



City of North Royalton

Mayor Robert A. Stefanik

Board of Zoning Appeals

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BOARD OF ZONING APPEALS AGENDA

THURSDAY, OCTOBER 27, 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. **BZA16-34** – **Michael Kandra of Edgewood Homes Inc.** is requesting a variance to Chapter 1270 “Residential Districts”, of the City of North Royalton Zoning Code for a proposed covered deck at **5101 Brookhaven Drive**, also known as PPN:486-23-042, 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 12 ft. to allow for relief from the minimum 50 ft. rear yard setback in order to construct a covered deck.

- B. **BZA16-35** – **Ron Dzedziak** is requesting 2 variances to Chapter 1270 “Residential Districts”, of the City of North Royalton Zoning Code for a proposed dwelling on **S/L 2 Brookhaven Drive**, also known as PPN: 486-23-033 in a R1-A district. The variances being requested are as follows:

Variance #1: 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 50 ft. front yard setback in order to construct a dwelling.

Variance #2: 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.

- C. **BZA16-36** – **Ellet Neon Sales & Service on behalf of Discount Drug Mart, Inc.** is requesting 3 variances to Chapter 1284 “Signs”, of the City of North Royalton Zoning Code for proposed signage on a commercial building located at **5500 Wallings Road** also known as PPN: 489-11-004 in a Local Business district. The variances being requested are as follows:

Variance #1: Section 1284.04 (a) (6) (A) allows one building wall sign per street frontage on each of the Wallings Road and State Road elevations. The request is for 3 signs more than permitted on each of the Wallings Road and State Road elevations totaling 4 signs per elevation.

Variance #2: Section 1284.04(a)(6)(A) allows for 36 sq. ft. of signage. Request is for a variance of 64 sq. ft. more than code allows totaling 100 sq. ft.

Variance #3: Section 1284.09 (b)(1) allows for 181 sq. ft. of signage. Request is for a variance of 98 sq. ft. more than code allows totaling 279 sq. ft.

- D. **BZA16-37** – **Ellet Neon Sales & Service on behalf of Discount Drug Mart, Inc.** is requesting 3 variances to Chapter 1284 “Signs”, of the City of North Royalton Zoning Code for a proposed ground sign located at **5500 Wallings Road** also known as PPN: 489-11-004 in a Local Business district. The variances being requested are as follows:

Variance #1: Section 1284.03(b)(2)(A) a variance to allow for relief from the height limit of a ground sign. Request is for a variance of 1 ft. 2 in. more than the permitted maximum height of 7 ft. 10 in. as approved by the Board of Zoning Appeals in October of 2013.

Variance #2: Section 1284.04 (b) (6) a variance to allow for relief of the height of a ground sign. Request is for a variance of 1 ft. 2 in. more than the permitted height of 7 ft. 10 in. as approved by the Board of Zoning Appeals in October of 2013.

Variance #3: Section 1284.09(b)(1) allows for 181 sq. ft. of signage. Request is for a variance of 178 sq. ft. more than the code allows totaling 359 sq. ft.

- E. **BZA16-38** – **Speedway LLC / NR4C Ventures LTD** is requesting 5 variances to Chapter 1284 “Signs” of the City of North Royalton Zoning Code for proposed signage on **PPN: 484-18-003 & PPN: 484-18-023 located at the NE corner of W. 130th Street and Boston Road** in a Local Business district. The variances being requested are as follows:

Variance #1: Section 1284.03 (b) (2) (A) a variance to allow for relief from the height limit of a ground sign. Request is for a variance of 3 ft. more than the permitted maximum height of 7 ft.

Variance #2: Section 1284.04 (b) (6) a variance to allow for relief of the height of a ground sign. Request is for a variance of 3 ft. more than the permitted height of 7 ft.

Variance #3: Section 1284.05 (k) (1) a variance to allow one 40 sq. ft. changeable copy sign on the proposed Speedway store. Request is for a variance of 28 sq. ft. more changeable copy than the 12 sq. ft. permitted totaling 40 sq. ft. of changeable copy on a wall sign.

Variance #4: Section 1284.09 (b) (1) allows for 142 sq. ft. of signage. Request is for a variance of 27 sq. ft. more than code allows totaling 169 sq. ft.

Variance #5: Section 1284.10 (c) a variance to allow two 11 sq. ft. internally illuminated signs on the North and South end of the fueling canopy. Request is for a variance of 6 sq. ft. more per sign than is permitted totaling 11 sq. ft. of signage per side. The applicant is also requesting that the signage be illuminated and located on the gas station service island which is not permitted.

- F. **BZA16-39 – Speedway LLC / NR4C Ventures LTD** is requesting 2 variances to Chapter 1276 “Business Districts” of the City of North Royalton Zoning Code for a proposed commercial building located on **PPN: 484-18-003 & PPN: 484-18-023 located at the NE corner of W. 130th Street and Boston Road** in a Local Business district. The variances being requested are as follows:

Variance #1: Section 1276.09(a) a variance of 9.5 ft. less than the minimum required 20 ft. rear yard setback abutting nonresidential district for a commercial building.

Variance #2: Section 1276.09 (a) a variance of 14.5 ft. less than the minimum required 20 ft. rear yard setback abutting nonresidential district for a dumpster enclosure.

- G. **BZA16-40 – David Borowske of Borowske Builders Inc.** is requesting a variance to Chapter 1270 “Residential Districts”, of the City of North Royalton Zoning Code for a proposed dwelling at **12283 Albion Road**, also known as PPN: 481-20-004 in a R1-A district. The variances being requested are as follows:

Variance #1: Section 1270.05 “Schedule of area, yard and height regulations” requires a minimum lot width of 100 feet. Request is for a variance of 20 feet less than what is permitted.

Variance #2: Section 1270.05 requires a minimum front yard setback of 50 feet. Request is for a variance of 46 feet less than what is permitted.

Variance #3: Section 1270.08 requires a front yard setback of 65 feet due to the existing residences at either side. Request is for a variance of 488 feet more than what is required.

5. Miscellaneous.
6. Adjournment.