



City of North Royalton

Mayor Larry Antoskiewicz

Community Development, Building Division

Dan Kulchytsky Building Commissioner

11545 Royalton Road, North Royalton, OH 44133

Phone: 440-582-3001

Fax: 440-582-3089

CITY OF NORTH ROYALTON BOARD OF ZONING APPEALS APPLICATION

1. This request is made for the following property:

Address: 16899 W. 130TH. ST., N. ROYALTON Occupant, Business or Tenant (if applicable): KARL & IRIS KESSLER

PPN: 484-08-041

Permanent Parcel Number

Zoning District

Ward No.

HOA Name: _____
Letter of Approval Rec'd: Yes or No
Letter of Denial Rec'd: Yes or No

2. Property Owner:

Name: KARL & IRIS KESSLER Name of Business (if applicable): _____

Address: 16899 W. 130TH. ST. Phone: 440-227-2810 440-227-2809

City, State and Postal Code: NORTH ROYALTON, OH. 44133 Email (electronic mail): KWKESSLER@GMAIL.COM
IRISKESSLER@AUSTATE.COM

3. This request is being made by the following responsible party (Owner/ Authorized Representative):

Name: SAME AS ABOVE Name of Business (if applicable): _____

Address: _____ Phone: _____

City, State and Postal Code: _____ Email (electronic mail): _____

For Office Use Only

Date Application Submitted: 10-14-21 Meeting Date Assigned: 11-18-21

Application Fee: \$ 75.00 BZA 21--
Identification Number Assigned

Payment Information (date, check number, cash, etc.): VISA Application Fee Received by: [Signature]

Other Application Fee Information

CITY OF NORTH ROYALTON BOARD OF ZONING APPEALS APPLICATION

4. Board of Zoning Appeals review: (please check all that apply)

Type of Variance:

- ☒ **Area Variance NRO 1264.08(e)(1)** – complete sections 5, 6, 7 and questions relative to area variances
- ☐ **Use Variance NRO 1264.08(e)(2)** – complete sections 5, 6, 7 and questions relative to use variance
- ☐ **Riparian and/or Wetland Setback Variance NRO 1492.11** – complete sections 5, 6, 7 and questions relative to riparian setback and complete waiver
- ☐ **Administrative Appeal NRO 1264.04** – complete Notice of Appeal (pg. 13)

5. Narrative statement establishing and substantiating the justification for the variance pursuant to Section 1264.08(e) – reason the variance is needed.

THIS IS REPLACING A GARAGE/STORAGE AREA THAT WAS TOO SMALL AND IN SIGNIFICANT DISREPAIR. WE NEED THE ADDITIONAL SPACE TO STORE OUR VEHICLES, RV CAMPER, POOL EQUIPMENT + SUPPLIES, LAWN AND GARDEN EQUIPMENT, AND PRIVATE OFFICE FOR MY WIFE'S FINANCIAL SERVICES BUSINESS. WE ALSO INTEND TO HAVE AN AREA DESIGNATED FOR YEAR ROUND RECREATIONAL USE IN THE FORM OF A SPORT COURT FOR OUR CHILDREN & GRAND-CHILDREN.

6. Description or the nature of the variance(s) requested and the corresponding Section(s) from the City of North Royalton Code of Ordinances.

SEEKING VARIANCE TO C.O. 1270.12 B

The Board of Zoning Appeals or its agent(s) is hereby authorized to enter upon the property for which this variance is sought, without further notification, to inspect said property. Any such inspection shall be conducted between the hours of 9 a.m. and 5 p.m. on any day of the week, including weekends.

I further understand that any misrepresentation of data or facts or violations of the Ordinances of the City of North Royalton are cause for refusal, suspension or revocation of this license if issued.

Karl W. Kessler KARL W. KESSLER - OWNER 10/14/2021
Applicant Signature, Printed Name and Title Date

Karl W. Kessler KARL W. KESSLER - OWNER 10/14/2021
Property Owner Signature, Printed Name and Title Date

CITY OF NORTH ROYALTON BOARD OF ZONING APPEALS APPLICATION

7. Written Authority Form (complete this form if you are unable to be present at meeting).
(submit original – do not fax or email)

I, _____ (name) of _____
(company, if applicable), hereby certify that I/we are the _____
(owner(s), executor(s), etc.) of _____ (property address or
permanent parcel number) and further verify that _____ (name
of representative) is authorized to represent my/our interests and make decisions on my/our behalf
when appearing before the North Royalton Board of Zoning Appeals.

