



# 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, **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 1276 "Business Districts" and Chapter 1284 "Signs"** of the City of North Royalton Zoning Code. Request is being made by Bob Bumbarger, of Larsen Architects, on behalf of NR4C Ventures, Ltd., owner, for a proposed drive-through restaurant located at the southeast corner of W. 130<sup>th</sup> Street and Bennett Road, also known as PPN: 484-18-082, in Local Business (LB) District zoning. The variances being requested are as follows:

- Variance #1:** Codified Ordinance Section 1276.09(a) "Yard Regulations." Code requires a 20-foot rear yard setback for buildings in the Local Business District. Applicant is requesting a variance of 14 feet to construct a masonry dumpster enclosure 6 feet from the rear property line.
- Variance #2:** Codified Ordinance Section 1284.10(f) "Location and Supplementary Area Regulations for Signs in Business Districts." Code states that permanent directional signs shall not be closer than 25 feet to any side property line and 5 feet from the right of way. Applicant is requesting a variance of 20 feet to locate permanent directional signs 5 feet from the southern side property line which does not abut the public right of way.
- Variance #3:** Codified Ordinance Section 1284.04(a)(6)A. "General Requirements." Code permits buildings with frontage on two public streets to have additional signage along the secondary street provided that it does not exceed 20% of the area of the signage permitted along the main facade. Applicant is permitted 9.16 square feet of signage along the northern facade. Applicant is requesting a variance of 23.67 square feet to construct a 32.83 square foot sign on the northern facade.
- Variance #4:** Codified Ordinance Section 1284.04(a)(6)A. "General Requirements." Code states that buildings are permitted one building sign per street face. Applicant is requesting a variance to construct a building sign on a non-street facing wall.
- Variance #5:** Codified Ordinance Section 1284.04(a)(6)A. "General Requirements." Code states that buildings are permitted a maximum of two building signs per building. Applicant is requesting a variance to construct one additional building sign on the south façade for a total of three building signs.
- Variance #6:** Codified Ordinance Section 1284.09(b)(2) "Signs in Business Districts Generally." Code permits 54.95 square feet of signage on the building. Applicant is requesting a variance of 5.88 square feet to have a total of 60.83 square feet of building signage.
- Variance #7:** Codified Ordinance Section 1284.09(b)(1) "Signs in Business Districts Generally." Code permits 84.11 square feet of total signage for the business use. Applicant is requesting a variance of 15.05 square feet to have a total of 99.16 square feet of signage for the business use.

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

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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 24<sup>th</sup> 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