



City of North Royalton

Mayor Robert A. Stefanik
Board of Zoning Appeals

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BOARD OF ZONING APPEALS

AGENDA

JANUARY 17, 2019

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. **BZA19-01** – WeatherSeal Home Services on behalf of **Joseph B. Kelly** will be heard on the question of granting a variance to Chapter 1270 “Residential Districts”, of the City of North Royalton Zoning Code. Request is for a variance for a proposed addition to an existing garage located at 4984 Akins Road, also known as PPN: 487-09-027 in R1-A District. The variance being requested is as follows:

Variance: Codified Ordinance Section 1270.19 (d) “Dwelling Unit Area Requirements”. Request is for a variance of 160 sq. ft. to allow for relief from the 800 sq. ft. maximum permitted for a garage. The applicant is proposing to construct a 240 sq. ft. addition to an existing attached garage for a total of 960 sq. ft.

- b. **BZA19-02** – **EGZ Properties** will be heard on the question of granting a variance to Chapter 1278 “General Industrial Districts”, of the City of North Royalton Zoning Code. Request is for a variance for a proposed parking lot located at 9925 Royalton Road, also known as PPN: 483-26-002 in a General Industrial District. The variance being requested is as follows:

Variance: Codified Ordinance Section 1278.06 “Yard Regulations” request is for a variance of 14.17 ft. less than the minimum 50 ft. front yard parking setback requirement. The applicant is proposing to place the parking lot 35.83 ft. from right-of-way.

5. Miscellaneous.
6. Adjournment.