

RESOLUTION NO.: 44-2024
INTRODUCED BY: Justice

RESOLUTION CONFIRMING THE ACTION OF THE ZONING BOARD OF
APPEALS WITH RESPECT TO SIZE AND HEIGHT VARIANCES FOR AN
ACCESSORY GARAGE AT 420 HARRIS ROAD.

Whereas, Matthew Scott, owner-applicant, for property located at 420 Harris Road in the City of Richmond Heights, filed an application with the Zoning Board of Appeals (Case No. 853) requesting a variance from the maximum size and height requirements of the Zoning Code to construct an accessory garage on a residential property – i.e., a variance for the garage to be 46.5' x 27.5', instead of the maximum size of 27' x 27' and for the height of the garage to be 25' feet, instead of the maximum height of 15 feet as required by the Code;

Whereas, pursuant to Section 1185.07 of the Zoning Code, the Zoning Board of Appeals recommended that the Council grant the two (2) variances set forth above as set forth in the minutes of the Board's public hearing for Case Number 853;

Whereas, the Planning and Zoning Committee of this Council recommended at its March 26, 2024, special meeting that the variances as recommended by the Zoning Board of Appeals 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 two (2) variances from the Zoning Code requirements for the property at 420 Harris Road (PP# 662-90-007) to permit the construction of a detached residential garage that is 46.5' x 27.5 feet in size and 25' in height in accordance with the drawings submitted to and approved by the Building Commissioner, and based upon the reasons set forth in the March 6, 2024 Minutes of said Board, be, and the same are hereby confirmed. Council finds 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 public purpose and intent of the Zoning Code.

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 full compliance with all legal requirements, including those set forth in 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.

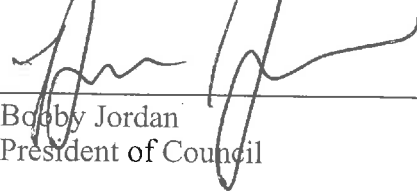
PASSED: march 26, 2024

APPROVED: march 26, 2024

ATTEST: Tracey Blair
Tracey Blair
Clerk of Council



Kim A. Thomas, Mayor



Bobby Jordan
President of Council