

RESOLUTION NO.: 85-2019
INTRODUCED BY: Alexander

A RESOLUTION CONFIRMING THE ACTION OF THE ZONING BOARD OF APPEALS GRANTING A VARIANCE FROM THE REQUIRED NUMBER OF PARKING SPACES AT 1 INTEGRITY PARKWAY

WHEREAS, Selman & Company, LLC, for property located at 1 Integrity Parkway in the City of Richmond Heights, filed an application with the Zoning Board of Appeals (Case No. 829) requesting a variance from the off-street parking requirements in Section 1175.05(c) of the City's Zoning Code in order to permit the construction of an additional building for an office use;

WHEREAS, pursuant to Section 1185.07 of the Zoning Code, the Zoning Board of Appeals recommended that the Council grant the variance as set forth above and as set forth in the minutes of the Board's public hearing for Case No. 829 with the condition that an area on the subject property be reserved for future construction of the twenty-three (23) parking spaces that are being varied, when and if those parking spaces are needed to accommodate employees and visitors;

WHEREAS, the Planning and Zoning Committee of this Council recommended at its September 3, 2019 meeting that the requested 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 requested variance to the applicant, Selman & Company, LLC, from Codified Ordinance Section 1175.05(c) to have 252 off street parking spaces instead of the Code-required 275 parking spaces for the proposed office use, based upon the reasons set forth in the January 23, 2019 minutes of said Board, is hereby confirmed but with the condition that an area on the subject property be reserved for future construction of the twenty-three (23) parking spaces that are being varied, when and if those parking spaces are needed to accommodate employees and visitors.

Section 2: This Council finds a practical difficulty exists which outweighs the limitations set forth in the Zoning Code and the granting of the requested variance is not contrary to the public purpose and intent of the Code.

Section 3: The Clerk is 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: September 10, 2019


David H. Roche, Mayor

APPROVED: September 10, 2019

ATTEST: Betsy Traben
Betsy Traben
Clerk of Council


Eloise Cotton-Henry
President of Council