



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 **Thursday, January 28, 2016 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 several variances. Request is for five variances to **Chapter 1278 "Industrial Districts", Section 1278.06 "Schedule of Yard Regulations for Research-Office, Commercial Service and General Industrial Districts"** and three variances to **Chapter 1284 "Signs", Section 1284.04 (f) (1) & (2)** of the City of North Royalton Zoning Code. **Lud & Tawny Zajc / Zajc Enterprises, LLC / Line-X of Greater Cleveland** are requesting the following variances for a proposed commercial building at **PPN: 483-13-008 located on Royalton Road**, in a General Industrial District.

Variance #1: a variance of 40 feet from the minimum 100-ft front building setback from the street right-of-way.

Variance #2: a variance of 30 feet from the minimum 40-ft side building setback from lot line.

Variance #3: a variance of 30 feet from the minimum 40-ft rear building setback from lot line.

Variance #4: a variance of 41 feet from the minimum 50-ft front parking setback from the street right-of-way.

Variance #5: a variance of 41 feet from the minimum 50-ft wide landscaped area.

Variance #6: to allow for a sign on a side wall that does not face a public street.

Variance #7: to allow for a sign on a side wall with no customer entrance.

Variance #8: to allow for a sign on a side wall equal in size to the signage on the front wall.

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 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
1/14/16**