

**CITY OF NORTH ROYALTON
BOARD OF ZONING APPEALS
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 public hearing on **Monday, December 27, 2010 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 1270.19 “ Dwelling Unit Area Requirements”, paragraph (d) “Area of Garage” and Section 1270.04 “Area, Yard and Height Regulations”, paragraph (g)**, of the City of North Royalton Zoning Code. Request is made by **ML Warner Architects / Peter Gherghel** for relief from the **maximum square footage** requirement and relief from the **maximum height** requirement for a **detached garage** they wish to construct on this property located at **8300 Ridgedale Drive, also known as PPN: 489-01-027**.

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**