



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 1276 "Business Districts"**, **Chapter 1282 "Off-Street Parking and Loading"**, and **Chapter 1284 "Signs"** of the City of North Royalton Zoning Code. Request is being made by Vince Horvath, of Third Street Partners Willoughby, LLC., on behalf of Jacqueline Canter, of Blueline Commercial Properties, LLC., for a proposed car wash facility located at the northeast corner of State Road and Wallings Road, also known as PPN: 489-19-053, in General Business (GB) District zoning. The variances being requested are as follows:

- Variance #1:** Codified Ordinance Section 1276.09(b)(3) "Yard Regulations." Code requires a 50-foot side yard building setback for corner lots along a collector street. Applicant is requesting a variance of 7 feet and 5 inches from the required 50-foot side yard setback to construct a building 42 feet and 7 inches from Wallings Road.
- Variance #2:** Codified Ordinance Section 1276.09(a) "Yard Regulations." Code requires a 5-foot side yard setback for parking and drives. Applicant is requesting a variance of 4 feet and 5 inches to construct a drive 7 inches from the northern side lot line.
- Variance #3:** Codified Ordinance Section 1276.09(a) "Yard Regulations." Code requires a 20-foot setback from the right of way for parking and drives. Applicant is requesting a variance of 13 feet and 5 inches to construct parking and drives 6 feet and 7 inches from the right of way of Wallings Road.
- Variance #4:** Codified Ordinance Section 1276.09(a) "Yard Regulations." Code requires a 20-foot setback from the right of way for parking and drives. Applicant is requesting a variance of 11 feet and 2 inches to place vacuum equipment, serving the parking spaces, 8 feet and 10 inches from the right of way of Wallings Road.
- Variance #5:** Codified Ordinance Section 1282.15 "Driveways to Parking Areas." Code states that the maximum width of a driveway, measured at the right of way line, shall be 24 feet. Applicant is requesting a variance of 4 feet to construct a 28-foot-wide entrance drive off of State Road.
- Variance #6:** Codified Ordinance Section 1284.04(a)(6)A. "General Requirements." Code states that buildings are permitted no more than one building sign per street face. Applicant is requesting a variance of two additional signs to construct three building signs on the southern facade.
- Variance #7:** Codified Ordinance Section 1284.04(a)(6)A. "General Requirements." Code states that buildings are permitted no more than two building signs. Applicant is requesting a variance of two additional signs to construct four total building signs.
- Variance #8:** 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 7.2 square feet of signage on

the secondary street facade. Applicant is requesting a variance of 86.8 square feet to have a total of 94 square feet of signage on the southern facade.

Variance #9: Codified Ordinance Section 1284.09(b)(2) "Signs in Business Districts Generally." Code permits 43.2 square feet of signage on the building. Applicant is requesting a variance of 82.3 square feet to have a total of 125.5 square feet of building signage.

Variance #10: Codified Ordinance Section 1284.09(b)(1) "Signs in Business Districts Generally." Code permits 70.4 square feet of total signage for the business use. Applicant is requesting a variance of 95.1 square feet to have a total of 165.5 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 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