



City of North Royalton

Mayor Robert A. Stefanik
Board of Zoning Appeals

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BOARD OF ZONING APPEALS AGENDA

THURSDAY, AUGUST 16, 2018

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) **BZA18-22** – **Robert Radd** will be heard on the questions of granting three variances to Chapter 1270 “Residential Districts”, of the City of North Royalton Zoning Code. Request is for proposed garage addition at 3338 Wallings Road, also known as PPN: 489-23-007 in a R1-A District. The variances being requested are as follows:

Variance #1: Codified Ordinance Section 1270.19(d) “Dwelling Unit Area Requirements”. Request is for a variance of 984 sq. ft. to allow for relief from the 800 sq. ft. maximum permitted for a garage. The applicant is proposing to construct a 1,784 sq. ft. detached garage to replace the existing garage.

Variance #2: Codified Ordinance Section 1270.12(b) “Accessory Building Locations in R1-A and R1-B Districts”. Request is for a variance of 33.5 ft. to allow for relief from the minimum 55 ft. side yard setback on a corner lot in order to construct a detached garage.

Variance #3: Codified Ordinance Section 1270.04 “Area Yard and Height Regulations” Paragraph (g). Request is for a variance of 2 ft. to allow for relief from the 15 ft. maximum height restriction for a detached garage.

NEW BUSINESS:

- a) **BZA18-27** – **Andrew and Barbara Kachmarik** will be heard on the question of granting three variances to Chapter 1270 “Residential Districts”, of the City of North Royalton Zoning Code. Request is for a proposed accessory structure at **11562 Boston Road**,

also known as PPN: 484-24-006 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 relief from the requirement that accessory buildings shall not be located in a front yard. The applicant is proposing to place the accessory structure in a front yard.

Variance #2: Codified Ordinance Section 1270.12 (b) – “Yards for Accessory Buildings and Uses”. Request is for a variance of 4 ft. to allow for relief from the minimum 20 foot distance to dwelling requirement for an accessory structure. The applicant is proposing to erect the accessory structure 16 ft. from the dwelling.

Variance #3: Codified Ordinance Section 1270.08 – “Front Yards of Developed Blocks”. Request is for a variance of 38 ft. less than the required 68 ft. average setback distance of the existing buildings on either side of the lot.

- b) **BZA18-28** – **Lawrence and Carolyn Krempasky** will be heard on the question of granting a variance to Chapter 1270 “Residential Districts”, of the City of North Royalton Zoning Code. Request is for a variance for a proposed accessory structure at **5250 Edgerton Road**, also known as PPN: 487-29-021 in a RR-Z District. The variance being requested is as follows:

Variance: Codified Ordinance Section 1270.04 “Area, Yard and Height Regulations” Subsection 1270.04 (g). Request is for a variance of 2 ft. to allow for relief from the maximum 15 foot height restriction for an accessory building. The applicant is proposing to construct an accessory building that is 17 ft. in height.

- c) **BZA18-29** – **Tom Bonus on behalf of property owner MRG Trust/ P.Voigt** will be heard on the question of granting a variance to Chapter 1270 “Residential Districts”, of the City of North Royalton Zoning Code. Request is for a variance relative to the location of a proposed in-ground pool at **10510 Tudor Circle**, also known as PPN: 489-08-062 in a R1-A District. The variance being requested is as follows:

Variance: Codified Ordinance **Section 1270.27 (b) (1) (E)** “**Swimming Pools**”. Request is for a variance of 5 ft. less than the minimum 15 ft. rear yard setback requirement for an in-ground pool.

5. Miscellaneous.

6. Adjournment.