

**BOARD OF ZONING APPEALS
AGENDA
JANUARY 25, 2012**

Caucus: 7:15 p.m.

Public Hearing & Meeting: 7:30 p.m.

Public Hearing

1. Call to order.
2. Roll call.
3. **Public Hearing**

(BZA12-01) James K. Emrick requests a variance to Chapter 1270 “Residential Districts”, Section 1270.12 “Yards for Accessory Buildings and Uses”, paragraph (a)(1), of the City of North Royalton Zoning Code, to allow relief from the maximum square footage requirement for an accessory structure he wishes to construct on his property located at 4600 Lisa Lane, also known as PPN: 488-09-027.

(BZA12-02) Richard Fleischman & Partners Architects / Cuyahoga County Public Library request a variance to Chapter 1276 “Business Districts”, Section 1276.10 “Height Regulations”, of the City of North Royalton Zoning Code, to allow relief from the maximum height requirement for the construction of the new Cuyahoga County Public Library to be located on this vacant property on Wallings Road, also known as PPN: 488-08-003.

(BZA12-03) David and Visar Duane / Newland Developments, LLC request a variance to Chapter 1273 “Rural Residential Districts”, Section 1273.02 “Permitted Buildings and Uses”, paragraph (a) and Section 1273.03 “Accessory Structures and Uses”, paragraph (a), of the City of North Royalton Zoning Code, to allow the applicants to construct two accessory structures, per a site plan that has been submitted to develop a Bed and Breakfast and Organic Farming Vision on this property located at 18802 State Road, also known as PPN: 486-14-007 & 486-14-008.

4. Adjournment.

Open Meeting

1. Call to order.
2. Roll call.
3. Approval of Minutes: November 28, 2011 and December 19, 2011.
4. **Old Business:**

(BZA11-19) Jeff Budzowski / Christopher Homes, Inc / Sal's Heating & Cooling, Inc. request a variance to **Chapter 1278 "Industrial Districts", Section 1278.06 "Yard Regulations"**, to allow relief from the **minimum side yard setback** requirement for a proposed **addition** they wish to construct to the existing building located on this property at **11701 Royalton Road**, zoned as **General Industrial**, also known as **PPN: 483-18-005**.

5. **New Business:**

(BZA12-01) James K. Emrick requests a variance to **Chapter 1270 "Residential Districts", Section 1270.12 "Yards for Accessory Buildings and Uses", paragraph (a)(1)**, to allow relief from the **maximum square footage** requirement for an **accessory structure** he wishes to construct on his property located at **4600 Lisa Lane**, also known as **PPN: 488-09-027**.

(BZA12-02) Richard Fleischman & Partners Architects / Cuyahoga County Public Library request a variance to **Chapter 1276 "Business Districts", Section 1276.10 "Height Regulations"**, to allow relief from the **maximum height** requirement for the construction of the new Cuyahoga County Public Library to be located on this vacant property on **Wallings Road**, also known as **PPN: 488-08-003**.

(BZA12-03) David and Visar Duane / Newland Developments, LLC request a variance to **Chapter 1273 "Rural Residential Districts", Section 1273.02 "Permitted Buildings and Uses", paragraph (a) and Section 1273.03 "Accessory Structures and Uses", paragraph (a)**, to allow the applicants to **construct two accessory structures**, per a **site plan that has been submitted to develop a Bed and Breakfast and Organic Farming Vision** on this property located at **18802 State Road**, also known as **PPN: 486-14-007 & 486-14-008**.

6. Miscellaneous.
7. Adjournment.