



**RESOLUTION #634-19  
BOARD OF ZONING APPEALS  
RICHFIELD TOWNSHIP**

WHEREAS, Ryan Martin in cooperation with the Society of Saint Pius X, Cleveland, Ohio Inc. 11485 N. Farley Road - Platte City, MO 64079, has made an application for Conditional Use Permit, as per the Zoning Resolution of Richfield Township, 402-2-B-5, for the property located at 3086 Streetsboro Road, Richfield, Ohio, zoned R-1;

WHEREAS, notice of a public hearing was published in a newspaper of general circulation in the county of Summit on March 7, 2019 and a public hearing was held on March 18, 2019 and continued to a hearing on April 15, 2019;

WHEREAS, the Richfield Township Board of Zoning Appeals hereafter referred to as the "Board", finds the application to be for a Conditional Use Permit to construct a Church;

WHEREAS, the proposed conditional use was approved by BZA Resolution 492-02, which approval has since expired;

WHEREAS, the Board finds the operation of a church as a conditionally permitted use in an R-1 district;

WHEREAS, the Board finds that the applicant has satisfied or has testified to satisfy the specific requirements of the current Zoning Resolution of Richfield Township 402-2-B-5 for Item I, in that:

- a. Points of entrance are greater than 200 feet from the intersection of two major thoroughfares and not closer than one hundred feet from the intersection of a major thoroughfare and a local or collector thoroughfare.
- b. The structure is located on a major thoroughfare.
- c. The property is proposed to be landscaped to be harmonious with surrounding residential uses.
- d. The structure is located next to a school and will have joint parking facilities.
- e. The structure is proposed to be maintained in a neat, orderly condition so as to prevent injury to any single property, any individual or to the community in general.
- f. Exterior lighting will not exceed twenty-five (25) feet from ground level. (See exhibits per lighting specifications)

WHEREAS, the Board finds that the applicant has satisfied or has testified to satisfy the specific requirements of the current Zoning Resolution of Richfield Township Article VII, Sec 701-2-A for Items I & II, in that:

- a. The inclusion of churches is a conditional use in an R-1 district. Churches are an important part of a community and residential districts are considered the normal and usual location for them.
- b. The proposed brick construction material and overall architectural design of the facility are found to be acceptable and are considered as being harmonious and appropriate in appearance. The relative size to include height of the structure and its location on an approximate 8.3-acre parcel presents a desirable appearance. The Board finds no reason to believe that the operation and maintenance of the facility will not be acceptable.
- c. The Board finds no reason to believe that the proposed use would create any hazardous conditions for existing or future neighboring uses. The noise created by children, parents, visitors, workers or other persons or traffic normally associated with a church is not considered unusual or disturbing in a residential district.

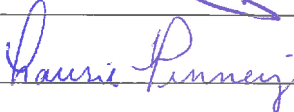
- d. Churches are considered an asset to a community and are therefore desirable to the community as a whole. The Board finds the proposed plan to include safeguards of the neighboring properties to include proper drainage, erosion protection, screening, landscaping, lighting and a general attractive and harmonious appearance.
- e. The Board finds no reason to believe that all essential public services cannot be adequately provided.
- f. The Board finds no reason to believe that the proposed use is not in compliance with State, County and Township regulations.
- g. The Board finds that Streetsboro Road allows appropriate vehicular approaches to the property and that there are no obvious reasons to believe that there would be interferences with traffic on surrounding public streets or roads.

WHEREAS, the Board finds that the Conditional Uses requested in Items I and II, not to be contrary to public interest;

Chairperson \_\_\_\_\_



Secretary \_\_\_\_\_



Effective Section 901-11 \_\_ 04/22/19 \_\_ Entered of Record 04/15/19