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, January 23, 2020 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 two variances to Chapter 1270 “Residential Districts”, of the City of North Royalton Zoning Code. Request is being made by Frank Rini of Rinello Builders Inc. on behalf of Annie Girt for a proposed garage and addition to an existing dwelling at 10746 Ridge Road, also known as PPN: 482-18-066 in Residential (R1-A) District zoning. The variances being requested are as follows:

**Variance #1:** Codified Ordinance Section 1270.19 (d) “Dwelling Unit Area Requirements”. Request is for a variance of 61 sq. ft. to allow for relief from the 1000 sq. ft. maximum permitted for a garage. The applicant is proposing to construct a 1,061 sq. ft. garage.

**Variance #2:** Codified Ordinance Section 1270.05 “Schedule of Area, Yard and Height Regulations”. Request is for a variance of 29 ft. less than the minimum 50 ft. front yard setback in order to construct an addition to an existing dwelling. The applicant is proposing to build the dwelling 21 ft. from the rear property line of an abutting property.

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 affidavit be presented to the Board 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

BZA20-01: 1-9-20