



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

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, **February 21, 2019** 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 1492 “Controlling Riparian Setbacks and Wetlands Setbacks”**, of the City of North Royalton Zoning Code. Request is being made by Gary Biales on behalf of property owner Dea Phillips and **OMNI Senior Living** for a proposed residential community to be located on PPN: 482-01-004, 482-01-005, 482-01-006, 482-01-008 and 482-01-010, General Business District zoning located in the vicinity of York and Sprague roads. The variances being requested are as follows:

Variance #1: Codified Ordinance Section 1492.06(f)(2) “Establishment of Riparian Setbacks and Wetland Setbacks”. The Applicant is requesting a variance for relief from the minimum required 75 ft. category 2 wetlands setback to allow a use not permitted in wetland setbacks under C.O. No. 1492.08. The applicant is requesting a maximum variance to the wetland setback of 60 feet for the wetlands.

Variance #2: Codified Ordinance Section 1492.06(c)(4) “Establishment of Riparian Setbacks and Wetland Setbacks”. The Applicant is requesting a variance for relief from the minimum required 25 ft. stream setback to allow a use not permitted in stream setbacks under C.O. No. 1492.08. The applicant is requesting a maximum variance to the riparian setback of 15 feet for the streams.

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