



# City of North Royalton

Mayor Robert A. Stefanik

**Board of Zoning Appeals**

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## BOARD OF ZONING APPEALS

### AGENDA

WEDNESDAY, NOVEMBER 19, 2015

North Royalton City Hall – 14600 State Road

Caucus: 6:45 p.m. / Public Hearing & Mtg. 7:00 p.m.

1. Call to order.
2. Roll Call.
3. Approval of Minutes.
4. **Public Hearing / Open Meeting**

#### Old Business

- A. **BZA15-24 – Michael & Annette Carrieri.** The applicant is requesting three variances to Chapter 1270 “Residential Districts”, of the City of North Royalton Zoning Code for an accessory building at **11133 West Sprague Road**, also known as PPN:481-08-019, in a R1-A district. The variance being requested is as follows:

**Variance #1:** Codified Ordinance **Section 1270.12 (a) “Yards for Accessory Buildings and Uses”**. Request is for a variance to allow for a 2<sup>nd</sup> accessory structure in addition to the existing accessory structure to house personal belongings.

**Variance#2:** Codified Ordinance **Section 1270.12 (a) (1) B.** – Request is for a variance of 415 sq. ft. to allow for relief from the 2,385 sq. ft. maximum permitted for an accessory structure on a lot greater than one acre. The applicant is proposing to construct a 2,400 sq. ft. accessory structure.

**Variance #3:** Codified Ordinance **Section 1270.04 “Area, Yard and Height Regulations, Paragraph (g).** Request is for a variance of ~~(3) three feet~~ (7) seven feet to allow for relief from the maximum 15 foot height restriction for a proposed accessory building. The applicant is proposing to erect a ~~two~~ one story 2,400 sq. ft. accessory structure with a 22 ft. roof line.

5. Miscellaneous.
6. Adjournment.