

**BOARD OF ZONING APPEALS**  
**AGENDA**  
**TUESDAY, OCTOBER 28, 2014**

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Caucus: 6:45 p.m.

Public Hearing & Meeting: 7:00 p.m.  
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Public Hearing

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

**Old Business**

- A. **(BZA-14-19) Andrew Fabris et al.** is requesting a variance to **Chapter 1270 “Residential Districts”, Section 1270.05 “Schedule of Area, Yard and Height Regulations”,** of the City of North Royalton Zoning Code to allow for relief from the **minimum 20,000 sq. ft. lot requirement for PPN:489-15-064 located on State Road** in a R1-A district.

**New Business**

- A. **(BZA14-25) Tania Anochin** is requesting a variance to **Chapter 1270 “Residential Districts”, Section 1270.05 “Schedule of Area Yard and Height Regulations”,** of the City of North Royalton Zoning Code for **relief from the minimum 50 ft. front yard setback for a variance of 12 ft. 6 in.** The applicant would like to put a garage addition 37.5 ft. from the right-of-way at her property located at **12621 Pinebrook Drive,** also known as **PPN:481-02-046** in a R1-A zoning district.
- B. **(BZA14-26) Manojle Bjelicic / Inn Between Bar & Grill** is requesting a variance to **Chapter 1276 “Business Districts”, Section 1276.09 (a) “Schedule of Yards and Setbacks for Business Uses”,** of the City of North Royalton Zoning Code. **Inn Between Bar & Grill is requesting a variance of 46’ ft. more than the minimum required front yard setback requirement** to allow for a proposed patio addition located at **8684 Ridge Road,** also known as **PPN:482-12-015** located in a Local Business district.

5. Miscellaneous.
6. Adjournment.