



# 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 **Wednesday, April 29, 2015 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 1270 "Residential Districts"**, of the City of North Royalton Zoning Code. Request is being made by **Tom Mandzukic / Friar Home Improvement for a proposed accessory structure at 9520 Lindberg Drive**, in a RRZ district, also known as **PPN: 485-03-027**.

**Variance #1:** Codified Ordinance 1270.04 – “Area, Yard and Height Regulations”, Paragraph (g). Request is for a variance of up to 10 feet to allow for relief from the maximum 15 foot height restriction for an accessory building.

**Variance #2:** Codified Ordinance 1270.12 (a) (1) (B) – “Yards and Accessory Buildings and Uses for lots containing one acre or more“. Request is for a variance of 135 square feet more than the maximum allowed for an accessory building.

**Variance #3:** Codified Ordinance 1270.12 (b) – “Accessory Building Locations in R1-A and R1-B Districts“. Request is for a variance of 12 feet less than the minimum 20 feet required from an accessory structure to a residence.

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**  
**City of North Royalton**  
**Diane Veverka**  
**Board of Zoning Appeals Secretary**

4/13/15