Signature

Date

Before me, a Notary Public in and for said county, personally appeared _____
who acknowledged that he or she did sign the foregoing instrument and the same is his or her free
act and deed.

In testimony whereof I have hereunto set my hand and official seal at _____,
Ohio on this _____ day of _____, 20____

Notary Signature

Seal:

State of Ohio
County of Cuyahoga

CITY OF NORTH ROYALTON BOARD OF ZONING APPEALS APPLICATION

QUESTIONS RELATIVE TO AREA VARIANCES

Address of subject property: 16899 W. 130TH. ST, N. ROYALTON

The Board of Zoning Appeals shall review each request for a variance to determine if such request complies with the purpose and intent of this Zoning Code and the Master Plan, and the applicant can demonstrate that the literal enforcement of this Code will result in practical difficulty or, in the case of a use variance, unnecessary hardship.

The following factors shall be considered and weighed by the Board in determining practical difficulty:

(Please provide any relevant responsive information, including sketches, drawings, photographs or other exhibits.)

A. Whether there can be any beneficial use of the property without the variance;

WE COULD STILL BUILD A GARAGE, BUT NOT
LARGE ENOUGH TO MEET OUR NEEDS. WE HAVE
3.35 ACRES OR 145,926 SQ. FT. THIS BLDG WOULD OCCUPY 2.46%

B. Whether the variance is substantial or is the minimum necessary to make possible the reasonable use of the land or structure;

THIS IS A SUPERIOR ENHANCEMENT TO REPLACE
THE DILAPIDATED AND DANGEROUS STRUCTURE THAT
THE CITY IGNORED FOR MANY YEARS.

C. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer substantial detriment as a result of the variance;

NO

D. Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, garbage collection);

NO

E. Whether the variance sought is for relief from a zoning provision which was enacted after the creation of an existing condition or circumstance to the property in question;

N/A

- F. Whether special conditions and circumstances exist which are peculiar to the land or structure involved and which are not applicable generally to other lands or structures in the same Zoning District; examples of such special conditions or circumstances are: exceptional irregularity, narrowness, shallowness or steepness of the lot or adjacency to nonconforming and inharmonious uses, structures or conditions;

THE MAIN HOUSE IS BUILT ON THE CREST
OF THE PROPERTY AND THE LAND SLOPES
DOWN WHICH PREVENTS BUILDING BEHIND THE HOUSE

- G. Whether the property owner's predicament feasibly can be obviated through some method other than a variance;

No

- H. Whether the granting of the variance will create a nonconforming lot pursuant to Section 1270.16 of the Zoning Code;

No

- I. Whether special conditions or circumstances exist as a result of actions of the owner;

No

- J. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting a variance.

I'M NOT SURE WHAT THE SPIRIT & INTENT
OF SUCH AN ORDINANCE IS IN RESPECT TO
A 3+ ACRE LOT

BUT THE ANSWER IS YES.

CITY OF NORTH ROYALTON BOARD OF ZONING APPEALS APPLICATION

QUESTIONS RELATIVE TO USE VARIANCES ONLY

Address of subject property: _____

No variance shall be granted to allow a use not permissible under the terms of this Zoning Code in the zoning district in which the property is located unless the Board finds that the applicant will suffer unnecessary hardship if strict compliance with the terms of the Code is required and such hardship must be demonstrated by clear and convincing evidence as to all of the following criteria:

(Please provide any relevant responsive information, including sketches, drawings, photographs or other exhibits.)

- A. Where the literal application of the provisions of this Zoning Code would result in no economically viable use of the property for any purpose for which the property and not based on conditions created by the owner. (A theoretical loss or limiting possibilities of economic advantage are general hardships, not unnecessary hardships.)

- B. Where other exceptional circumstances or conditions (such as topographic or geological conditions or type of adjoining development) are unique to the property involved and do not apply to other property within the same zone unless the same exceptional circumstances or conditions exists.

- C. Where the granting of a variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the neighborhood in which the property is located.

- D. Where the granting of a variance will not be contrary to the general purpose, intent and objectives of this Zoning Code and the Master Plan of the City of North Royalton.

- E. The variance sought is the minimum which will afford relief to the applicant.

