

RESOLUTION NO.: 125-2025
INTRODUCED BY: Justice

A RESOLUTION CONFIRMING THE ACTION OF THE ZONING BOARD OF APPEALS WITH RESPECT TO A VARIANCE FOR AN ACCESSORY STRUCTURE AT 25868 HIGHLAND ROAD.

WHEREAS, Steve Becar, property owner at 25868 Highland Road in the City of Richmond Heights, (the "Applicant") filed an application with the Zoning Board of Appeals requesting a variance from the Zoning Code regulations to permit an accessory use (a car lift) in the front yard at that address;

WHEREAS, the Zoning Board of Appeals recommended at its August 6, 2025 public meeting that the variance be granted to permit the car lift in the front yard, all as set forth in the Minutes of the Board's public hearing for this case;

WHEREAS, the Planning and Zoning Committee of this Council recommended at its August 27, 2025 meeting that the variance be granted with the condition that based upon the Applicant's assertion of the need for the variance based upon a personal disability, the variance shall not run with the land but shall only be effective as to this Applicant's use of the car lift;

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 from the Zoning Code regulations as requested by the Applicant to permit the car lift accessory use in the front yard at 25868 Highland 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 grant of the within variance shall only be in effect for this Applicant's personal use of the car lift and shall be removed upon it not being used by the Applicant or upon the transfer of the real property to another owner.

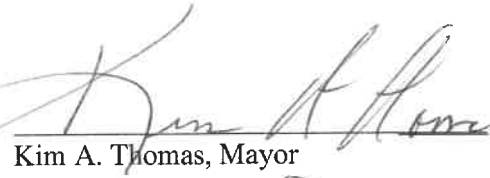
Section 3: The Clerk is instructed to mail a copy of this Resolution to the applicant.

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 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