

RESOLUTION NO.: 124-2025
INTRODUCED BY: Justice

A RESOLUTION CONFIRMING THE ACTION OF THE ZONING BOARD OF APPEALS WITH RESPECT TO A VARIANCE FOR AN ACCESSORY STRUCTURE AT 182 RICHMOND ROAD.

WHEREAS, John Schooling, contractor, on behalf of property owner Eric Rivers, for property located at 182 Richmond Road in the City of Richmond Heights, filed an application with the Zoning Board of Appeals (Case No. 864) requesting a variance from Zoning Code Section 1135.04(c)(2)(C) to permit the construction of a larger than permitted accessory shed upon the subject property;

WHEREAS, pursuant to Section 1135.04(c)(2)(B), the Zoning Board of Appeals recommended at its August 6, 2025 public meeting that the variance be granted to permit the subject lot which is less than 15,000 square feet in size to have an accessory structure that exceeds a footprint of 120 square feet; the applicant is proposing to construct a 140 square foot storage shed on the property, all as set forth in the Minutes of the Board's public hearing for Case No. 864;

WHEREAS, the Planning and Zoning Committee of this Council recommended at its August 27, 2025 meeting 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 applicants to Codified Ordinance Section 1135.04(c)(2)(B) to permit the maximum floor area of the proposed accessory structure to exceed the permitted square footage so as to permit a 140-square foot accessory building at 182 Richmond Road, as set forth in the materials submitted to the Zoning Board of Appeals, and based upon the reasons set forth in the August 6, 2025 Minutes of said Board, is 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 public purpose and intent of the Zoning Code.

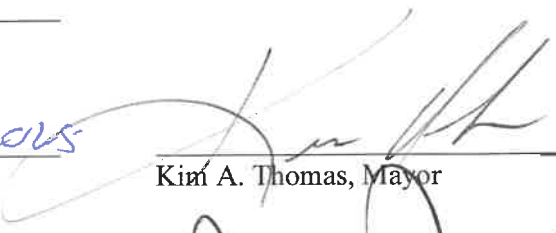
Section 2: The Clerk is instructed to mail a copy of this Resolution to the applicant.

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.

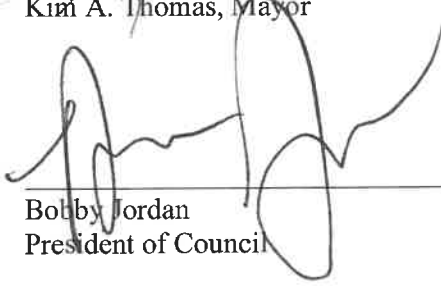
PASSED: September 9, 2025

APPROVED: September 9, 2025



Kim A. Thomas, Mayor

ATTEST: Tracey Blair
Tracey Blair
Clerk of Council



Bobby Jordan
President of Council