



City of North Royalton

Mayor Robert A. Stefanik

Board of Zoning Appeals

11545 Royalton Road, North Royalton, OH 44133

Phone: 440-582-3001

Email: dveverka@northroyalton.org

Fax: 440-582-3089

BOARD OF ZONING APPEALS

AGENDA

WEDNESDAY, JUNE 24, 2015

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. **BZA15-10** – **Viktor Horokhivskyy** is seeking BZA approval for two variances to Chapter 1270 “Residential Districts”, of the City of North Royalton Zoning Code for a proposed building structure at **9856 Bentley Drive**, also known as **PPN:481-24-074**, in a R1-B district. The variances being requested are as follows:

Variance #1: Codified Ordinance 1270.12 (b) “Yards for Accessory Buildings and Uses”, request is to allow for relief from the minimum 8 ft. side yard setback for a variance of 3 feet. The applicant would like to put a building structure 5 ft. from the side property line.

Variance #2: Codified Ordinance 1270.12 (b) “Yards for Accessory Buildings and Uses”, request is to allow for relief from the minimum 20 ft. setback of an accessory structure to a residence for a variance of 5 feet. The applicant would like to put an accessory structure 5 ft from the residence.

- B. **BZA15-11** – **Eric Niedermeyer** is requesting a variance to Chapter 1270 “Residential Districts”, of the City of North Royalton Zoning Code for a proposed garage addition at **5600 Wiltshire Road**, also known as **PPN:486-13-003**, in a RR-Z district. The variance being requested is as follows:

Variance #1: Codified Ordinance Section 1270.04 (f) “Area, Yard and Height Regulations”. Request is to allow for relief from the minimum 50 ft. rear yard setback for a variance of 11 feet. The applicant would like to put a garage addition 39 ft. from the rear lot line set back.

- C. **BZA15-12** – **David & Carol Roselli** is requesting a variance to Chapter 1270 “Residential Districts” of the City of North Royalton Zoning Code for a proposed dwelling to be built at **PPN: 487-11-029 on Akins Road**, in a R1-A District. The variance being requested is as follows:

Variance #1: Codified Ordinance Section 1270.04 (e) “Area, Yard and Height Regulations”. Request is for a variance of 3 ft. less than the minimum 10 ft. side yard setback requirement in order to construct a dwelling.

5. Miscellaneous.
6. Adjournment.

6-18-15djv