



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 1284 "Signs"**, of the City of North Royalton Zoning Code. Request is being made by Andrew Goebel, of Final Score Holdings, LLC., for a ground sign located at 5760 Royalwood Road, also known as PPN: 488-02-010, in Town Center (TCD-3) District zoning. The variances being requested are as follows:

Variance #1: Codified Ordinance Section 1284.17(s) "Prohibited Signs." Code prohibits the installation of ground signs within the TCD district. Applicant is requesting a variance to construct a ground sign in the TCD-3 district.

Variance #2: Codified Ordinance Section 1284.12(d)(2) "Signs in Town Center/Main Street Districts." Code limits the height of ground signs in the TCD districts to a maximum of 5 feet. Applicant is requesting a variance of 1 foot to construct a ground sign with a height of 6 feet.

Variance #3: Codified Ordinance Section 1284.12(d)(2) "Signs in Town Center/Main Street Districts." Code requires a maximum setback of 25 feet from the edge of the street pavement. Applicant is requesting a variance of 10 feet more than the requirement to locate a ground sign 35 feet from the edge of the street pavement.

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