



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, **July 19, 2018** 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 a variance to **Chapter 1278 "Industrial Districts"**, of the City of North Royalton Zoning Code. Request is being made by **Campbell Construction, Inc. on behalf of Royalton Architectural Fabrication** for a proposed commercial building at 13134 York Road, also known as PPN: 483-14-003 and 483-14-045 in a General Industrial District. The variance being requested is as follows:

Variance: Codified Ordinance Section 1278.06 "Schedule of Yard Regulations for Research-Office, Commercial Service and General Industrial Districts". Request is for a variance of 15 ft. less than the minimum 100 ft. front building setback from the street right-of-way requirement for a proposed commercial building. The applicant is proposing to place the building 85 ft. from the right-of-way.

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

7-3/18:BZA18-23