



# City of North Royalton

Mayor Robert A. Stefanik  
Board of Zoning Appeals

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## BOARD OF ZONING APPEALS

### AGENDA

**AUGUST 22, 2019**

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) **BZA19-21** – Michael & Julie Kolz is requesting a variance for a proposed accessory structure at 9984 Vista Drive, also known as PPN: 489-01-041 in Residential (R1-B) District zoning. The variance being requested is as follows:

**Variance:** Codified Ordinance Section 1270.12 (b) “Yards for Accessory Buildings and Uses”. Request is for a variance of 7 ft. less than the minimum 10 ft. rear yard setback requirement for an accessory structure. The applicant is proposing to place the accessory structure 3 ft. from the rear property line.

- b) **BZA19-22** – Jennifer Haas is requesting a variance for a proposed addition to the dwelling which is located at 6101 Wallings Road, also known as PPN: 488-03-006 in Residential (R1-A) District zoning. The variance being requested is as follows:

**Variance:** Codified Ordinance Section 1270.05 “Schedule of area, yard and height regulations”. Request is for a variance of 3 in. to allow for relief from the 10 ft. minimum side yard setback requirement in order to construct an addition to the dwelling. The proposed addition would be located 9 ft. 9 in. from side property line.

- c) **BZA19-23** – Ken Boersma is requesting two variances for a proposed accessory structure at 8700 Abbey Road also known as PPN: 481-04-039 in Residential (R1-A) District zoning. The variance requests are as follows:

**Variance #1:** Codified Ordinance Section 1270.05 “Schedule of Area, Yard and Height Regulations” as referenced by 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. The applicant is proposing to place the accessory structure 5 ft. from the side property line.

**Variance #2:** Codified Ordinance Section 1270.12 (b) “Yards for Accessory Buildings and Uses”. Request is for a variance of 2 ft. less than the minimum 10 ft. rear yard setback requirement for an accessory structure. The applicant is proposing to place the accessory structure 8 ft. from the rear property line.

5. Miscellaneous.

6. Adjournment.

*djv:8-8-19*