



City of North Royalton

Mayor Robert A. Stefanik

Board of Zoning Appeals

11545 Royalton Road, North Royalton, OH 44133

Phone: 440-582-3001

Email: dveverka@northroyalton.org

Fax: 440-582-3089

BOARD OF ZONING APPEALS AGENDA

THURSDAY, MAY 25, 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**

OLD BUSINESS

- A. **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.

NEW BUSINESS

- A. **BZA17-12** – **David and Cheryl Piper** are requesting two variances to Chapter 1270 “Residential Districts”, of the City of North Royalton Zoning Code for a proposed accessory structure located at **5262 Edgerton Road**, also known as PPN: 487-29-024 in a RR-Z District. The variances being requested are as follows:

Variance #1: Section 1270.04 “Area, Yard and Height Regulations, Paragraph (g). Request is for a variance of 4 feet to allow for relief from the maximum 15 foot height restriction for an accessory building.

Variance #2: Section 1270.12(b) – “Yards for Accessory Buildings and Uses” request is for a variance of 6 ft. less than the minimum 10 ft. side yard setback requirement for an accessory structure.

- B. **BZA17-13 – Loc Nguyen** is requesting a variance to Chapter 1270 “Residential Districts”, of the City of North Royalton Zoning Code for a proposed accessory structure located at **12067 Drake Road**, also known as PPN: 484-13-002 in a Rural Residential district. The variance being requested is as follows:

Variance: Codified Ordinance Section 1270.12 (a) “Yards for Accessory Buildings and Uses”. Request is for a variance to allow for a 2nd accessory structure in addition to the existing accessory structure.

5. Miscellaneous.
6. Adjournment.