



# 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, May 26, 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 a variance to **Chapter 1286 “Nonconforming Uses”**, of the City of North Royalton Zoning Code. Request is being made by **Architectural Design Studios on behalf of Tribute Properties/Babitt Funeral Home** for building and site plan approval for proposed exterior modifications and driveway modifications to existing facility located at **9350 Ridge Road also known as PPN:482-12-025 and the adjacent vacant lot PPN:482-12-032**, in a R1-A residential district. A lot consolidation of both parcels will be necessary for expansion of a driveway. The variance being requested is as follows:

**Variance:** Codified Ordinance Section 1286.06 (b) “Extension Prohibited”. The applicant is proposing to make exterior modifications and driveway modifications to existing facility thereby expanding the commercial non-conforming use of this property. The request is for **relief from the prohibition of an expansion to a non-conforming commercial use in a R1-A residential district.**

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**

5/26/16