



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, **January 25, 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 Mitchell Hengst, on behalf of Keith and Brandy Fertal, for a new home located at 17373 Bennett Road, also known as PPN: 485-09-025, in Rural Residential (RRZ) District zoning. The variances being requested are as follows:

Variance #1: Codified Ordinance Section 1270.08 "Front Yards of Developed Blocks." Code requires a minimum front yard setback of 96 feet based on the average setback distance of existing buildings within 100 feet on either side of the subject property. Applicant is requesting a variance of 21.5 feet less than the minimum front yard setback to construct a home 74.5 feet from the right of way.

Variance #2: Codified Ordinance Section 1270.19(b) "Dwelling Unit Area Requirements." Code requires that 1.5 story homes with a basement in the R1-A district have 1,100 square feet of ground floor area and 1,250 square feet of total area. Applicant is requesting a variance of 171 square feet to construct a home with 929 square feet of ground floor area.

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 January 24th 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
January 11, 2024