



City of North Royalton

Mayor Robert A. Stefanik

Board of Zoning Appeals

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BOARD OF ZONING APPEALS AGENDA

THURSDAY, MAY 26, 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**

Old Business

- A. **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. **(Tabled)**.

Applicant would like to amend his variance request. The amended request is for a variance of 211 sq. ft. to allow for relief from the 800 sq. ft. maximum permitted for a garage. The applicant is proposing to construct a 528 sq. ft. garage addition.

New Business

- A. **BZA16-16 – Jason Fenos** are requesting a variance to Chapter 1270 “Residential Districts”, of the City of North Royalton Zoning Code for a proposed structure at **10013 Delsy Drive**, also known as PPN:481-16-024, in a R1-A district. The variance being requested is as follows:

Variance: Codified Ordinance Section 1270.12(a)(1) “Yards for Accessory Buildings and Uses”. Request is for a variance of 180 sq. ft. to allow for relief from the maximum square footage requirement of 600 sq. ft. permitted for an accessory structure. The applicant is proposing to construct a 780 sq. ft. accessory structure.

- B. **BZA16-17** – **Satbir Kaur Singh** is requesting a variance to Chapter 1270 “Residential Districts”, of the City of North Royalton Zoning Code for a proposed garage addition at **11105 Woodbury Lane**, also known as PPN: 482-16-044, in a R1-B 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 79 sq. ft. to allow for relief from the maximum square footage requirement of 1,000 sq. ft. permitted for a garage. The applicant is proposing to construct a 238 sq. ft. garage addition.

- C. **BZA16-18** – **Hi-Lite Maintenance on behalf of Norwood Group / 6285 Royalton LLC and Sherwin Williams** are requesting 2 variances to **Chapter 1284 “Signs”**, of the City of North Royalton Zoning Code for proposed signage on a commercial building located at 6285 Royalton Road also known as **PPN: 487-06-002** in a Town Center district. The variances being requested are as follows:

Variance #1: Codified Ordinance Section **Section 1284.04 (b) (1)**. Request is for a variance to install signage on a rear (south) façade that does not have frontage on a public street and does not have a customer entry.

Variance #2: Codified Ordinance Section **Section 1284.04 (b) (1)**. Request is for a variance to allow Applicant to install signage on the side (west) façade of the building that does not have frontage on a public street.

- D. **BZA16-19** – **Architectural Design Studios on behalf of Tribute Properties/Babitt Funeral Home** are requesting a variance to **Chapter 1286 “Nonconforming Uses”**, of the City of North Royalton Zoning Code. They are seeking approval for proposed exterior modifications and driveway modifications to existing facility located at **9350 Ridge Road also known as PPN:482-12-025 and the adjacent vacant lot PPN:482-12-032**, in a R1-A residential district. A lot consolidation of both parcels will be necessary for expansion of a driveway. The variance being requested is as follows:

Variance: Codified Ordinance Section 1286.06 (b) “Extension Prohibited”. The applicant is proposing to make exterior modifications and driveway modifications to existing facility thereby expanding the commercial non-conforming use of this property. The request is for **relief from the prohibition of an expansion to a non-conforming commercial use in a R1-A residential district.**

- E. **BZA16-20** – **Sam Lijoi** is requesting a variance to **Chapter 1270 “Residential Districts”**, of the City of North Royalton Zoning Code for a proposed accessory building at **10672 Tudor Circle**, also known as PPN: 489-10-051, in a R1-A district. The variance being requested is as follows:

Variance: Codified Ordinance Section 1270.05 “Area, Yard and Height Regulations”. Request is for a variance of 8 ft. to allow for relief from the minimum 10 ft. side yard setback requirement for an accessory structure.

- F. **BZA16-21** – **Thomas Clark** is requesting a variance to **Chapter 1286 “Nonconforming Uses”**, of the City of North Royalton Zoning Code for a proposed detached garage at **5613 Wallings Road**, also known as PPN: 488-03-017, 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 1,320 square foot detached garage with an 18 foot roof line 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.**

- G. **BZA16-22** – **Albert Therrien on behalf of 10499 Royalton Rd LLC** is requesting a variance to **Chapter 1278 “Industrial Districts”**, of the City of North Royalton Zoning Code for site plan approval for proposed parking lot expansion located at **10499 Royalton Road also known as PPN:483-24-004** 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 10 ft. from the minimum required 10 ft. side yard parking setback. The adjacent parcel PPN: 483-22-007 is also owned by the Applicant.

- H. **BZA16-23** – **Albert Therrien on behalf of 10583/10655 Royalton Rd LLC** is requesting 3 variances to **Chapter 1278 “Industrial Districts”**, of the City of North Royalton Zoning Code for site plan approval for proposed parking lot expansion located on **PPN: 483-22-007** in a General Industrial district. A lot consolidation of both parcels will be necessary for expansion of the parking lot. The variances being requested are as follows:

Variance #1: Codified Ordinance Section 1278.06 “Yard Regulations”. Request is for a variance of 10 ft. from the minimum required 10 ft. side yard parking setback on the east side of the parcel. The adjacent parcel located on the east side, PPN:483-24-004, is also owned by the Applicant.

Variance #2: Codified Ordinance Section 1278.06 “Yard Regulations”. Request is for a variance of 10 ft. from the minimum required 10 ft. side yard parking setback. The adjacent parcel located on the west side is PPN:483-23-005.

Variance #3: Codified Ordinance Section 1278.06 “Yard Regulations”. Request is for a variance of 10 ft. from the minimum required 10 ft. rear yard parking setback on the west side of the parcel. The adjacent parcel located on the south side is PPN:483-23-005.

5. Miscellaneous.
6. Adjournment.