



City of North Royalton

Mayor Larry Antoskiewicz

Board of Zoning Appeals

David Smerek Building Commissioner

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, **September 28, 2023** 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 Kristina Hegedeos and Dave Cebula **to modify previously approved variance requests** for an attached garage addition located at 8442 Royal Haven Drive, also known as PPN: 482-05-051, in Residential R1-A District zoning. The variance modifications being requested are as follows:

- Variance #1:** Codified Ordinance Section 1270.12(a) "Size, Location, Setbacks, and Height for Accessory Buildings and Private Garages." Code allows for a dwelling under 1,800 square feet to have an attached garage up to 800 square feet in size. Original variance granted was for 240 square feet to construct a 1,040 square foot attached garage addition. Applicant seeks to modify the variance to request an additional 170 square feet for a total variance of 410 square feet to construct a 1,210 square foot attached garage addition.

- Variance #2:** Codified Ordinance Section 1270.05 "Schedule of Area, Yard, and Height Regulations." Original variance granted for 2-feet 1-inch to allow for an attached garage addition to be located 7-feet 11-inches from the side property line in the required 10-foot side yard setback. Applicant requests that the previously granted 2-foot 1-inch side setback variance be revoked by the Board.

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 September 27th 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

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