



City of North Royalton

Mayor Robert A. Stefanik

Board of Zoning Appeals

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BOARD OF ZONING APPEALS

AGENDA

THURSDAY, SEPTEMBER 29, 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**

New Business

- A. **BZA16-27** – **Daniel Taylor** is requesting two variances to Chapter 1270 “Residential Districts”, of the City of North Royalton Zoning Code for a proposed accessory building (hoop house) at **8193 Abbey Road**, also known as PPN:481-07-015/PPN:481-07-019, in a R1-A 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 (high tunnel hoop house) in addition to the existing accessory structure.

Variance #2: Codified Ordinance **Section 1270.12(a)(1)B. “Yards for Accessory Buildings and Uses”**. Request is for a variance of 1,960 sq. ft. to allow for relief from the 905 sq. ft. maximum permitted for an accessory structure. (The total sq. footage of both structures goes over the permitted square footage allowed.)

- B. **BZA16-28** – **Ed Steimle** is requesting two variances to Chapter 1270 “Residential Districts”, of the City of North Royalton Zoning Code for a proposed 800 sq. ft. accessory building (pavilion) at **18801 State Road**, also known as PPN: 486-24-012, 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 (pavilion) in addition to an existing accessory structure.

Variance #2: Codified Ordinance Section 1270.12(a)(1)B. “**Yards for Accessory Buildings and Uses**”. Request is for a variance of 845 sq. ft. to allow for relief from the 1,752 sq. ft. maximum permitted for an accessory structure. (The total sq. footage of both structures goes over the permitted square footage allowed.)

- C. **BZA16-29** – **Robert Leimkuehler on behalf of Leim LLC** is requesting a variance to Chapter 1286 “Nonconforming Uses”, of the City of North Royalton Zoning Code for a proposed detached garage at **6478/6466 Royalton Road**, also known as PPN: 488-06-028, in a TCD district. The variance being requested is as follows:

Variance: Codified Ordinance Section 1286.06 (b) “Extension Prohibited”. The applicant is proposing to erect a 720 square foot detached garage with a 16 foot roof line thereby expanding the residential non-conforming use of this property. The request is for **relief from the prohibition of an expansion to a non-conforming residential use in a TCD district.**

- D. **BZA16-30** – **Ryan Knotek of Imperial Landscape on behalf of Jacqueline Zanotti (Olszewski)** is requesting a variance to Chapter 1270 “Residential Districts”, of the City of North Royalton Zoning Code for a proposed detached garage at **7468 Wallings Road**, also known as PPN: 482-22-013, in a R1-A district. The variance being requested is as follows:

Variance: Codified Ordinance **Section 1270.12 “Yards for Accessory Buildings and Uses”, Paragraph (b) “Accessory Building Locations in R1-A district.”** Request is to allow for relief from the 20 foot distance to a dwelling requirement for the proposed detached garage.

- E. **BZA16-31** – **Mark and Sarah Vittardi on behalf of property owner Crystal Creek LLP** is requesting a variance to Chapter 1270 “Residential Districts”, of the City of North Royalton Zoning Code for a proposed dwelling on **S/L 9 Crystal Creek Drive**, also known as PPN: 481-01-029 in a R1-A district. The variance being requested is as follows:

Variance: Codified Ordinance Section 1270.05 “Schedule of area, yard and height regulations”. Request is for a variance of 10 ft. to allow for relief from the minimum 50 ft. rear yard setback in order to construct a dwelling.

- F. **BZA16-32** – **Frank Puliatico** is requesting a variance to Chapter 1270 “Residential Districts”, of the City of North Royalton Zoning Code for an accessory building 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) – “Yards 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.

- G. **BZA16-33 – James Quinn of Quinn Management Group** on behalf of **My Pizzetta and B&D Towing** is requesting a variance to Chapter 1284 “Signs”, of the City of North Royalton Zoning Code to allow for relief from the signage requirements relative to the installation of a proposed sign located at **14290 State Road**, PPN: 487-06-016, in a Traditional Town Center District. The variance being requested is as follows:

Variance: 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.

5. Miscellaneous.
6. Adjournment.