



City of North Royalton

Mayor Robert A. Stefanik

Board of Zoning Appeals

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BOARD OF ZONING APPEALS AGENDA

THURSDAY, JANUARY 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**

Old Business

- A. **BZA15-28 – Paul & Pam Voigt.** The applicant is requesting a variance to Chapter 1270 “Residential Districts”, of the City of North Royalton Zoning Code for **3776 Royalton Road**, also known as PPN: 488-21-006, in a R1-A district. The variance being requested is as follows:

Variance #1: Codified Ordinance Section 1270.03 (e) (2) “Minimum lot size for one horse is two acres and one additional acre for each horse.” The Applicant is requesting to vary by 1.12 acres from the required 3 acres to have 1 miniature horse and 1 pony.

(Note: The Applicant owns three contiguous parcels 3776 Royalton Road, 3806 Royalton Road and 4231 Sir Richard Avenue which total 82,202 square feet (1.887 acres). The issuance of a horse permit by the Building Commissioner allows for the use of contiguously owned or leased land to count when securing such a permit.)

New Business

- A. **BZA16-04 – United Homes Inc. on behalf of Ken Koehler** is requesting a variance to Chapter 1270 “Residential Districts” of the City of North Royalton Zoning Code for a proposed attached garage addition at **10344 York Road**, also known as PPN: 481-24-003 in a R1-A district. The variance being requested is as follows:

Variance #1: Codified Ordinance Section 1270.05 “Schedule of area, yard and height regulations”. Request is to allow for relief from the minimum 10 ft. side yard setback for a variance of 1 ft. in order to construct an attached garage addition.

- B. **BZA16-02 – T.S. Macosko Architects Inc. on behalf of SW Unitarian Universalist Church** is requesting 3 variances to Chapter 1274 “Public Facilities Districts” of the City of North Royalton Zoning Code for a proposed parking lot expansion at **6320 Royalton Road**, also known as PPN: 488-06-032, in a Public Facilities district. The variances being requested are as follows:

Variance #1: Codified Ordinance Section 1274.04 (b) (2) “Accessory Uses”. Request is for a variance of 18 ft. from the required 20 ft. setback from Royalton Road.

Variance #2: Codified Ordinance Section 1274.04 (b) (2) “Accessory Uses”. Request is for a variance of 20 ft. from the required 20 ft. side yard setback.

Variance #3: Codified Ordinance Section 1274.04 (b) (2) “Accessory Uses”. Request is for a variance of 17 ft. 11 in. from the required 20 ft. rear yard setback.

- C. **BZA16-01 – Lud & Tawny Zajc / Zajc Enterprises, LLC / Line-X of Greater Cleveland.** Request is for 5 variances to Chapter 1278 “Industrial Districts”, Section 1278.06 “Schedule of Yard Regulations for Research-Office, Commercial Service and General Industrial Districts and three variances to Chapter 1284 “Signs”, Section 1284.04 (f) (1) & (2) of the North Royalton Zoning Code for a proposed commercial building at **PPN: 483-13-008 located on Royalton Road**, in a General Industrial District.

Variance #1: a variance of 40 feet from the minimum 100-ft front building setback from the street right-of-way.

Variance #2: a variance of 30 feet from the minimum 40-ft side building setback from lot line.

Variance #3: a variance of 30 feet from the minimum 40-ft rear building setback from lot line.

Variance #4: a variance of 41 feet from the minimum 50-ft front parking setback from the street right-of-way.

Variance #5: a variance of 41 feet from the minimum 50-ft wide landscaped area.

Variance #6: to allow for a sign on a side wall that does not face a public street.

Variance #7: to allow for a sign on a side wall with no customer entrance.

Variance #8: to allow for a sign on a side wall equal in size to the signage on the front wall.

- D. **BZA16-03 – Robert H. Myers, Jr. on behalf of the Marilyn D. Enos Revocable Living Trust** is appealing the Decision of the Building Commissioner as set forth in Codified Ordinance Sections 1264.01(b) and 1486.05 of the City of North Royalton Zoning Code in regards to the Condemnation Notice for the property located at **12778 Patricia Drive**, also known as PPN: 481-03-020, in a Planned Unit Development district.

5. Miscellaneous.

6. Adjournment.