



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 two variances to **Chapter 1270 "Residential Districts"**, of the City of North Royalton Zoning Code. Request is being made by **Robert Radd** for a proposed garage addition at **3338 Wallings Road**, also known as PPN: 489-23-007 in a R1-A District. The variances being requested are as follows:

- Variance #1:** Codified Ordinance Section 1270.19(d) "Dwelling Unit Area Requirements". Request is for a variance of 984 sq. ft. to allow for relief from the 800 sq. ft. maximum permitted for a garage. The applicant is proposing to construct a 1,784 sq. ft. detached garage to replace the existing garage.
- Variance #2:** Codified Ordinance Section 1270.12(b) "Accessory Building Locations in R1-A and R1-B Districts". Request is for a variance of 33.5 ft. to allow for relief from the minimum 55 ft. side yard setback on a corner lot in order to construct a detached garage.
- Variance #3:** Codified Ordinance Section 1270.04 "Area Yard and Height Regulations" Paragraph (g). Request is for a variance of 2 ft. to allow for relief from the 15 ft. maximum height restriction for a detached garage.

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:BZA18-22