

**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 **Monday, July 25, 2011 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 1270.14 “Landscape Features, Fences, Walls”, paragraph (c)**, of the City of North Royalton Zoning Code. Request is made by **Andrew Blazek** for relief from the **side yard fencing** requirement for a **fence** he wishes to install on his property located at **19440 State Road, also known as PPN: 486-23-030**.

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 1284 "Signs", Section 1284.17 "Prohibited Signs", paragraph (s)**, of the City of North Royalton Zoning Code. Request is made by **Victoria J. Burns** so as to **allow a ground sign to be installed on this property located in TCD District, at 5855 Royalton Road, also known as PPN: 487-06-028.**

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The Public Hearing will be on the question of granting a variance to **Chapter 1270 “Residential Districts”, Section 1270.33 “Single-Family Cluster Developments”, paragraph (d)(4)(A), (d)(4)(B), (d)(4)(C)(1)(b), (d)(4)(C)(1)(c), (d)(4)(C)(1)(d), (d)(4)(C)(2), (d)(4)(D)** and **Section 1270.05 “Schedule of Area, Yard and Height Regulations”**, of the City of North Royalton Zoning Code. Request is made by **Zillich Interiors** for relief from the **Code requirements**, see **attached**, with regard to this proposed **single-family cluster development to be known as Quarry Park Subdivision**, located off of State Road, involving the following **Permanent Parcel Numbers: 488-09-002, 488-09-012, 488-09-044 and 488-09-003.**

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Proposed Quarry Park Subdivision

Requested Variances for July 25, 2011 Board of Zoning Meeting

Per Planning & Zoning Code Section 1270.33 "SINGLE-FAMILY CLUSTER DEVELOPMENT":

- 1.) **(d)(4)(A.)** 8 foot variance for front yard setback from edge of paving (side entry garages, Sublots 2 thru 29)
- 2.) **(d)(4)(A.)** 18 foot variance for front setback from edge of paving (front entry garages, Sublots 2 thru 29)
- 3.) **(d)(4)(B.)** 25 foot variance for rear yard setback from development property line (Sublots 7 thru 12, Sublot 17, and Sublots 26 thru 29)
- 4.) **(d)(4)(C.)(1.)(b.)** 2 foot variance of side yard setback between one story dwelling and two story dwelling (Sublots 1 thru 29)
- 5.) **(d)(4)(C.)(1.)(c.)** 4 foot variance of side yard setback between two story dwellings (Sublots 1 thru 29)
- 6.) **(d)(4)(C.)(1.)(d.)** 5 foot variance between side wall and rear wall (Sublots 1 thru 6)
- 7.) **(d)(4)(C.)(2.)** 45 foot variance for a single family cluster dwelling unit side yard setback from the development property line (Sublot 1 and Sublot 25)
- 8.) **(d)(4)(D.)** 13 foot variance for a corner lot structure side yard setback from the pavement edge on the side street (Sublot 2, Sublot 5, Sublots 20, Sublot 21, Sublot 26, and Sublot 29)

Per Planning & Zoning Code Section 1270.05 "SCHEDULE OF AREA, YARD AND HEIGHT REGULATIONS":

- 9.) 17 foot variance of rear yard setback ("Split" lot along State Road)