



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 **Tuesday, September 23, 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 three variances to **Chapter 1270 "Residential Districts"** of the City of North Royalton Zoning Code. Request made by **Ryan and Annelise Sullivan** for their property located at **3001 Wiltshire Road**, also known as **PPN:486-30-002** in a RRZ (Rural Residential District). The first variance being requested is to **Section 1270.04 (g) "Area, Yard and Height Regulations"**, proposing to **vary from the required 15 ft. maximum height for accessory buildings. Applicant would like to erect a 20 ft. high accessory structure.** A second variance is being requested to **1270.05 "Schedule of Area Yard and Height Regulations"**, proposing to **vary from the required 45 ft. front yard setback. The applicant would like to erect a structure 10 ft. from the right-of-way.** The third variance being requested is to **Chapter 1270.12 (a)(1)(B.) Yards for Accessory Building and Uses"**, proposing to **vary from the 1,925 sq. ft. maximum permitted for an accessory structure. The applicant is proposing to erect a two-story 2,640 sq. ft. accessory structure.**

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**

9/8/14