

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

Pursuant to Section 1264.05 of the Codified Ordinances of the City of North Royalton, **Notice** is hereby given that the **Board of Zoning Appeals** of the City of North Royalton, Ohio, will hold a **special public hearing** on **Monday, December 6, 2010 at 7:30 P.M. Local Time** in the Council Chambers at City Hall, 13834 Ridge Road.

The Special Public Hearing will be on the question of granting a variance to **Chapter 1276 “Business Districts”, Section 1276.07 “Area Regulations” and Section 1276.09 “Yard Regulations”,** of the City of North Royalton Zoning Code. Request is made by **Thomas Unik / Sunshine Diversified Investments** for **relief from the minimum lot width requirement and relief from the requirement that in all Business Districts, buildings and land shall abut a dedicated street for the required lot width,** for this **proposed lot split and consolidation** for these two properties located at **8868 Ridge Road** which are zoned for **Local Business, also known as PPN: 482-12-017 and PPN: 482-12-018.**

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**