



City of North Royalton

Mayor Robert A. Stefanik

Board of Zoning Appeals

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CITY OF NORTH ROYALTON BOARD OF ZONING APPEALS PUBLIC HEARING LEGAL NOTICE

Pursuant to Section 1264.05 of the City of North Royalton Zoning Code, **Notice** is hereby given that the **Board of Zoning Appeals** of the City of North Royalton, Ohio, will hold a public hearing on Thursday, **June 21, 2018** at 7:00 p.m. local time in the Council Chambers at City Hall, 14600 State Road.

The Public Hearing will be heard on the question of granting three variances to **Chapter 1278 "Industrial Districts"**, of the City of North Royalton Zoning Code. Request is being made by **82nd Street Properties III, LLC c/o The Norwood Group** for proposed parking lots located at **10500 Royalton Road**, also known as PPN: 483-13-012 in a General Industrial District. The variances being requested are as follows:

- Variance #1:** Codified Ordinance Section 1278.06 "Yard Regulations" request is for a variance of 5 ft. less than the minimum 10 ft. rear yard parking setback requirement. The existing and proposed parking lot is located 5 ft. from the rear property line.
- Variance #2:** Codified Ordinance Section 1282.13 "Table of Design Dimension for Various Parking Angles" request is for a variance of 3 ft. less than the minimum 27 ft. drive aisle requirement.
- Variance #3:** Codified Ordinance Section 1278.06 "Yard Regulations" request is for a variance of 23 ft. less than the minimum 50 ft. front yard parking setback requirement. The applicant is proposing to place the parking lot 27 ft. from right of way.

Hearings for each variance will be taken in order as set forth in agenda. Hearings generally take approximately ten (10) minutes. All applicants and anyone wishing to be heard on a variance request should be present at the start of the meeting. Plans and specifications and other documentation are on file at the Building Division, City of North Royalton Service Center, 11545 Royalton Road, for review by interested parties. Anyone wishing to be heard on the subject of this application may obtain a Public Hearing form at the City of North Royalton Service Center to express written views or may appear at the time and place set forth and will be heard then and there or at such time as the **Board of Zoning Appeals** shall determine. Anyone requesting their complete verbal presentation to be incorporated in the Minutes shall furnish the Secretary with a printed copy of said statement.

BOARD OF ZONING APPEALS
NORTH ROYALTON, OHIO

Diane Veverka
Board of Zoning Appeals Secretary
City of North Royalton, Ohio

6/5/18:BZA18-21