

RESOLUTION NO.: 12-2007
INTRODUCED BY: Morgan

**A RESOLUTION CONFIRMING THE ACTION OF THE ZONING
BOARD OF APPEALS WITH RESPECT TO VARIANCES FOR
SIGNAGE FOR UNIVERSITY HOSPITALS AT 27100 CHARDON ROAD.**

WHEREAS, University Hospitals, located at 27100 Chardon Road in the City of Richmond Heights, filed an application with the Zoning Board of Appeals (Case No. 746) requesting variances from Section 1179.06(e) to permit an increase in the size of letters on 11 instructional signs from a letter height of 2 inches to a height varying between 2.5 inches and 3.5 inches; and a variance from Section 1179.05(d) to permit an increase in the sign face area of a permanent ground sign to identify a building with a front yard setback of greater than 30 feet from the permitted sign face area of 32 square feet to 57 square feet; and

WHEREAS, pursuant to Section 1185.05 of the Planning and Zoning Code of the City, the Zoning Board of Appeals recommended to Council the granting of the requested variances based upon the reasons set forth in the minutes of the Board's public hearing for Case No. 746; and

WHEREAS, the Planning and Zoning Committee of this Council has reviewed the Zoning Board of Appeals recommendation on the variance requests and has recommended to the entire Council the granting of these variances;

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 variances to the applicant, University Hospitals, located at 27100 Chardon Road, to permit the size of the letters on 11 instructional signs on said property to exceed the maximum height of 2 inches to a letter height varying between 2.5 inches and 3.5 inches, as set forth in Section 1179.06(e); and a variance to permit a permanent ground sign at said location to have a sign face of 57 square feet instead of the maximum permitted amount of 32 square feet as required by Section 1179.05(d) for buildings with front yard setbacks of 30 or more feet; the aforesaid variances, being based upon the reasons set forth in the January 3, 2007 minutes of said Board, are hereby confirmed. This Council finds that the recommendation of the Zoning Board of Appeals is supported by reliable, substantial and probative evidence, that there exists practical difficulties which outweigh the limitations set forth in the Zoning Code and the granting of the variances is not contrary to the purpose and intent of the Zoning Code, because of the unique circumstances surrounding this regional hospital and medical facility on a large campus with large buildings and considerable property frontage on Chardon Road. The variance for the instructional signs is granted with the condition that the gray area at the bottom of the proposed signs shall not have print on it and shall remain a solid color.

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 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:_____

Daniel J. Ursu, Mayor

APPROVED:_____

ATTEST:_____

Betsy Traben
Clerk of Council

David H. Roche
President of Council