

RESOLUTION NO.: 27 -2013  
INTRODUCED BY: Alexander

**A RESOLUTION CONFIRMING THE ACTION OF THE ZONING BOARD OF APPEALS WITH RESPECT TO VARIANCES FOR SIGNAGE FOR UNIVERSITY HOSPITALS HEALTH SERVICES MEDICAL OFFICE BUILDING AT 27155 CHARDON ROAD.**

WHEREAS, University Hospitals Health Services ("UHHS") for its Medical Office Building located at 27155 Chardon Road in the City of Richmond Heights filed an application, through MC Sign Company, with the Zoning Board of Appeals (Case No. 804) requesting a variance from Section 1179.05 (d) to permit a permanent ground sign to be installed to identify a building with a front yard setback of less than the required minimum 15 feet from the public right-of-way; and

WHEREAS, pursuant to Section 1185.05 of the Planning and Zoning Code of the City, the Zoning Board of Appeals recommended to Council the granting of the requested variance based upon the reasons set forth in the minutes of the Board's public hearing for Case No. 804; and

WHEREAS, the Planning and Zoning Committee of this Council has reviewed the Zoning Board of Appeals recommendation on the variance request and has recommended to the entire Council the granting of this 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 the variance to the applicant, University Hospitals Health Services, for its Medical Office Building located at 27155 Chardon Road, to permit a permanent ground sign at said location to be less than the minimum 15 feet from the public right-of-way as required by Section 1179.05(d), being based upon the reasons set forth in the April 3, 2013 minutes of said Board, is hereby confirmed. This Council finds that the recommendation of the Zoning Board of Appeals is supported by reliable, substantial and probative evidence, that there exists practical difficulties which outweigh the limitations set forth in the Zoning Code and the granting of the variance is not contrary to the purpose and intent of the Zoning Code, because of the unique circumstances surrounding this regional hospital and medical facility on a large campus with large buildings and an established paved parking lot closer than 15 feet from Chardon Road.

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:\_\_\_\_\_

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Daniel J. Ursu, Mayor

APPROVED:\_\_\_\_\_

ATTEST:\_\_\_\_\_

Betsy Traben  
Clerk of Council

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David H. Roche  
President of Council