



City of North Royalton

Mayor Robert A. Stefanik

Board of Zoning Appeals

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BOARD OF ZONING APPEALS AGENDA

THURSDAY, MAY 17, 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**

NEW BUSINESS:

- a) **BZA18-12 – North Royalton Elementary School.** Request is being made by TDA (Then Design Architecture) on behalf of the North Royalton City School District on the question of granting a variance to Chapter 1274 “Public Facilities Districts”, of the City of North Royalton Zoning Code. Request is for proposed elementary school to be located at 16400 State Road, also known as PPN: 487-18-015 and PPN: 487-22-001. The variance being requested is as follows:

Variance: Codified Ordinance Section 1492.06 (f) (2) “Establishment of Riparian Setbacks and Wetland Setbacks”. The Applicant is requesting a variance of 75 ft. for relief from the minimum required 75 ft. wetland setback to allow a use not permitted in a wetland setback under C.O. No. 1492.08.

- b) **BZA18-13 – North Royalton High School Project.** Request is being made by TDA (Then Design Architecture) on behalf of the North Royalton City School District on the question of granting two variances to Chapter 1274 “Public Facilities Districts”, of the City of North Royalton Zoning Code. Request is for proposed parking lot and driveway at 14713 Ridge Road, also known as PPN: 487-07-001. The variances being requested are as follows:

Variance #1: Codified Ordinance Section 1274.04 (a) “Yard Regulations” request is for a variance of 24.5 ft. less than the minimum 75 ft. front yard parking setback requirement. The applicant is proposing to place the parking lot 50.5 ft. from the front property line.

Variance #2: Codified Ordinance Section 1274.04 (b) (2) “Yard Regulations” request is for a variance of 4 ft. less than the minimum 10 ft. side yard driveway setback requirement. The applicant is proposing to place the driveway 6 ft. from the side property line.

- c) **BZA18-14 – Michael and Barbara Michalski** will be heard on the question of granting two variances to Chapter 1270 “Residential Districts”, of the City of North Royalton Zoning Code. Request is for a proposed accessory structure at 9954 Royal Valley Drive, also known as PPN: 489-23-040 in a R1-A District. The variances being requested 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 7 ft. less than the minimum 10 ft. side yard setback requirement for an accessory structure. The applicant is proposing to place the accessory structure 3 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 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.

- d) **BZA18-15 – James Suchocki** will be heard on the question of granting two variances to Chapter 1270 “Residential Districts”, of the City of North Royalton Zoning Code. Request is for a proposed accessory structure at 9964 Royal Valley Drive, also known as PPN: 489-23-039 in a R1-A District. The variances being requested 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 7 ft. less than the minimum 10 ft. side yard setback requirement for an accessory structure. The applicant is proposing to place the accessory structure 3 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 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.

5. Miscellaneous.

6. Adjournment.