



# City of North Royalton

Mayor Larry Antoskiewicz

## Board of Zoning Appeals

David Smerek Building Commissioner

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### 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, **May 23, 2024** 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 of variances to **Chapter 1270 "Residential Districts"**, of the City of North Royalton Zoning Code. Request is being made by Mark Smith, of Superior Quality Building and Remodeling, LLC, on behalf of Raymond Ball, property owner, for a garage addition located at 11001 Drake Road, also known as PPN: 484-15-003, in Rural Residential (RRZ) District zoning. The variances being requested are as follows:

- Variance #1:** Codified Ordinance Section 1270.10 "Yards on Corner Lots." Code requires that the width of a side yard on a corner lot shall be one-half the depth of the front yard required for the adjoining lot on the side street. The applicant is requesting a variance of 7.5 feet from the required 27.5-foot setback to construct a garage addition 20 feet from the right of way in the side yard on a corner lot.
- Variance #2:** Codified Ordinance Section 1270.12(a) "Size, Location, Setbacks and Height for Accessory Buildings and Private Garages." Code permits a dwelling up to 1800 square feet in size to have up to 800 square feet for an attached garage. Applicant is requesting a variance of 16 square feet to construct a garage addition resulting in 816 square feet of garage space.

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.

You can view the meeting live by entering the following link on your phone or computer or you may attend the meeting in person at North Royalton City Hall.

Link: [Board of Zoning Appeals Website](#)

If you would like to be heard on the subject of this application but do not wish to attend the meeting in person, please fill out and submit the attached Public Hearing form with any documents or photographs and return it to the Building Department no later than May 22, 2024 at 12:00 p.m. local time. PLEASE NOTE: THE PUBLIC HEARING FORM MUST BE NOTARIZED IN ORDER TO BE READ INTO THE RECORD.

BOARD OF ZONING APPEALS  
NORTH ROYALTON, OHIO

Ian Russell  
Board of Zoning Appeals Secretary  
City of North Royalton, Ohio  
May 9, 2024