



City of North Royalton

Mayor Robert A. Stefanik

Board of Zoning Appeals

11545 Royalton Road, North Royalton, OH 44133

Phone: 440-582-3001

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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, April 19, 2018** 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 1270 “Residential Districts”**, of the City of North Royalton Zoning Code. Request is being made by **Darren and Dawn Badalamenti** for a proposed accessory structure at **7474 Julia Drive**, also known as PPN: 482-25-043 in a R1-B District. The variance being requested is as follows:

Variance: Section 1270.04 “Area, Yard and Height Regulations, Paragraph (g). Request is for a variance of 2 feet to allow for relief from the maximum 15 foot height restriction for an accessory building.

Hearings for each variance will be taken in order as set forth in agenda. Hearings generally take approximately ten (10) minutes. All applicants and anyone wishing to be heard on a variance request should be present at the start of the meeting. 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
NORTH ROYALTON, OHIO**

Diane Veverka
Board of Zoning Appeals Secretary
City of North Royalton, Ohio

4/5/18



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The Public Hearing will be heard on the question of granting a variance to **Chapter 1270 "Residential Districts"**, of the City of North Royalton Zoning Code. Request is being made by **Bob and Gayle Rolf** for a proposed accessory structure at **8811 Akins Road**, also known as PPN: 485-07-009 in a RR-Z District. The variance being requested is as follows:

Variance: Codified Ordinance Section 1270.05 "Schedule of Area, Yard and Height Regulations" as referenced by Section 1270.12 (b) "Yards for Accessory Buildings and Uses" request is for a variance of 7 ft. less than the minimum 10 ft. side yard setback requirement for an accessory structure. The Applicant is proposing to place the accessory structure 3 ft. from side property line.

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The Public Hearing will be heard on the question of granting a variance to **Chapter 1278 "Industrial Districts"**, of the City of North Royalton Zoning Code. Request is being made by **Mann Parsons Gray Architects on behalf of Anthony Farinacci / Southwest Industrial Storage LLC regarding existing parking lot** located at **10155 Royalton Road** also known as PPN: 483-24-003 in a General Industrial District. The variance being requested is as follows:

Variance: Codified Ordinance Section 1278.06 "Yard Regulations". Request is for relief from the minimum 10 foot required side yard setback for a parking area. The applicant is requesting a variance of 10 feet along 485 linear feet of the western property line.

Hearings for each variance will be taken in order as set forth in agenda. Hearings generally take approximately ten (10) minutes. All applicants and anyone wishing to be heard on a variance request should be present at the start of the meeting. 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.

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Variance: Codified Ordinance Section 1270.05 "Schedule of Area, Yard and Height Regulations" as referenced by Section 1270.12 (b) "Yards for Accessory Buildings and Uses" request is for a variance of 7 ft. less than the minimum 10 ft. side yard setback requirement for an accessory structure. The applicant is proposing to place the accessory structure 3 ft. from the side property line on the existing footers.

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The Public Hearing will be heard on the question of granting a variance to **Chapter 1270 "Residential Districts"**, of the City of North Royalton Zoning Code. Request is being made by **Thomas Wasinski** for a fence at **6323 Walling Road**, also known as PPN: 488-01-034 in a R1-B District. The variance being requested is as follows:

Variance: Codified Ordinance Section 1467.05(d) "Maximum Fence Height and Location of Fence Types" subsection 1467.05 (d) (1) (A) (5) (a) exception for corner lots to allow for relief from the minimum 10 foot required setback from the right-of-way for a side yard fence on a corner lot. The applicant requests a variance of 7 feet.

Hearings for each variance will be taken in order as set forth in agenda. Hearings generally take approximately ten (10) minutes. All applicants and anyone wishing to be heard on a variance request should be present at the start of the meeting. 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.

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Variance: Codified Ordinance Section 1467.05(d) "Maximum Fence Height and Location of Fence Types" subsection 1467.05 (d) (1) (A) (5) (a) exception for corner lots to allow for relief from the minimum 10 foot required setback from the right-of-way for a side yard fence on a corner lot. The applicant requests a variance of 7 feet.

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