



# 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, May 27, 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 a variance to **Chapter 1270 "Residential Districts"**, of the City of North Royalton Zoning Code. Request is being made by **Takao Kunimoto / Craig Metzler of Building Innovations for a proposed addition at 7861 Albion Road**, in a R1-A district, also known as **PPN: 482-17-008**.

**Variance #1:** Codified Ordinance Section 1270.08 "Front Yards of Developed Blocks". Request is to allow for relief from the minimum 71 ft. front yard setback for a variance of 23 ft. in order to construct a garage addition, porch and bedroom additions.

**Variance #2:** Codified Ordinance Section 1270.04 (e) "Area, Yard and Height Regulations". Request is for a variance of 2 ft. less than the minimum 10 ft. side yard set backpack requirement in order to construct bedroom additions.

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**

5/11/15