

RESOLUTION NO.: 82-2025  
INTRODUCED BY: Justice

**A RESOLUTION CONFIRMING THE ACTION OF THE ZONING BOARD OF APPEALS WITH RESPECT TO THE REQUEST FOR A VARIANCE IN THE SIDE YARD SETBACK REQUIREMENT OF ZONING CODE SECTIONS 1173.03 AND 1173.05(b) TO CONSTRUCT AN ADDITION TO THE HOME AT 473 CELESTIA DRIVE.**

WHEREAS, the owner, Aaron Scales, for the property located at 473 Celestia Drive in the City of Richmond Heights, through his architect, Levine Architecture & Design, Ltd., filed an application with the Zoning Board of Appeals (Case No. 861) requesting a variance from Codified Ordinance Sections 1173.03 and 1173.05(b) to permit the construction of a first-floor addition to an existing home with a side yard setback of one foot, ten inches when said Code section requires greater than a six (6)-foot side yard setback;

WHEREAS, pursuant to Section 1185.07 of Ordinance No. 72-72, the Planning and Zoning Ordinance of the City, the Zoning Board of Appeals recommended at its regular meeting on April 2, 2025, that this Council approve the requested variances based upon the reasons set forth in the minutes for Case No. 861;

WHEREAS, on May 27, 2025, the Planning and Zoning Committee of Council recommended the granting of the variance to the Council as a whole.

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 its Case No. 861 in recommending the approval of the requested variance from Codified Ordinance Sections 1173.03 and 1173.05(b) to permit the construction of an addition to an existing home at 473 Celestia Drive with a minimum side yard setback of one foot, ten inches, as shown on the drawing submitted to the ZBA by the applicant, dated March 24, 2025, with the condition that the owner must not permit storm water drainage from his property to go onto neighboring properties, is hereby confirmed.

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 24, 2025

APPROVED: June 24, 2025

ATTEST: Tracey Blair  
Tracey Blair  
Clerk of Council

  
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Kim A. Thomas, Mayor

  
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Bobby Jordan  
President of Council