



City of North Royalton

Mayor Robert A. Stefanik

Board of Zoning Appeals

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BOARD OF ZONING APPEALS AGENDA

THURSDAY, APRIL 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. **BZA16-13** – **Alicja Uszynski and Jerry Nutt** are requesting a variance to Chapter 1270 “Residential Districts”, of the City of North Royalton Zoning Code for a proposed accessory building at **3536 Valley Parkway**, also known as PPN: 487-25-008, in a RRZ district. The variance being requested is as follows:

Variance: Codified Ordinance Section 1270.04(g) “Area, Yard and Height Regulations”. Request is for a variance of 5 feet to allow for relief from the maximum 15 foot height restriction for a proposed accessory building. The applicant is proposing to erect a two story 528 sq. ft. accessory structure with a 20 ft. roof line.

- B. **BZA16-14** – **Dale and Linda Germano** are requesting a variance to Chapter 1270 “Residential Districts”, of the City of North Royalton Zoning Code for an accessory building located at **5631 Goodman Drive**, also known as PPN: 488-05-039, in a R1-B district. The variances being requested are as follows:

Variance #1: Codified Ordinance Section 1270.05 “Area, Yard and Height Regulations”. Request is for a variance of 4 ft. less than the minimum 8 ft. side yard setback requirement for an accessory structure.

Variance #2: Codified Ordinance Section 1270.12(b) – “Yards for Accessory Buildings and Uses” request is for a variance of 6 ft. less than the minimum 10 ft. rear yard setback requirement for an accessory structure.

- C. **BZA16-15** – **Susan Fisher** is requesting a variance to **Chapter 1270 “Residential Districts”**, of the City of North Royalton Zoning Code for a proposed garage addition at **6481 Glenwillow Drive**, also known as PPN:489-04-058, in a R1-A zoning district. The variance being requested is as follows:

Variance: Codified Ordinance 1270.19(d) “Dwelling Unit Area Requirements”. Request is for a variance of 343 sq. ft. to allow for relief from the 800 sq. ft. maximum permitted for a garage. The Applicant is proposing to construct a 660 sq. ft. garage addition.

5. Miscellaneous.
6. Adjournment.