



City of North Royalton

Mayor Robert A. Stefanik

Board of Zoning Appeals

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BOARD OF ZONING APPEALS AGENDA

THURSDAY, JULY 28, 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. **BZA16-24** – **Ruff Neon on behalf of Arby's** is requesting two variance to Chapter 1284 "Signs", of the City of North Royalton Zoning Code for proposed signage on a commercial building located at 6395 Royalton Road also known as PPN:487-06-001 in a Town Center district. The variances being requested are as follows:

Variance #1: Codified Ordinance Chapter 1284. Request to allow for relief from the signage requirements relative to installation of a sign on the side (west) façade of the building that does not have frontage on a public street.

Variance #2: Codified Ordinance Chapter 1284. Request to allow for relief from the signage requirements relative to installation of a sign on the side (east) façade of the building that does not have frontage on a public street.

- B. **BZA16-25** – **Pierre and Gabriella Zanin on behalf of S&D Coffee** is requesting a variance to Chapter 1284 "Signs", of the City of North Royalton Zoning Code for proposed signage at **13688 / 13690 York Road**, also known as PPN: 483-15-024, in a General Industrial district. The variance being requested is as follows:

Variance: Codified Ordinance Section 1284.11(c)(4)B. "Maximum Number Permitted". Request to allow for relief from the signage requirements relative to the maximum number of free-standing identification signs permitted. The applicant is requesting a second monument sign resulting in one more than code allows.

- C. **BZA16-26** – **Antimo Bovenzi of Cleveland Design Build on behalf of Pine Hill Development** is requesting a variance to Chapter 1270 “Residential Districts”, of the City of North Royalton Zoning Code for a proposed dwelling on S/L 38 Brookhaven Drive, also known as **PPN:486-23-048** 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 5 ft. to allow for relief from the minimum 48 ft. front yard setback requirement and a variance of 10 ft. for relief from the 50 ft. rear yard setback requirement in order to construct a dwelling.

5. Miscellaneous.
6. Adjournment.