

**BOARD OF ZONING APPEALS
AGENDA
TUESDAY, JULY 22, 2014**

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

1. Call to order.
2. Roll Call.
3. **Public Hearing / Open Meeting**

New Business:

- A. **(BZA14-09) Presley Connolly** requests a variance to **Chapter 1270 “Residential Districts”, Section 1270.12 “Yards for Accessory Buildings and Uses”, Paragraph (b) “Accessory Building Locations in R1-A and R1-B Districts”**, of the City of North Royalton Zoning Code. Request is for a **variance of 12 feet to allow for relief from the minimum 20 foot distance to dwelling requirement for his shed** that is proposed at **11001 Drake Road**, also known as **PPN:484-15-003**, in a RRZ (Rural Residential district).
- B. **(BZA14-10) Benjamin Lanza** requests a variance to **Chapter 1270 “Residential Districts”, Section 1270.04 “Area, Yard and Height Regulations”, Paragraph (g) of the City of North Royalton Zoning code**. Request is for a **variance of 9 feet to allow for relief from the maximum 15 foot height restriction for an accessory building** that is proposed at **11330 Villa Grande Drive**, also known as **PPN:488-12-018**, in a R1-A district,
- C. **(BZA14-11) Robert Kucharski** requests a variance to **Chapter 1270 “Residential Districts”, Section 1270.14 “Landscape Features, Fences, Walls”, Paragraph (c) of the city of North Royalton Zoning Code**. Request is for a **variance of 14 feet to allow for relief from the minimum 21 foot required setback for a fence** that is proposed at **6633 Tudor Circle**, also known as **PPN:489-11-033** in a R1-A district.
- D. **(BZA14-12) Conrad’s Tire Realty Company, the owner of Conrad’s Tire Express & Total Car Care**, requests a variance to **Chapter 1281 Traditional Town Center District”, Section 1281.07 (a)(A)(3)(b) “Schedule of Yard and Setbacks”**, of the City of North Royalton Zoning Code. Request is for a **variance of 3 (three) feet more than the minimum required side setback requirement from non-residential zoning district property** to allow for a proposed **2-bay carwash** located at **5118 Royalton Road**, also known as **PPN:488-19-013** located in a TCD district.

- E. **(BZA14-13) David Chernow** requests a variance to **Chapter 660 “Safety, Sanitation and Health”, Section 660.14 “Weeds and Grass” Paragraphs (a) and (b)** of the City of North Royalton Zoning Code. Request is for **relief from the requirement to keep the property free of noxious weeds, grass and woody vegetation** a minimum of 50 feet from dwellings, buildings, structures or public roadways including ditches and tree lawns on the property located at **10813 Ridge Road**, also known as **PPN:489-10-015**, in a R1-A district.

- F. **(BZA14-14) Michael & Eileen Malloy** request a variance to **Chapter 1270 “Residential Districts”, Section 1270.14 “Landscape Features, Fences, Walls”, Paragraph (c)** of the City of North Royalton Zoning Code. Request is for a **variance of 23 feet to allow for relief from the minimum 25 foot required setback for a fence** that is proposed at **4323 Eagle Point**, also known as **PPN:488-22-069**, in a R1-A district.

- G. **(BZA14-15) David & Jenna Erne** requests a variance to **Chapter 1270 “Residential Districts”, Section 1270.19 “ Dwelling Unit Area Requirements”, Paragraph (d) “Area of Garage”,** of the city of North Royalton Zoning Code. Request is for a **variance of 644 square feet** more than the maximum square footage allowed for the proposed **attached garage** at **4600 Wiltshire Road**, also known as **PPN:486-24-006**, in a RRZ (Rural Residential district).

- H. **(BZA14-16) Neeraj Chandhok** requests a variance to **Chapter 1270 “Residential Districts”, Section 1270.05 “Schedule of Area, Yard and Height Regulations” and Section 1270.12 “Yards for accessory Buildings and Uses”, Paragraph (b) “Accessory Building Locations”,** of the city of North Royalton Zoning Code. The applicant is requesting relief from the minimum rear yard and side yard requirement for the proposed accessory building at **10382 Yorkshire Way**, also known as **PPN:481-23-080**, in a R1-B zoning district.

- I. **(BZA14-08) GT Investments, LLC, George Troicky, and York Delta Parking** is **appealing the Decision of the Building Commissioner** as set forth in Codified Ordinance Sections 1264.01(b) and 1486.05. The applicant is appealing the Building Commissioner’s decision that the nonconforming use and occupancy, consisting of a storage business (semi-truck, semi-trailer, truck, boats, etc.) does not comply with the “Use Regulations for General Industrial Districts” as described in Section 1278.04. Furthermore the applicant is appealing Building Commissioner’s decision that the certificate of occupancy must be obtained as a condition precedent to the occupancy and/or use of a building, structure and/or land as set forth by C.O. 1446.02. The property is located at **12662 York Road**, also known as **PPN: 483-14-008**, in a General Industrial district.

4. Miscellaneous.

5. Adjournment.