



# 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 1286 “Nonconforming Uses”** of the City of North Royalton Zoning Code. Request is being made by Jamil Dayeh, of Tradico Builders, Inc., on behalf of Michael Debs, M.D., of Maya Realty, LTD, for a commercial building addition located at 14320 Ridge Road, also known as PPN: 487-02-031, in General Business (GB) District zoning. The variance being requested is as follows:

**Variance #1:** Codified Ordinance Section 1286.06(a) “Extension Prohibited.” Code states that no nonconforming building shall be enlarged or structurally altered except to make it a conforming building. Applicant is requesting a variance to construct a 1,250 square foot commercial building addition for a building that is nonconforming in relation to the required front yard setback.

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