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, July 22, 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 1270 "Residential Districts", Section 1270.12 "Yards for Accessory Buildings and Uses", Paragraph (b) "Accessory Building Locations in R1-A and R1-B Districts"**, of the City of North Royalton Zoning Code. Request made by **Presley Connelly** to allow for **relief from the minimum 20 foot distance to dwelling requirement for his shed that is proposed at 11001 Drake Road**, also known as **PPN:484-15-003,** in a RRZ (Rural Residential 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
7/7/14

City of North Royalton

Mayor Robert A. Stefanik

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The Public Hearing will be heard on the question of granting a variance to **Chapter 1270 "Residential Districts", Section 1270.14 "Landscape Features, Fences, Walls", Paragraph (c)** of the City of North Royalton Zoning Code. A **variance of 14 feet** is being requested by **Robert Kucharski** to allow for relief from the minimum 21 foot required for a **4 ft. ornamental fence** that is proposed at **6633 Tudor Circle**, also known as **PPN:489-11-033** in a R1-A district.

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The Public Hearing will be heard on the question of granting a variance to **Chapter 660 "Safety, Sanitation and Health", Section 660.14 "Weeds and Grass" Paragraphs (a) and (b)** of the City of North Royalton Zoning Code. **David Chernow** is requesting relief from the requirement to **keep the property free of noxious weeds, grass and woody vegetation** a minimum of 50 feet from dwellings, buildings, structures or public roadways including ditches and tree lawns on the property located at **10813 Ridge Road**, also known as **PPN:489-10-015**, in a R1-A District.

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7/7/14

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The Public Hearing will be heard on the question of granting a variance to **Chapter 1270 "Residential Districts", Section 1270.04 "Area, Yard and Height Regulations", Paragraph (g)**, of the City of North Royalton Zoning Code. Request made by **Benjamin & Donna Lanza** to allow for relief from the **maximum 15 foot height restriction for an accessory building** that is proposed at **11330 Villa Grande Drive**, in a R1-A district, also known as **PPN:488-12-018**.

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Board of Zoning Appeals
City of North Royalton
Diane Veverka
Board of Zoning Appeals Secretary
7/7/14

City of North Royalton

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Board of Zoning Appeals

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CITY OF NORTH ROYALTON
BOARD OF ZONING APPEALS
PUBLIC HEARING
LEGAL NOTICE

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The Public Hearing will be heard on the question of granting a variance to **Chapter 1281 Traditional Town Center District", Section 1281.07 (a)(A)(3)(b) "Schedule of Yard and Setbacks",** of the City of North Royalton Zoning Code. **Conrad's Tire Realty Company** is requesting a variance of 3 (three) feet more than the minimum required side setback requirement from non-residential zoning district property to allow for a proposed **2-bay carwash** located at **5118 Royalton Road**, also known as **PPN:488-19-013** located in a TCD-2 district.

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Board of Zoning Appeals
City of North Royalton
Diane Veverka
Board of Zoning Appeals Secretary
7/7/14

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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" and Section 1270.12"Yards for Accessory Buildings and Uses, Paragraph (b) "Accessory Building Locations"**, of the City of North Royalton Zoning Code. Request is made by **Neeraj Chandhok** for relief from the minimum rear yard setback requirement for an accessory building they wish to construct on their corner lot property located at **10382 Yorkshire Way, also known as PPN: 481-23-080**, in a R1-B zoning district.

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

City of North Royalton

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The Public Hearing will be heard on the question of granting a variance to **Chapter 1270 "Residential Districts", Section 1270.19 "Dwelling Unit Area Requirements"**, **Paragraph (d) "Area of Garage"**, of the City of North Royalton Zoning Code. Request made by **David and Jenna Erne** to allow for relief from the **maximum square footage of the proposed attached garage** at 4600 Wiltshire Road, also known as **PPN:486-24-006** in a RRZ (Rural Residential District).

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7/7/14

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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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7/8/14