



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, **July 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 1477 "Regulations for the Use and Installation of Solar Energy Systems"** of the City of North Royalton Zoning Code. Request is being made by Justin Scharfeld, of YellowLite, Inc., on behalf of Karyn Christian, property owner, for a rooftop solar installation located at 7269 Tilby Road, also known as PPN: 482-12-012, in Residential (R1-A) District zoning. The variances being requested are as follows:

- Variance #1:** Codified Ordinance Section 1477.04(a)(2) "Standards." Code states that roof mounted solar energy systems shall not be placed within 3 feet of the roof line. Applicant is requesting a variance of 15 inches to place panels 21 inches from the roof edge on the north side of panel array 1-B on the northwestern section of the roof.
- Variance #2:** Codified Ordinance Section 1477.04(a)(2) "Standards." Code states that roof mounted solar energy systems shall not be placed within 3 feet of the roof line. Applicant is requesting a variance of 29 inches to place panels 7 inches from the roof edge on the south side of panel array 2-B on the southern side of the roof.
- Variance #3:** Codified Ordinance Section 1477.04(a)(2) "Standards." Code states that roof mounted solar energy systems shall not be placed within 3 feet of the roof line. Applicant is requesting a variance of 29 inches to place panels 7 inches from the roof edge on the west side of panel array 2-B and 2-A on the southwestern side of the roof.
- Variance #4:** Codified Ordinance Section 1477.04(a)(2) "Standards." Code states that roof mounted solar energy systems shall not be placed within 3 feet of the roof line. Applicant is requesting a variance of 7 inches to place panels 29 inches from the lower roof edge on the south side of panel array 1-A on the southeastern side of the roof.

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 July 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
July 11, 2024