



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, **November 30, 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 five variances to **Chapter 1270 "Residential Districts"**, of the City of North Royalton Zoning Code. Request is being made by **Stephen Strah and Laura Sovey-Strah** * for a proposed accessory structure at **19610 Ridge Road**, also known as PPN: 485-27-003 in a RR-Z Zoning District. The variances being requested are as follows:

- Variance #1:** Section 1270.04 "Area, Yard and Height Regulations, Paragraph (g). Request is for a variance of 13 feet to allow for relief from the maximum 15 foot height restriction for an accessory building.
- Variance #2:** Codified Ordinance Section 1270.12 (a) (1) "Yards for Accessory Buildings and Uses". Request is for a variance of 16,831 sq. ft. to allow for relief from the maximum square footage requirement of 3,689 sq. ft. permitted for an accessory structure. The applicant is proposing to construct a 20,520 sq. ft. accessory structure.
- Variance #3:** Codified Ordinance Section 1270.12 (b) – "Yards for Accessory Buildings and Uses" request is for relief from the requirement that accessory buildings shall not be located in a front yard. The applicant is proposing to place the accessory structure in a front yard.
- Variance #4:** Codified Ordinance Section 1270.19 (d) "Area of Garage". Request is for a variance of 1,089 square feet to allow for relief from the maximum square footage requirement of 1,200 square feet permitted for a one-family dwelling garage. The applicant is proposing to construct a 2,289 square foot garage.
- Variance #5:** Codified Ordinance Section 1270.08 "Front Yards of Developed Blocks." Request is to vary by 1,335 feet from the required 1,805 foot building setback line.

* This matter was originally heard on September 28, 2017 and by agreement of the parties was tabled until October 26, 2017 for additional information. Thereafter as result of applicant's miscommunication the matter was inadvertently withdrawn from the October 26, 2017 agenda.

Hearings for each variance will be taken in order as set forth in agenda. 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

11/15/17