

RESOLUTION NO.: 152-2025

INTRODUCED BY: Councilmember Justice

**A RESOLUTION TO CONFIRM THE ACTION OF THE ZONING BOARD OF APPEALS WITH RESPECT TO THE REQUEST FOR HEIGHT VARIANCES TO THE APPROVED SIGN PLAN FOR UP TO THREE (3) MONUMENT SIGNS AT LOCATIONS ON WILSON MILLS ROAD AND RICHMOND ROAD FOR THE BELLE OAKS MARKETPLACE DEVELOPMENT.**

WHEREAS, Bialosky Architecture, on behalf of the owner, a Belle Oaks Marketplace entity and an affiliate of DealPoint Merrill, LLC, for the properties located on Wilson Mills Road and Richmond Road in the City of Richmond Heights (Permanent Tax Parcel Nos. 662-27-053, 662-27-135, and 662-30-132) filed an application with the Zoning Board of Appeals (Case No. 868) requesting variances from the Retail Sign Plan adopted by the City in 2022 for the Belle Oaks Marketplace Development to permit the erection of up to three (3) identical identification monument signs for the Belle Oaks Marketplace Development which exceed the maximum permitted sign height of seventeen (17) feet of the Retail Sign Plan by an additional eight (8) feet – i.e., signs being twenty-five (25) feet in height ;

WHEREAS, pursuant to Section 1185.07 of Ordinance No. 72-72, the Planning and Zoning Ordinance of the City, the Zoning Board of Appeals (“ZBA”) recommended at its regular meeting on October 1, 2025, that this Council approve the requested variances based upon the reasons set forth in the minutes for ZBA Case No. 868;

WHEREAS, the Planning and Zoning Committee of this Council unanimously recommended the approval of the requested variances to the entire Council at its regular meeting on October 28, 2025;

NOW, THEREFORE, Be It Resolved by the Council of the City of Richmond Heights, State of Ohio, that:

Section 1: This Council hereby confirms the action of the Zoning Board of Appeals of the City in its Case No. 868 in recommending the approval of the requested variances from the City-approved Retail Sign Plan of 2022 to permit the erection of three (3) monument identification signs for the Belle Oaks Development – one (1) sign on Wilson Mills Road and two (2) signs on Richmond Road (PP Nos. 662-27-053, 662-27-135, and 662-30-132) which exceed the seventeen (17)-foot maximum sign height of the 2022 Retail Sign Plan by eight (8) feet — i.e., a maximum of twenty-five (25) feet in height -- and in compliance and consistent

with the plans and renderings as submitted by the applicant and as approved by the Zoning Board of Appeals and the Architectural Review Board. Council finds that a practical difficulty exists to support the variances, as set forth in the minutes of the Zoning Board of Appeals.

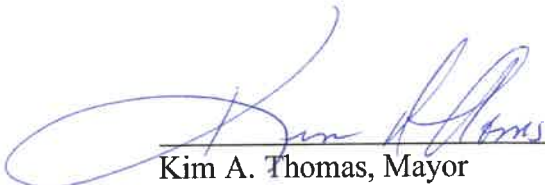
Section 2: The Clerk is hereby instructed to mail a copy of this Resolution to the applicant, c/o Brian Meng, Bialosky Architecture, 6555 Carnegie Avenue, Suite 200, Cleveland, OH 44103.

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 take effect and be in force from and after the earliest period allowed by law.

PASSED: November 11, 2025

APPROVED: November 11, 2025

  
Kim A. Thomas, Mayor

ATTEST: Tracey Blair  
Tracey Blair  
Clerk of Council

  
Bobby Jordan  
President of Council