LEGAL RECORDINGS

[Get a Document List](#)

ACTIVITY

[Informal Reviews](#)

[Board of Revisions Cases](#)



Zoom in and click on a parcel for more information or click the banner to reset the map

[Top](#)

[Go To Full Map](#)

@ 39.86'

163.1'

EXISTING
HOUSE
#16899

EXISTING
DRIVE

40.00'

PROPOSED
DRIVE
ADD TION

163.11'

PROPOSED
GARAGE
BUILDING

60.00'

40'

60.00'

33.30'

5/8" IFP ONLINE @ 39.96'



DRILL $\frac{1}{2}$ " HOLE THROUGH THE BASE RAIL AND SECURE TO ANCHOR EYE WITH $\frac{1}{2}$ " THROUGH BOLT

SOIL CLASSIFICATIONS*

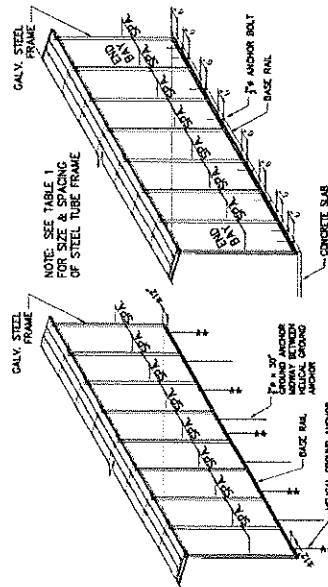
- SOIL CLASS SOIL DESCRIPTION
- 2 Very dense &/or cemented sands, coarse gravel and cobbles, caliche, preloaded silts, and clays.
 - 3 Medium dense coarse sands, sandy gravels, very stiff silts, and clays.
 - 4 Loose to medium dense sands, firm to stiff clays and silts alluvial fill and very loose to medium dense sands, firm to stiff clays and silts, alluvial fill.

THE HELICAL ANCHOR SHALL BE APPROVED FOR USE IN SOIL CLASSIFICATIONS 2, 3, AND 4.

* Taken from HUD "Standard for Installation of Mobile Homes"

GROUND ANCHOR $\frac{1}{2}$ " x 30" WITH 2 - 4" HELIX AND 3" EYE BOLT OR OTHER APPROVED HELICAL ANCHOR (THE MAXIMUM ALLOWABLE LOAD IS 3,150 LBS PER ANCHOR)

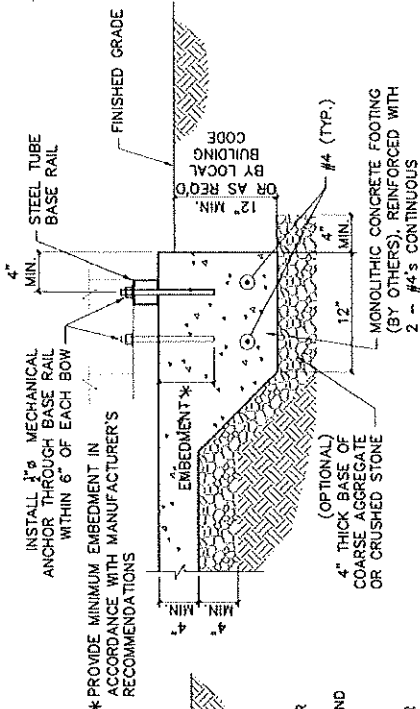
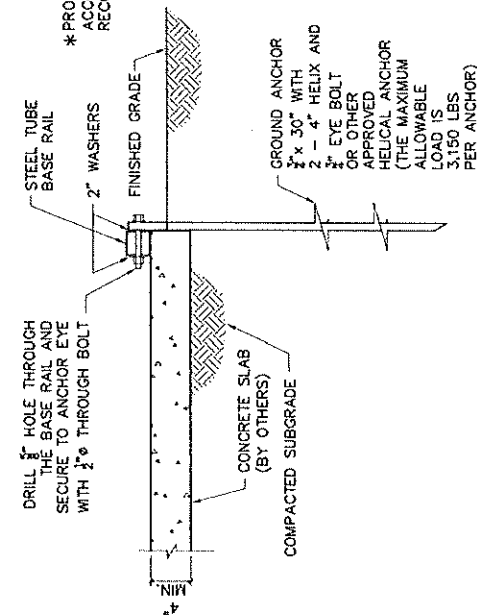
1 SOIL BASE RAIL ANCHOR DETAIL



ANCHOR BOLTS

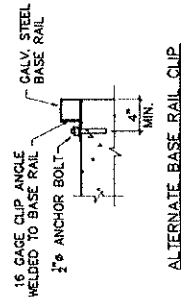
THE REINFORCING STEEL SHALL BE MINIMUM GRADE 40 REINFORCEMENT MAY BE BENT IN THE SHOP OR THE FIELD PROVIDED: ALL REINFORCEMENT IS COLD BENT; THE DIAMETER OF THE BEND MEASURED ON THE INSIDE OF THE BAR IS NOT LESS THAN SIX BAR DIAMETERS; AND REINFORCEMENT PARTIALLY EMBEDDED IN CONCRETE SHALL NOT BE FIELD BENT EXCEPT WHERE BENDING IS NECESSARY TO ALIGN DOWEL BARS WITH A VERTICAL CELL BARS PARTIALLY EMBEDDED IN CONCRETE MAY BE BENT AT A SLOPE OF NOT MORE THAN 1 INCH OF HORIZONTAL DISPLACEMENT TO 6 INCHES OF VERTICAL BAR LENGTH.

