

RESOLUTION NO.: 72 -2018  
INTRODUCED BY: Alexander

A RESOLUTION CONFIRMING THE ACTION OF THE ZONING BOARD  
OF APPEALS REGARDING THE GRANTING OF A VARIANCE AT 24491  
HIGHLAND ROAD FOR A GARAGE.

WHEREAS, Denise Buckley, for property located at 24491 Highland Road in the City of Richmond Heights, filed an application with the Zoning Board of Appeals (Case No. 826) requesting a front yard setback variance of 33 feet from Zoning Code Section 1173.03 which requires a 60 foot front yard setback to permit the construction of a new detached garage with a front yard setback of 27 feet; and

WHEREAS, the Zoning Board of Appeals unanimously recommended at its May 16, 2018 regular meeting that the variance be granted to permit the construction of a new detached garage with a 27 foot front yard setback instead of 60 feet as required by Section 1173.03 due to the odd shape of the property and the location of a ravine on the property, all as set forth in the minutes of the Board's public hearing for Case No. 826; and

WHEREAS, the Planning and Zoning Committee of this Council recommended at its meeting on June 12, 2018 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 applicant, Denise Buckley, to Codified Ordinance Section 1173.03 to permit the construction of a new detached garage at 24491 Highland Road, as set forth in the materials submitted to the Zoning Board of Appeals, and based upon the reasons set forth in the May 16, 2018 minutes of said Board be, and the same is hereby, 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 the public purpose and intent of the Zoning Code due to the property's odd shape and the location of a ravine on the property.

Section 2: The Clerk is 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 be in effect and be in force from and after the earliest period allowed by law.

PASSED:

June 26 2018

  
David H. Roche, Mayor

APPROVED:

June 26, 2018

ATTEST:

Betsy Traben  
Betsy Traben  
Clerk of Council

  
Eloise Cotton-Henry  
President of Council