



# City of North Royalton

Mayor Robert A. Stefanik

**Board of Zoning Appeals**

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## **BOARD OF ZONING APPEALS AGENDA**

**THURSDAY, FEBRUARY 25, 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. **BZA16-04** – **United Homes Inc. on behalf of Ken Koehler** is requesting a variance to Chapter 1270 “Residential Districts” of the City of North Royalton Zoning Code for a proposed attached garage addition at **10344 York Road**, also known as PPN: 481-24-003 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 to allow for relief from the minimum 10 ft. side yard setback for a variance of 1 ft. in order to construct an attached garage addition. The Applicant would like to amend his variance request. He is now seeking a variance of 3 ft. from the minimum 10 ft. side yard setback.

### **New Business**

- A. **BZA16-05** – **Glenn Jackson** is requesting a variance to Chapter 1270 “Residential Districts” of the City of North Royalton Zoning Code for an attached garage addition located at **8360 Hunting Drive** also known as PPN: 489-28-035, in a R1-A district. The variance being requested is as follows:

Variance: Codified Ordinance 1270.04 (d) “Area, Yard and Height Regulations”. Request is to allow for relief from the minimum 50 ft. front yard setback for a variance of 8 feet. The applicant would like to put a garage addition 42 ft. from the right-of-way.

- B. **BZA16-06** – **James and Debra Beal** are requesting a variance to Chapter 1270 “Residential Districts”, of the City of North Royalton Zoning Code for an accessory building (pavilion) located at **7161 Albion Road**, also known as PPN: 482-18-011, in a R1-A district. The variance being requested is as follows:

Variance: Codified Ordinance Section 1270.12 (a) “Yards for Accessory Buildings and Uses”. Request is for a variance to allow for a 2<sup>nd</sup> accessory structure (pavilion) in addition to the existing accessory structure.

- C. **BZA16-07 – Tom and Karen Kolar** are requesting a variance to Chapter 1270 “Residential Districts”, of the City of North Royalton Zoning Code for a proposed swimming pool at **4411 Sir John Avenue**, also known as PPN: 488-21-040, in a R1-A district. The variance being requested is as follows:

Variance: Codified Ordinance Section 1270.27(b)(1)(E) “Swimming Pools”. Request is for a variance of 5 feet less than the minimum 15-ft rear yard setback requirement for an in-ground pool.

- D. **BZA16-09** – Request is being made by **Edward Kisiel of Panorama Homes, Inc. on behalf of Pine Hill Development** for a variance to Chapter 1270 “Residential Districts”, of the City of North Royalton Zoning Code for a proposed dwelling on **S/L 11 Brookhaven Drive**, also known as PPN: 486-24-015 in a R1-A district. The variances being requested are as follows:

Variance: Codified Ordinance Section 1270.05 “Schedule of area, yard and height regulations”. The Applicant is requesting approval of one of the following two options:

Option 1: Request is allow for relief from the minimum 50 ft. rear yard setback and relief from the 45 ft. front yard setback for a variance of 10 ft. for the rear yard setback and a variance of 5 ft. for the front yard setback in order to construct a dwelling.

Option 2: Request is to allow for relief from the minimum 50 ft. rear yard setback for a variance of 15 ft. in order to construct a dwelling.

5. Miscellaneous.
6. Adjournment.