



# City of North Royalton

Mayor Robert A. Stefanik

**Board of Zoning Appeals**

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## **BOARD OF ZONING APPEALS AGENDA**

**THURSDAY, MARCH 24, 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. **BZA16-10** – **Bradley and Kelly Baumann** are requesting two variances to Chapter 1270 “Residential Districts” of the City of North Royalton Zoning Code for a proposed porch addition located at **11537 Worthington Way** also known as PPN: 481-27-026, in a R1-B district. The variance being requested is as follows:

Variance #1: 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 porch addition 42 ft. from the right-of-way.

Variance #2: Codified Ordinance 1270.13(2) “Projections into Yards”. Request is to allow for relief from the maximum 6 ft. of which a porch may extend into a front yard.

- B. **BZA16-11** – **Kent and Helene Sewell** are requesting a variance to Chapter 1286 “Nonconforming Uses”, of the City of North Royalton Zoning Code for an accessory building located at **16208 York Road**, also known as PPN: 485-03-016, in a Local Business district. The variance being requested is as follows:

Variance: Codified Ordinance Section 1286.06 (b) “Extension Prohibited”. The applicant is proposing to erect a 140 square foot structure 11 foot high thereby expanding the residential non-conforming use of this property. The request is for relief from the prohibition of an expansion to a non-conforming residential use in a Local Business district.

- C. **BZA16-12 – Joseph and Diane Freytag** are requesting a variance to **Chapter 1270 “Residential Districts”**, of the City of North Royalton Zoning Code for a proposed dwelling at **4259 Sprague Road**, also known as PPN:489-14-005, in a R1-A zoning district. The variance being requested is as follows:

Variance: Codified Ordinance 1270.05 “Schedule of Area, Yard and Height Regulations”. Request is to allow for relief from the minimum 10 ft. side yard setback requirement for a variance of 5 feet. The applicant is proposing to construct a dwelling.

5. Miscellaneous.
6. Adjournment.