

RESOLUTION NO.: 80 -2019
INTRODUCED BY: Alexander

**A RESOLUTION CONFIRMING THE RECOMMENDED ACTIONS OF THE
ZONING BOARD OF APPEALS WITH RESPECT TO REQUESTS FOR LOT
FRONTAGE AND AREA VARIANCES AT 4875 GERALDINE AVENUE.**

WHEREAS, Terika Webb, for Permanent Tax Parcel No. 662-29-076, located 4875 Geraldine Avenue in the City of Richmond Heights, has applied to split said parcel into two equally-sized parcels with frontages of fifty (50) feet each and each parcel having 7,250 square feet of area; and the City's Zoning Code at Section 1173.04 requires lot sizes in the R-2 Residential District to be a minimum of 12,000 square feet with minimum lot widths of seventy-five (75) feet;

WHEREAS, in order to accomplish the applied-for lot split, the applicant filed an application with the Zoning Board of Appeals ("ZBA") (Case No. 832) requesting variances from the Code-required minimum lot sizes and lot widths as set forth above;

WHEREAS, pursuant to Section 1185.07 of the Zoning Code, at its June 12, 2019 regular meeting, the Zoning Board of Appeals recommended that the Council grant the requested variances to accomplish the lot split based on the finding of a practical difficulty in complying with the Code requirements, as recorded in the minutes of the Board's public hearing for Case No. 832;

WHEREAS, at its August 13, 2019 meeting, the Council's Planning and Zoning Committee recommended the granting of the variances to the Council as a whole in order to accomplish the requested lot split.

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 variances requested by the applicant in ZBA Case No. 832, as set forth in the recitals to this Resolution, is confirmed, based on a finding of practical difficulty in complying with the Code requirements that is set forth in the ZBA's minutes of its June 12, 2019 meeting.

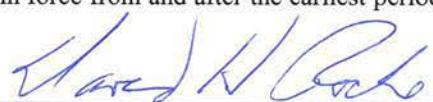
Section 2: The granting of the aforesaid variances in Section 1 is conditioned upon the approval of an acceptable lot split plat by the City.

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.

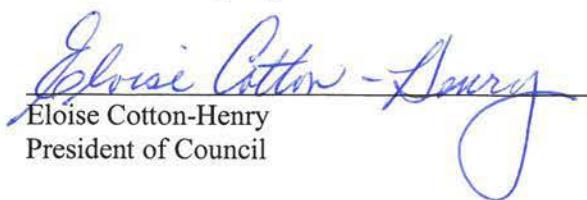
Section 5: This Resolution shall take effect and be in force from and after the earliest period allowed by law.

PASSED: August 27, 2019



David H. Roche

APPROVED: August 27, 2019



Eloise Cotton-Henry
President of Council

ATTEST: Betsy Traben

Betsy Traben
Clerk of Council