



# City of North Royalton

Mayor Robert A. Stefanik

**Board of Zoning Appeals**

11545 Royalton Road, North Royalton, OH 44133

Phone: 440-582-3001

Email: [dveverka@northroyalton.org](mailto:dveverka@northroyalton.org)

Fax: 440-582-3089

---

**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, **May 17, 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 two variances to **Chapter 1270 "Residential Districts"**, of the City of North Royalton Zoning Code. Request is being made by **James Suchocki** for a proposed accessory structure at **9964 Royal Valley Drive**, also known as PPN: 489-23-039 in a R1-A District. The variances being requested are as follows:

- Variance #1:** Codified Ordinance Section 1270.05 "Schedule of Area, Yard and Height Regulations" as referenced by Section 1270.12 (b) "Yards for Accessory Buildings and Uses" request is for a variance of 7 ft. less than the minimum 10 ft. side yard setback requirement for an accessory structure. The applicant is proposing to place the accessory structure 3 ft. from the side property line.
- Variance #2:** Codified Ordinance Section 1270.12 (b) "Yards for Accessory Buildings and Uses" request is for a variance of 7 ft. less than the minimum 10 ft. rear yard setback requirement for an accessory structure. The applicant is proposing to place the accessory structure 3 ft. from the rear property line.

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