

RESOLUTION NO.: 85 -2022
INTRODUCED BY: Alexander

A RESOLUTION CONFIRMING THE ACTION OF THE ZONING BOARD OF APPEALS WITH RESPECT TO A VARIANCE FOR A SIDE YARD SETBACK AT 243 RICHMOND ROAD.

WHEREAS, Steve Jerome, the owner of Jerome Plumbing, for property located at 243 Richmond Road in the City of Richmond Heights, filed an application with the Zoning Board of Appeals (Case No. 845) requesting a variance from the Zoning Code requirement set forth in Chapter 1173 for a 15-foot side yard setback to allow a 7-foot setback for new building construction, a decrease of 8 feet, which would not substantially alter the essential character of the neighborhood because the existing structure which will be demolished is currently 7 feet off the side yard property line;

WHEREAS, pursuant to Section 1185.05 of the Zoning Code, the Planning and Zoning Ordinance of the City, the Zoning Board of Appeals recommended to Council the granting of the aforesaid variance based upon the reasons set forth in the minutes of the Board's public hearing for Case No. 845;

WHEREAS, the Planning and Zoning Committee of this Council has reviewed the Zoning Board of Appeals recommendation and has recommended to the entire Council the granting of the aforesaid variance;

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 a variance to the applicant, Steve Jerome, for property located at 243 Richmond Road to permit a decrease of 8 feet in the 15-foot side yard setback requirement set forth in Chapter 1173 of the Zoning Code to allow a 7-foot side yard setback for the new building, which action is based upon the reasons set forth in the June 1, 2022 minutes of said Board is hereby confirmed. This Council finds the recommendation of the Zoning Board of Appeals is supported by reliable, substantial and probative evidence, and the granting of the variance is not contrary to the purpose and intent of the Zoning Code.

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

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 take effect and be in force from and after the earliest period allowed by law.

PASSED: June 28, 2022

APPROVED: June 28, 2022

ATTEST: Betsy Traben

Betsy Traben
Clerk of Council

Kim A. Thomas, Mayor

Bobby Jordan
President of Council