



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 **Tuesday, June 24, 2014** at **7:00 p.m. local time** in the Council Chambers at City Hall, 13834 Ridge Road.

The Public Hearing will be heard on the question of granting a variance to **Chapter 1278 "Industrial Districts", Section 1278.06 "Schedule of Yard Regulations for Research-Office, Commercial Service and General Industrial Districts"**, of the City of North Royalton Zoning Code. Sam Calanni is requesting a variance of 22 feet from the minimum 50 foot front parking setback requirement from the street right-of-way that is proposed at 12412 York Road, PPN: 483-06-010, in a General Industrial District.

Plans and specifications 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
City of North Royalton
Diane Veverka
Board of Zoning Appeals Secretary
6/9/14



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The Public Hearing will be heard on the question of granting a variance to **Chapter 1270 "Residential Districts"**, **Section 1270.05 "Schedule of Area, Yard and Height Regulations"**, of the City of North Royalton Zoning Code. Request is made by **Mark & SherryAnne Difrancisco** for a variance of 14 feet from the minimum 50 foot rear yard setback requirement for a proposed **wood deck** they wish to construct on their property located at **4301 Brookhaven Drive, also known as PPN: 486-23-047**, in a R1-A zoning district.

Plans and specifications 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.

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The Public Hearing will be heard on the question of granting a variance to **Chapter 1270 “Residential Districts”, 1270.19 “Dwelling Unit Area Requirements”, Section 1270.19 (d) “Area of Garage”**, of the City of North Royalton Zoning Code. Request made by **Barry & Pamela Flanagan** for a variance of 282 feet to allow for relief from the maximum square footage requirement for their garage addition that is proposed at **10957 York Road**, also known as **PPN: 482-15-030**, in a R1-B zoning district.

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