



# 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](mailto:dveverka@northroyalton.org)

Fax: 440-582-3089

## BOARD OF ZONING APPEALS

### AGENDA

WEDNESDAY, SEPTEMBER 23, 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**

#### Old Business

- A. **BZA15-16** – **E.S.Sign Group** is seeking BZA approval on behalf of **Sal Consiglio, CPA**, for a variance allowing for relief from the signage requirements relative to the installation of a proposed sign at **14129 State Road**, also known as PPN: 487-10-006, in a TCD-2 district. The variance being requested is as follows:

**Variance #1:** Codified Ordinance Section 1284.10(d) “Location, and Supplementary Area Regulations for Signs in Business Districts.” Request is to allow for relief from the signage requirements relative to the installation of a ground sign in a TCD-2 zoning district. **(Tabled 7/29/15)**

- B. **BZA15-14** – **Richard & Susan Kozimor** is requesting a variance to Chapter 1270 “Residential Districts” of the City of North Royalton Zoning Code for a proposed accessory building at **3605 West Sprague Road**, also known as PPN: 489-26-001, in a R1-A District. The variance being requested is as follows:

**Variance #1:** Codified Ordinance Section 1270.04 (g) “Area, Yard and Height Regulations”. Request is for a variance of 3 ft. more than the maximum 15 ft. height restriction for a proposed accessory building. The applicant is proposing to erect a two story 960 sq. ft. accessory structure with an 18 ft. roof line. **(Tabled 7/29/15)**

#### New Business

- A. **BZA15-18** – **Jarosz, Edward and Kathryn**. The applicant is requesting two variances to Chapter 1270 “Residential Districts”, of the City of North Royalton Zoning Code for a proposed accessory structure addition located at **4800 Wiltshire Rd.**, also known as PPN: 486-24-002, in a RR-Z 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 6 ft. 4 in. less than the minimum 10 ft. side yard setback requirement for an addition to an existing accessory structure.

**Variance #2:** Codified Ordinance Section 1270.12(a)(1)B. -- a variance of 1,073 sq. ft. more than the maximum permitted for accessory structure on a lot greater than one acre.

B. **BZA15-19 – Cervenka, Roger and Christine.** The applicant is requesting two variances to Chapter 1270 “Residential Districts”, of the City of North Royalton Zoning Code for a proposed accessory structure addition located at **10416 Bentley Dr.** also known as PPN: 481-29-050, 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. 6 in. 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. 6 in. less than the minimum 10 ft. rear yard setback requirement for an accessory structure.

C. **BZA15-20 – Richard & Susan Kozimor.** The applicant is requesting a variance to Chapter 1270 “Residential Districts” of the City of North Royalton Zoning Code for a 2<sup>nd</sup> accessory building at **3605 West Sprague Road**, also known as PPN: 489-26-001, in a R1-A District. The variance being requested is as follows:

**Variance #1:** Codified Ordinance Section 1270.12 (a) “Yards for Accessory buildings and Uses”. Request is for a variance to allow for a 2<sup>nd</sup> Accessory Building (14 ft x 14 ft). This structure was built to house pool equipment and supplies

5. Miscellaneous.

6. Adjournment.

9-15-15djv