

**CITY OF NORTH ROYALTON
BOARD OF ZONING APPEALS
PUBLIC HEARING
LEGAL NOTICE**

Pursuant to Section 1264.05 of the City of North Royalton Zoning Code, **Notice** is hereby given that the **Board of Zoning Appeals** of the City of North Royalton, Ohio, will hold a public hearing on **Wednesday, January 25, 2012 at 7:30 P.M. Local Time** in the Council Chambers at City Hall, 13834 Ridge Road.

The Public Hearing will be on the question of granting 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. Request is made by **James K. Emrick** for 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**.

Plans and specifications are on file in the Building Department offices, City of North Royalton Service Center, 11545 Royalton Road, for review of interested persons. Anyone wishing to be heard on the subject of this application may obtain a Public Hearing Form at the City of North Royalton Service Center to express written views or may appear at the time and place set forth and will be heard then and there or at such time as the **Board of Zoning Appeals** shall determine. Anyone wishing their complete verbal presentation to be incorporated in the Minutes shall furnish the Secretary with a printed copy of said statement.

**Board of Zoning Appeals
City of North Royalton
Lynn Brinkman
B.Z.A. Secretary**

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The Public Hearing will be on the question of granting a variance to **Chapter 1276 "Business Districts", Section 1276.10 "Height Regulations"**, of the City of North Royalton Zoning Code. Request is made by **Richard Fleischman & Partners Architects / Cuyahoga County Public Library** for 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.**

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The Public Hearing will be on the question of granting 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. Request is made by **David and Visar Duane / Newland Developments, LLC** 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.**

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