



City of North Royalton

Mayor Robert A. Stefanik

Board of Zoning Appeals

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**BOARD OF ZONING APPEALS
AGENDA
THURSDAY, DECEMBER 15, 2016
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. **BZA16-42** – **North Coast Sign & Lighting Services Inc. on behalf of property owner Tan Nguyen (Nail Bar / Laser Wash)** is requesting a variance to Chapter 1284 “Signs”, of the City of North Royalton Zoning Code for proposed signage located at **13395 West 130th Street**, also known as PPN: 483-07-006, in a Local Business district. The variance being requested is as follows:

Variance: Codified Ordinance Section 1284.09 (b) (1) allows for 91 sq. ft. of signage. Request is for a variance of 47 sq. ft. more than code allows totaling 138 sq. ft. of proposed signage. The additional signage shall be located on a secondary façade which does not face the street nor contains a main entrance. The Applicant would like to **amend his variance request** for proposed signage.

NEW BUSINESS

- A. **BZA16-46** – **David Rahanian** is requesting 2 variances to Chapter 1270 “Residential Districts”, of the City of North Royalton Zoning Code for a proposed second accessory building located at **6636 Edgerton Road**, also known as PPN: 487-21-005 in a RRZ district. The variances being requested are as follows:

Variance #1: Codified Ordinance **Section 1270.12 (a)** “Yards for Accessory Buildings and Uses”. Request is for a variance to allow for a 2nd accessory structure (garage) in addition to an existing accessory structure.

Variance #2: Codified Ordinance **Section 1270.05** “Schedule of area, yard and height regulations”. Request is for a variance of 5 ft. to allow for relief from the minimum 10 ft. side yard setback in order to construct an accessory structure.

- B. **BZA16-47** – **John Thompson, Jr.** is requesting a variance to Chapter 1270 “Residential Districts”, of the City of North Royalton Zoning Code for a proposed accessory structure located at **12135 Drake Road**, also known as PPN: 484-13-018 in a RRZ district. The variance being requested is as follows:

Variance: Codified Ordinance **Section 1270.04** “Area, Yard and Height Regulations, Paragraph (g). Request is for a variance of 4 feet to allow for relief from the maximum 15 foot height restriction for a proposed accessory building. The applicant is proposing to erect an 800 sq. ft. accessory structure with a 19 ft. roof line.

- C. **BZA16-48** – **Frank Puliafico** is requesting a variance to Chapter 1270 “Residential Districts”, of the City of North Royalton Zoning Code for a proposed accessory structure located at **20912 Fawnhaven Drive**, also known as PPN: 485-21-023 in a R1-A district. The variance being requested is as follows:

Variance: Codified Ordinance **Section 1270.12(b)** “Yard for Accessory Buildings and Uses”. Request is for a variance of 8 ft. less than the minimum 10 ft. rear yard setback requirement for an accessory structure.

5. Miscellaneous.
6. Adjournment.