



# City of North Royalton

Mayor Robert A. Stefanik

**Board of Zoning Appeals**

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## **BOARD OF ZONING APPEALS AGENDA**

**THURSDAY, DECEMBER 17, 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**

### **New Business**

- A. **BZA15-27** – **James & Karen Roberts**. The applicant, residing at 16914 Ridge Road, is requesting a variance to Chapter 1270 “Residential Districts”, of the City of North Royalton Zoning Code in regards to the property located at **16874 Ridge Road**, also known as PPN: 485-16-008, in a RRZ district. The variance being requested is as follows:

**Variance #1:** Codified Ordinance **Section 1270.02** “Schedule of Permitted Buildings and Uses.” Request is for a variance to allow an “Accessory Building and Use” without a “Main Building and Use” on Permanent Parcel number 485-16-008.

(Note: This parcel is zoned Rural Residential, however, Codified Ordinance Section 1273.01(d), which reads, “Rural Residential zoning does not apply to minor subdivision or single lots. Minor subdivisions are not more than five lots, as defined in Section 1244.04 of this Planning and Zoning Code. R1-A zoning shall apply for minor subdivisions and single lots.” which would require that this parcel be reviewed under the R1-A zoning guidelines.)

- B. **BZA15-28** – **Paul & Pam Voigt**. The applicant is requesting a variance to Chapter 1270 “Residential Districts”, of the City of North Royalton Zoning Code for **3776 Royalton Road**, also known as PPN: 488-21-006, in a R1-A district. The variance being requested is as follows:

**Variance #1:** Codified Ordinance **Section 1270.03 (e) (2)** “Minimum lot size for one horse is two acres and one additional acre for each horse.” The Applicant is requesting to vary by 1.12 acres from the required 3 acres to have 1 miniature horse and 1 pony.

(Note: The Applicant owns three contiguous parcels 3776 Royalton Road, 3806 Royalton Road and 4231 Sir Richard Avenue which total 82,202 square feet (1.887 acres). The issuance of a horse permit by the Building Commissioner allows for the use of contiguously owned or leased land to count when securing such a permit.)

- C. **BZA15-29** – **Sal’s Heating & Cooling, Inc. / Convergence Technologies**. Request is being made by Convergence Technologies on behalf of Sal’s Heating & Cooling, Inc. located at **11725 Royalton Road**, also known as PPN:483-18-004, in a General Industrial District. The variance being requested is as follows:

**Variance #1:** Codified Ordinance **Section 1284.05 (k) (1)** “Design and Construction Standards.” Request is to allow for relief from the signage requirements relative to the changeable copy area of a ground sign in a General Industrial District. The code requires that the changeable copy portion of a ground sign shall be 30 percent or less of the total sign area. The Applicant is requesting that the changeable copy be 49 percent which is a variance of 19 percent more than the code allows.

- D. **BZA15-30** – **LX Properties / Brilliant Electric Sign Co.** Request is being made by Brilliant Electric Sign Co. on behalf of LX Properties located at **10167 Royalton Road / 10197 Royalton Road**, in a General Industrial District. The variance being requested is as follows:

**Variance #1:** Codified Ordinance **Section 1284.11 (c) (3)** “General Industrial District.” Request is to allow for relief from the signage requirement that the maximum area of a permanent identification sign shall be seventy-five square feet on the lot occupied by the building to which the sign is accessory. The Applicant is requesting 115 square feet which is a variance of 40 square feet more than the code allows.

5. Miscellaneous.

6. Adjournment.

12-7-15djv