



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, **October 18, 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 a variance to **Chapter 1270 "Residential Districts"**, of the City of North Royalton Zoning Code. Request is being made by **Don and Kim Nemeth** for a proposed garage addition at **14869 Lancelot Lane West**, also known as PPN: 483-21-032 in a R1-A District. The variance being requested is as follows:

Variance #1: Codified Ordinance Section 1270.05 "Schedule of area, yard and height regulations". Request is for a variance of 20 ft. to allow for relief from the 50 ft. minimum rear yard setback in order to construct a garage addition. The proposed dwelling addition would be 30 ft. off rear property line.

Variance #2: Codified Ordinance Section 1270.19 (d) "Dwelling Unit Area Requirements". Request is for a variance of 200 sq. ft. to allow for relief from the 800 sq. ft. maximum permitted for a garage. The applicant is proposing to construct a 528 sq. ft. addition to existing garage for a total of 1,000 sq. ft.

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

10-3-18:BZA18-35