

The Board of Zoning Appeals of the City of North Royalton
met on **March 25, 2015** to hold a Public Hearing in
the Council Chambers at 14600 State Road.

The meeting was called to order by Chairman Dan Kasaris at 7:00 p.m.

Present: Board Members: Chairman Dan Kasaris, Robert Jankovsky, Dale Gauman, Anthony Rohloff, Victor Bull, Secretary Diane Veverka. Administration: Building Commissioner Dan Kulchytsky, Assistant Law Director Donna Vozar.

Moved and seconded to approve the February 25, 2015 meeting minutes as submitted. Roll call: Yeas: Five. Nays: None. **Minutes approved.**

Public Hearing / Open Meeting

New Business:

1. **(BZA15-04) Michael and Denise Sebastiano** are requesting two variances to the City of North Royalton Zoning Code for a proposed accessory structure to be located at **18026 State Road**, in a RRZ district, also known as PPN:486-07-003. The following variances being requested are:

Variance #1: Codified Ordinance 1270.04 – “Area, Yard and Height Regulations”, Paragraph (g). A variance of **13 feet** to allow for relief from the maximum 15 foot height restriction for an accessory building.

Variance #2: Codified Ordinance 1270.12 (a) (1) B. – “Yards for Accessory Buildings and Uses for lots containing one acre or more”. A variance of **263 sq. ft.** more than the maximum footage allowed for an accessory structure.

The Clerk stated that the Public Legal Notice was sent out to the required properties.

After being sworn in, the property owner Michael Sebastiano addressed the Board. He stated they have owned the property since 2006 and lived on the property until 2011. They are currently living in Richfield Ohio. He said their desire is to move back to the home on State Road. The proposed structure would include storage and a second floor to use as a photography studio for his wife. The structure will be approximately 1,300 feet back from the road. The yard is a partially wooded area. Mr. Kulchytsky addressed the Board regarding the aerial photo. He clarified that the county misplaced the location tag on the drawing. He stated that the applicant’s house is at the end of the very long driveway. The garage would go just west from the existing garage at the end of the driveway. The Applicant stated that the neighbor to the south has a similar 2-story structure, not as high and slightly smaller. The applicant responded to the question regarding increased traffic with the fact that approximately two clients per month would be visiting her studio. Ms. Vozar addressed the Board and stated that photography is a permitted use in that zone. Mr. Kulchytsky stated that he appreciates that the style is more reminiscent of a residential structure and feels it will fit closely to the residential structure that exists. Mr. Kulchytsky also stated that he is not aware of any drainage issues. The structure sits on a high point and is located by a stream; there is a significant drop off to the east and to the north of the proposed structure.

Mr. Kasaris summarized for the Board that from the testimony and evidence presented it shows that the variance is not substantial; it is a rural part of North Royalton, the proposed structure would not affect the character of the neighborhood and there is no evidence it will adversely affect governmental services. Mr. Kasaris finished by saying he is in support of the requested variances and that he adopts his findings as the findings for the Board.

Moved by Mr. Jankovsky, seconded by Mr. Bull **to approve Variance #1: a variance of 13 feet** to allow for relief from the maximum 15 foot height restriction for an accessory building. Roll call: Yeas: Five. (Mr. Kasaris, Mr. Jankovsky, Mr. Bull, Mr. Rohloff, Mr. Gauman). Nays: None. **Variance granted.**

Moved by Mr. Jankovsky, seconded by Mr. Bull **to approve Variance #2: a variance of 263 sq. ft.** more than the maximum footage permitted for an accessory structure. Roll call: Yeas: Five. (Mr. Kasaris, Mr. Jankovsky, Mr. Bull, Mr. Gauman, Mr. Rohloff). Nays: None. **Variance granted.**

Adjournment:

Moved by Mr. Jankovsky, seconded by Mr. Bull to **adjourn the BZA meeting for March 25, 2015.**
Roll call: Yeas: Five. Nays: None. **Motion carried.**

Meeting adjourned at 7:15 p.m.

APPROVED: /s/ Dan Kasaris
Chairman

DATE APPROVED: April 29, 2015

ATTEST: /s/ Diane Veverka
B.Z.A. Secretary