

1197.05 CERTIFICATE OF APPROPRIATENESS REQUIRED.

(A) A Certificate of Appropriateness must be obtained prior to commencing new construction or any remodeling, reconstruction or other building modification which would come within the jurisdiction of the Planning Commission. Such certificate shall not be required in the case of normal and customary building maintenance activities provided such activities do not render the structure concerned incompatible with the standards of the Design Review District as established by the Planning Commission under Section 1197.09. (Ord. 141-97. Passed 7-1-97.)

- (B) (1) **ANY APPROVAL OF A CERTIFICATE OF APPROPRIATENESS SHALL BE VALID FOR A PERIOD OF TWELVE MONTHS FROM DATE OF APPROVAL.**
- (2) **A CERTIFICATE OF APPROPRIATENESS FOR SIGNAGE SHALL HAVE ALL WORK COMPLETED WITHIN THAT TWELVE MONTH PERIOD.**
- (3) **A CERTIFICATE OF APPROPRIATENESS FOR LANDSCAPING WITH REGARD TO NEW CONSTRUCTION SHALL HAVE ALL WORK COMPLETED WITHIN TWELVE MONTHS FROM DATE OF OCCUPANCY. A CERTIFICATE OF APPROPRIATENESS FOR LANDSCAPING ON REMODELING, RECONSTRUCTION OR OTHER BUILDING MODIFICATION SHALL HAVE ALL LANDSCAPING COMPLETED WITHIN TWELVE MONTHS OF FINAL INSPECTION.**
- (4) **ANY CERTIFICATE OF APPROPRIATENESS WHICH BECOMES INVALID SHALL REQUIRE THE APPLICANT TO REAPPLY.**

1197.10 VARIANCES REQUIRED.

(a) An application for a Certificate of Appropriateness in which the design under consideration would require a variance granted by the Planning Commission or **CITY COUNCIL** ~~the Board of Zoning and Building Appeals~~ prior to construction shall not be considered until a final determination has been made on all required or requested variances under the procedures established in Chapter 1103 or 1131. If, during the course of a review, the Commission determines that a zoning variance will be required in order to implement the proposal under consideration, it shall suspend further action on the application until such time as the variance has been approved by the Planning Commission or **CITY COUNCIL** ~~the Board of Zoning and Building Appeals~~ or the application has been amended to eliminate the need for the variance.

(b) The Planning Commission shall not have the authority or power to grant an exception to any section of the Ohio Basic Building Code during the course of any review conducted under the provisions of this chapter. (Ord. 141-97. Passed 7-1-97.)