoning Code Section 1135.04(c)(2)(C) to permit the construction of a larger than permitted accessory shed upon the subject property;

WHEREAS, pursuant to Section 1135.04(c)(2)(B), the Zoning Board of Appeals recommended at its July 17, 2019 public meeting that the variance be granted to permit the subject lot which is 15,000 square feet in size to have an accessory structure that exceeds a footprint of 120 square feet; the applicant is proposing to construct a 192 square foot storage shed on the property, all as set forth in the Minutes of the Board's public hearing for Case No. 834;

WHEREAS, the Planning and Zoning Committee of this Council recommended at its August 13, 2019 meeting that the variance be granted;

NOW, THEREFORE, Be It Resolved by the Council of the City of Richmond Heights, State of Ohio, that:


Section 1: The action of the Zoning Board of Appeals of the City in recommending the granting of the variance requested by the applicants, Jerome and Marlene Harris, to Codified Ordinance Section 1135.04(c)(2)(B) to permit the maximum floor area of the proposed accessory structure to exceed the permitted square footage so as to permit a 192-square foot accessory building at 380 418 Steven Boulevard, as set forth in the materials submitted to the Zoning Board of Appeals, and based upon the reasons set forth in the July 17, 2019 Minutes of said Board, is confirmed. Council finds there exists a practical difficulty which outweighs the limitations set forth in the Zoning Code and the granting of the variance is not contrary to public purpose and intent of the Zoning Code.

Section 2: The Clerk is instructed to mail a copy of this Resolution to the applicants.

Section 3: It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Resolution were adopted in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in such formal action, were in meetings open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

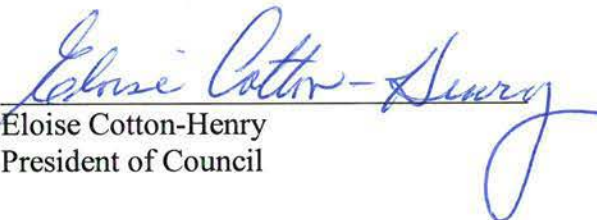
Section 4: This Resolution shall be in effect and be in force from and after the earliest period allowed by law.

PASSED: August 27, 2019


David H. Roche, Mayor

APPROVED: August 27, 2019

ATTEST: Betsy Traben
Betsy Traben
Clerk of Council


Eloise Cotton-Henry
President of Council