



City of North Royalton

Mayor Robert A. Stefanik

Board of Zoning Appeals

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BOARD OF ZONING APPEALS

AGENDA

WEDNESDAY, JULY 29, 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. **BZA15-10** – **Viktor Horokhivskyy** is seeking BZA approval for two variances to Chapter 1270 “Residential Districts”, of the City of North Royalton Zoning Code for a proposed building structure at **9856 Bentley Drive**, also known as PPN: 481-24-074, in a R1-B district. The variances being requested are as follows:

Variance #1: Codified Ordinance 1270.12 (b) “Yards for Accessory Buildings and Uses”, request is to allow for relief from the minimum 8 ft. side yard setback for a variance of 3 feet. The applicant would like to put a building structure 5 ft. from the side property line.

Variance #2: Codified Ordinance 1270.12 (b) “Yards for Accessory Buildings and Uses”, request is to allow for relief from the minimum 20 ft. setback of an accessory structure to a residence for a variance of 5 feet. The applicant would like to put an accessory structure 5 ft from the residence.

New Business

- A. **BZA15-13** – **Heidi Morel** is seeking BZA approval on behalf of **The Jump Yard** for a variance to Chapter 1278 “Industrial Districts”, of the City of North Royalton Zoning Code for a proposed parking lot at **13700 York Road**, also known as PPN: 483-15-020, in a General Industrial district. The variance being requested is as follows:

Variance #1: Codified Ordinance Section 1278.06 “Schedule of Yard Regulations for Research-Office, Commercial Service and General Industrial Districts”. Request is for a variance of 15 feet to allow for relief from the minimum 25 ft. front parking setback requirement from the street right-of-way. The applicant would like to put a parking lot 10 feet away from the street right-of-way.

- B. **BZA15-14** – **Richard & Susan Kozimor** is requesting a variance to Chapter 1270 “Residential Districts” of the City of North Royalton Zoning Code for a proposed accessory building at **3605 West Sprague Road**, also known as PPN: 489-26-001, in a R1-A District. The variance being requested is as follows:

Variance #1: Codified Ordinance Section 1270.04 (g) “Area, Yard and Height Regulations”. Request is for a variance of 3 ft. more than the maximum 15 ft. height restriction for a proposed accessory building. The applicant is proposing to erect a two story 960 sq. ft. accessory structure with an 18 ft. roof line.

- C. **BZA15-15** – **William Fox** is requesting a variance to Chapter 1270 “Residential Districts” of the City of North Royalton Zoning Code for a proposed garage addition at **4121 Greenwood Oval**, also known as PPN: 489-27-044, in a R1-A District. The variance being requested is as follows:

Variance #1: Codified Ordinance Section 1270.19 (d) “Dwelling Unit Area Requirements”. Request is for a variance of 275 sq. ft. to allow for relief from the 1,000 sq. ft. maximum permitted for a garage. The applicant is proposing to construct an 800 ft. garage addition.

- D. **BZA15-16** – **Nate Milstein/Essign Group** is seeking BZA approval on behalf of **Sal Consiglio, CPA**, for a variance allowing for relief from the signage requirements relative to the installation of a proposed sign at **14129 State Road**, also known as PPN: 487-10-006, in a TCD-2 district. The variance being requested is as follows:

Variance #1: Codified Ordinance Section 1284.10(d) “Location, and Supplementary Area Regulations for Signs in Business Districts.” Request is to allow for relief from the signage requirements relative to the installation of a ground sign in a TCD-2 zoning district.

- E. **BZA15-17** – **Eric Niedermeyer** is requesting a variance to Chapter 1270 “Residential Districts”, of the City of North Royalton Zoning Code for a proposed garage addition at **5600 Wiltshire Road**, also known as PPN: 486-13-003, in a RR-Z district. The variance being requested is as follows:

Variance #1: Codified Ordinance Section 1270.19 (d) “Dwelling Unit Area Requirements – Area of Garage”. Request is to allow for relief from the maximum square footage of the proposed attached garage addition. The Applicant is requesting a variance of 910 sq. ft.

5. Miscellaneous.

6. Adjournment.