



# City of North Royalton

Mayor Robert A. Stefanik

**Board of Zoning Appeals**

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## **BOARD OF ZONING APPEALS AGENDA**

**THURSDAY, APRIL 27, 2017**

**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. **BZA17-07** – **Gary and Claire Jencson** are requesting two variances to Chapter 1270 “Residential Districts”, of the City of North Royalton Zoning Code for a proposed detached garage located at **7346 Tilby Road**, also known as PPN: 482-10-004 in a R1-A District. The variances being requested are as follows:

**Variance #1:** Codified Ordinance Section 1270.12 (a) “Yards for Accessory Buildings and Uses”. Request is to allow the Applicant to remove and replace the existing detached garage. Currently there is a detached garage and two existing accessory structures. A variance is required at this location to have one additional accessory building than code allows.

**Variance #2:** Section 1270.04 “Area, Yard and Height Regulations, Paragraph (g). Request is for a variance of 2 feet to allow for relief from the maximum 15 foot height restriction for a proposed accessory building. The applicant is proposing to erect a detached garage with a gable roof to match the pitch of the main house.

- B. **BZA17-08** – **Royalton Business Park**. A request is being made by **Axios Investments 1, LLC on behalf of The Norwood Group** for two variances to Chapter 1278 “Industrial Districts”, of the North Royalton Zoning Code for a proposed parking lot expansion located at **10139 Royalton Road**, also known as PPN: **483-24-002** in a General Industrial District. The variances being requested are as follows:

**Variance #1:** Codified Ordinance Section 1278.06 “Yard Regulations”. Request is for a variance of 49 ft. from the minimum required 50 ft. front yard parking setback on the north side of the parcel.

**Variance #2:** Codified Ordinance Section 1278.06 “Yard Regulations” footnote (a). Request is for a variance of 49 ft. less than the minimum required 50 ft. wide landscape area.

- C. **BZA17-09** – **Lynn and Lillian Welch** are requesting two variances to Chapter 1270 “Residential Districts”, of the North Royalton Zoning Code for a proposed accessory building located at **10033 Lynn Drive**, also known as PPN: 481-15-030, in a R1-A District. The variances being requested are as follows:

**Variance #1:** Codified Ordinance **Section 1270.12(b)** – “Yards for Accessory Buildings and Uses” request is for a variance of 5 ft. less than the minimum 10 ft. rear 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 5 ft. less than the minimum 10 ft. side yard setback requirement for an accessory structure.

- D. **BZA17-10** – **John Sroka** is requesting a variance to Chapter 1270 “Residential Districts”, of the North Royalton Zoning Code for a proposed dwelling at **PPN: 482-28-030 Harley Hills Drive**, in a R1-B District. The variance being requested is as follows:

**Variance:** Codified Ordinance **Section 1270.05** – “Area, Yard and Height Regulations” for a main residential building. Request is for a variance of two stories more than the maximum two stories permitted for a building.

- E. **BZA17-11** – **Mark and Lora Hertel** is requesting a variance to Chapter 1270 “Residential Districts”, of the North Royalton Zoning Code for a proposed accessory structure at **19800 State Road**, also known as PPN: 486-28-008 in a RR-Z District. The variance being requested is as follows:

**Variance:** Section 1270.04 “Area, Yard and Height Regulations” Paragraph (g). Request is for a variance of 9 feet to allow for relief from the maximum 15 foot height restriction for a proposed accessory building.

5. Miscellaneous.

6. Adjournment.