

**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, December 19, 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 1270.04 “Area, Yard and Height Regulations”, paragraph (g)**, of the City of North Royalton Zoning Code. Request is made by **Jeff Budzowski / Christopher Homes, Inc.** to allow relief from the **maximum height** requirement for an **accessory building** he wishes to construct on this property located at **10769 Shawnee Circle, also known as PPN: 481-20-035.**

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 1278 “Industrial Districts”, Section 1278.06 “Yard Regulations” and Section 1278.07 “Supplementary Yard Regulations”, paragraph (e)**, of the City of North Royalton Zoning Code. Request is made by **Jeff Budzowski / Christopher Homes, Inc. / Sal’s Heating & Cooling, Inc.** to allow relief from the **minimum side yard setback** requirement and relief from the **minimum front 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**.

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The Public Hearing will be on the question of granting a variance to **Chapter 1610 “Standards (National Fire Codes; Ohio Fire Code; Life Safety Code; BOCA National Fire Prevention Code)”**, **Section 1610.17 “Storage Limits for Flammable Materials”, paragraph (d)**, of the City of North Royalton Zoning Code. Request is made by **Praxair** to allow relief from the requirement regarding **the maximum capacity allowed for an above ground fuel storage tank** to be located on this property at **14788 York Road**, zoned as **General Industrial**, also known as **PPN: 483-27-014**.

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.

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