

RESOLUTION NO.: 30 -2007
INTRODUCED BY: Morgan

**A RESOLUTION CONFIRMING THE ACTION OF THE ZONING
BOARD OF APPEALS WITH RESPECT TO VARIANCES FOR A
GROUND SIGN AT 575 RICHMOND ROAD.**

WHEREAS, Faith United Church of Christ, located at 575 Richmond Road in the City of Richmond Heights, filed an application with the Zoning Board of Appeals (Case No. 748) requesting two variances from the Zoning Code requirements for a ground sign and in order for its proposed sign to be erected, it would need variances from Section 1179.06(b)(5) to permit an increase in the area of changeable copy on a ground sign from the maximum 30% coverage to 55% and a variance to permit an increase in the total area of a permanent ground sign as set forth in Section 1179.06(a) from 40 square feet to 56 square feet; and

WHEREAS, pursuant to Section 1185.05 of Ordinance No. 72-72, the Planning and Zoning Ordinance of the City, the Zoning Board of Appeals recommended to Council the granting of variances based upon the reasons set forth in the minutes of the Board's public hearing for Case No. 748; and

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

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 variances to the applicant, Faith United Church of Christ, located at 575 Richmond Road, to permit an increase in the area of changeable copy on a ground sign to 55% from the maximum 30% area permitted by Section 1179.06(b)(5) and to permit a total sign area of 56 square feet instead of the maximum 40 square feet as permitted by Section 1179.06(a), and which is based upon the reasons set forth in the March 7, 2007 minutes of said Board be, and the same are hereby, confirmed. This Council finds the recommendation of the Zoning Board of Appeals is supported by reliable, substantial and probative evidence, that there exists a practical difficulty which outweighs the limitations set forth in the Zoning Code and the granting of the variances is not contrary to the purpose and intent of the Zoning Code.

Section 2: The approval of the variances as set forth in Section 1 of this Resolution is conditioned upon proper landscaping around the sign being installed and continuously maintained for the life of the sign.

Section 3: The Clerk is hereby instructed to mail a copy of this Resolution to the applicant.

Section 4: 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 5: This Resolution shall take effect and be in force from and after the earliest period allowed by law.

PASSED: _____

Daniel J. Ursu, Mayor

APPROVED: _____

ATTEST: _____

Betsy Traben
Clerk of Council

David H. Roche
President of Council