



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 27, 2016 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 5 variances to **Chapter 1284 "Signs"**, of the City of North Royalton Zoning Code. Request is being made by **Speedway LLC / NR4C Ventures LTD** for proposed signage on a commercial building located on **PPN: 484-18-003 & PPN: 484-18-023 located at the NE corner of W. 130th Street and Boston Road** in a Local Business district. The variances being requested are as follows:

- Variance #1: **Section 1284.03 (b)(2)(A)** a variance to allow for relief from the height limit of a ground sign. Request is for a variance of 3 ft. more than the permitted maximum height of 7 ft.
- Variance #2: **Section 1284.04 (b)(6)** a variance to allow for relief of the height of a ground sign. Request is for a variance of 3 ft. more than the permitted height of 7 ft.
- Variance #3: **Section 1284.05 (k)(1)** a variance to allow one 40 sq. ft. changeable copy sign on the proposed Speedway store. Request is for a variance of 28 sq. ft. more changeable copy than the 12 sq. ft. permitted totaling 40 sq. ft. of changeable copy on a wall sign.
- Variance #4: **Section 1284.09 (b)(1)** allows for 142 sq. ft. of signage. Request is for a variance of 27 sq. ft. more than code allows totaling 169 sq. ft.
- Variance #5: **Section 1284.10 (c)** a variance to allow two 11 sq. ft. internally illuminated signs on the North and South end of the fueling canopy. Request is for a variance of 6 sq. ft. more per sign than is permitted totaling 11 sq. ft. of signage per side. The applicant is also requesting that the signage be illuminated and located on the gas station service island which is not permitted.

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 wishing 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

10/13/16