



City of North Royalton

Mayor Robert A. Stefanik

Board of Zoning Appeals

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BOARD OF ZONING APPEALS

AGENDA

THURSDAY, NOVEMBER 29, 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**

New Business

- A. **BZA16-41** – **Borchert’s Enclosure Systems, Inc. on behalf of property owner Joel Young** is requesting a variance to Chapter 1270 “Residential Districts”, of the City of North Royalton Zoning Code for a proposed open front porch addition at **11976 Firefly Drive**, also known as PPN: 484-19-067 in a R1-B district. The variance being requested is as follows:

Variance: Codified Ordinance Section 1260.11(b)(4) and 1270.13(b)(4) “Projections into Yards, Unenclosed shelters”. Request is for a variance of 2 ft. more than the permitted 6 ft. projection allowed for a proposed 8 ft. x 40 ft. open front porch.

- B. **BZA16-42** – **North Coast Sign & Lighting Services Inc. on behalf of property owner Tan Nguyen (Nail Bar / Laser Wash)** is requesting a variance to Chapter 1284 “Signs”, of the City of North Royalton Zoning Code for proposed signage located at **13395 West 130th Street**, also known as PPN: 483-07-006, in a Local Business district. The variance being requested is as follows:

Variance: Codified Ordinance Section 1284.09(b)(1) allows for 91 sq. ft. of signage. Request is for a variance of 47 sq. ft. more than code allows totaling 138 sq. ft. of proposed signage. The additional signage shall be located on a secondary façade which does not face the street nor contains a main entrance.

- C. **BZA16-43** – **Robert and Michelle Shaheen** is requesting a variance to Chapter 1270 “Residential Districts”, of the City of North Royalton Zoning Code for a proposed addition at **4121 Pine Hill Court**, also known as PPN: 489-27-026 in a R1-A district. The variance being requested is as follows:

Variance: Codified Ordinance Section 1270.04 (d) “Area, Yard and Height Regulations” and 1270.05 “Schedule of Area, Yard and Height Regulations”. Request is for a variance of 13 feet less than the minimum 60 ft. front yard setback requirement for a detached garage.

- D. **BZA16-44** – **NFL Group LLC on behalf of property owner Jackie Berger** is requesting a variance to Chapter 1270 “Residential Districts”, of the City of North Royalton Zoning Code for a proposed garage at **5854 Bunker Road**, also known as PPN: 489-02-014 in a R1-A district. 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 feet less than the minimum 10 ft. side yard setback requirement for a detached garage.

- E. **BZA16-45** – **Martin and Kathleen Mone’** is requesting a variance to Chapter 1270 “Residential Districts”, of the City of North Royalton Zoning Code for a proposed accessory structure located at **9430 Chesapeake Drive**, also known as PPN: 482-03-044 in a R1-A district. The variance being requested is as follows:

Variance: Codified Ordinance Section 1270.12(b) “Yard for Accessory Buildings and Uses”. Request is for a variance of 5 feet less than the minimum 10 ft. rear yard setback requirement for an accessory structure.

5. Miscellaneous.
6. Adjournment.