



City of North Royalton

Mayor Robert A. Stefanik

Board of Zoning Appeals

11545 Royalton Road, North Royalton, OH 44133

Phone: 440-582-3001

Email: dveverka@northroyalton.org

Fax: 440-582-3089

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, March 22, 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 two variances to **Chapter 1270 "Residential Districts"**, of the City of North Royalton Zoning Code. Request is being made by **David Schroeder** for a proposed garage at **3268 Edgerton Road**, also known as PPN: 487-31-012 in a RRZ Zoning District. The variances being requested are as follows:

Variance #1: Codified Ordinance Section 1270.08 "Front Yards of Developed Blocks." Request is to vary by 516 feet from the required 56 foot building setback line. The proposed dwelling will be 572 feet from the street.

Variance #2: Codified Ordinance Section 1270.19 (d) "Area of Garage". Request is for a variance of 260 square feet to allow for relief from the maximum square footage requirement of 1,200 square feet permitted for a one-family dwelling garage. The applicant is proposing to construct a 1,460 square foot garage.

Hearings for each variance will be taken in order as set forth in agenda. 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

3-8-18