



# City of North Royalton

Mayor Robert A. Stefanik

**Board of Zoning Appeals**

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## **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 **Thursday, April 27, 2017** at **7:00 p.m. local time** in the Council Chambers at City Hall, 14600 State Road.

The Public Hearing will be heard on the question of granting two variances to **Chapter 1270 “Residential Districts”**, of the City of North Royalton Zoning Code. Request is being made by **Gary and Claire Jencson** for a proposed detached garage at **7346 Tilby Road**, also known as PPN: 482-10-004 in a R1-A district. The variances being requested are as follows:

- Variance #1:** Codified Ordinance Section 1270.12 (a) “Yards for Accessory Buildings and Uses”. Request is to allow the Applicant to remove and replace the existing detached garage. Currently there is a detached garage and two existing accessory structures. A variance is required at this location to have one additional accessory building than code allows.
- Variance #2:** Section 1270.04 “Area, Yard and Height Regulations, Paragraph (g). Request is for a variance of 2 feet to allow for relief from the maximum 15 foot height restriction for a proposed accessory building. The applicant is proposing to erect a detached garage with a gable roof to match the pitch of the main house.

Hearings for each variance will be taken in order as set forth in agenda. Hearings generally take approximately ten (10) minutes. All applicants and anyone wishing to be heard on a variance request should be present at the start of the meeting. Plans and specifications and other documentation are on file at the Building Division, City of North Royalton Service Center, 11545 Royalton Road, for review by interested parties. 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 requesting 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  
NORTH ROYALTON, OHIO

Diane Veverka  
Board of Zoning Appeals Secretary  
City of North Royalton, Ohio

4/13/17