CONCRETE SHALL HAVE A MINIMUM SPECIFIED COMPRESSIVE STRENGTH (F_c) OF 2500 PSI AT 28 DAYS. THE USE OF HIGHER STRENGTH CONCRETE IS ACCEPTABLE. MINIMUM CONCRETE COVER OVER REINFORCING BARS SHALL BE 3 INCHES FOR FOUNDATION WHERE CONCRETE IS CAST AGAINST AND PERMANENTLY IN CONTACT WITH THE EARTH OR EXPOSED TO THE WEATHER AND 1 1/2 INCHES ELSEWHERE. REINFORCING BARS EMBEDDED IN GROUTED CELLS SHALL HAVE A MINIMUM CLEAR DISTANCE OF 1/2 INCH FOR FINE GROUT AND 1 INCH FOR COARSE GROUT BETWEEN REINFORCING BARS AND ANY FACE OF A CELL. REINFORCING BARS USED IN MASONRY WALLS SHALL HAVE A MASONRY COVER (INCLUDING GROUT) OF NOT LESS THAN 2 INCHES FOR MASONRY UNITS WITH FACE EXPOSED TO EARTH OR WEATHER AND 1 1/2 INCHES ELSEWHERE.

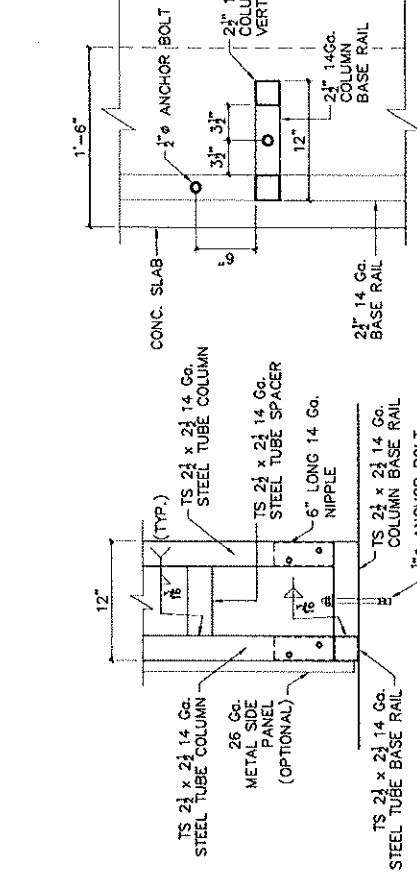


2 CONCRETE BASE RAIL ANCHORAGE

3 ALTERNATE BASE RAIL ANCHORAGE



4 ALTERNATE BASE RAIL ANCHORAGE



5 COLUMN/BASE RAIL CONNECTION

6 COLUMN BASE RAIL CONNECTION



Viking Steel Structures
(877)261-3287
sales@vikingsteelstructures.com

Congratulations on designing your building! Our goal is to exceed your expectations of our service and product. If you have immediate questions or concerns, please contact us.

All frame work is constructed with galvanized steel metal

Customer Details

Customer Name	Karl Kessler
Phone Number	14402272810
Email	kwkessler@gmail.com

Delivery and Installation Details

Delivery Contact Person	Karl Kessler
Delivery Address	16899 W 130th st
Delivery City, State, ZIP	North Royalton, OH, 44133

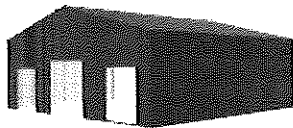
Order Details

Date:	Sun, Oct 3, 2021
-------	------------------

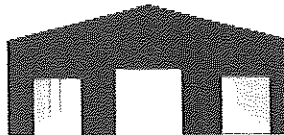
Additional Comments

Contact me: I'm simply exploring building options right now.

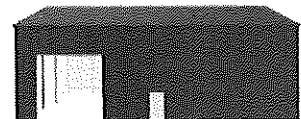
Building Images



Perspective View



Front



Left Side

Building Images



Right Side

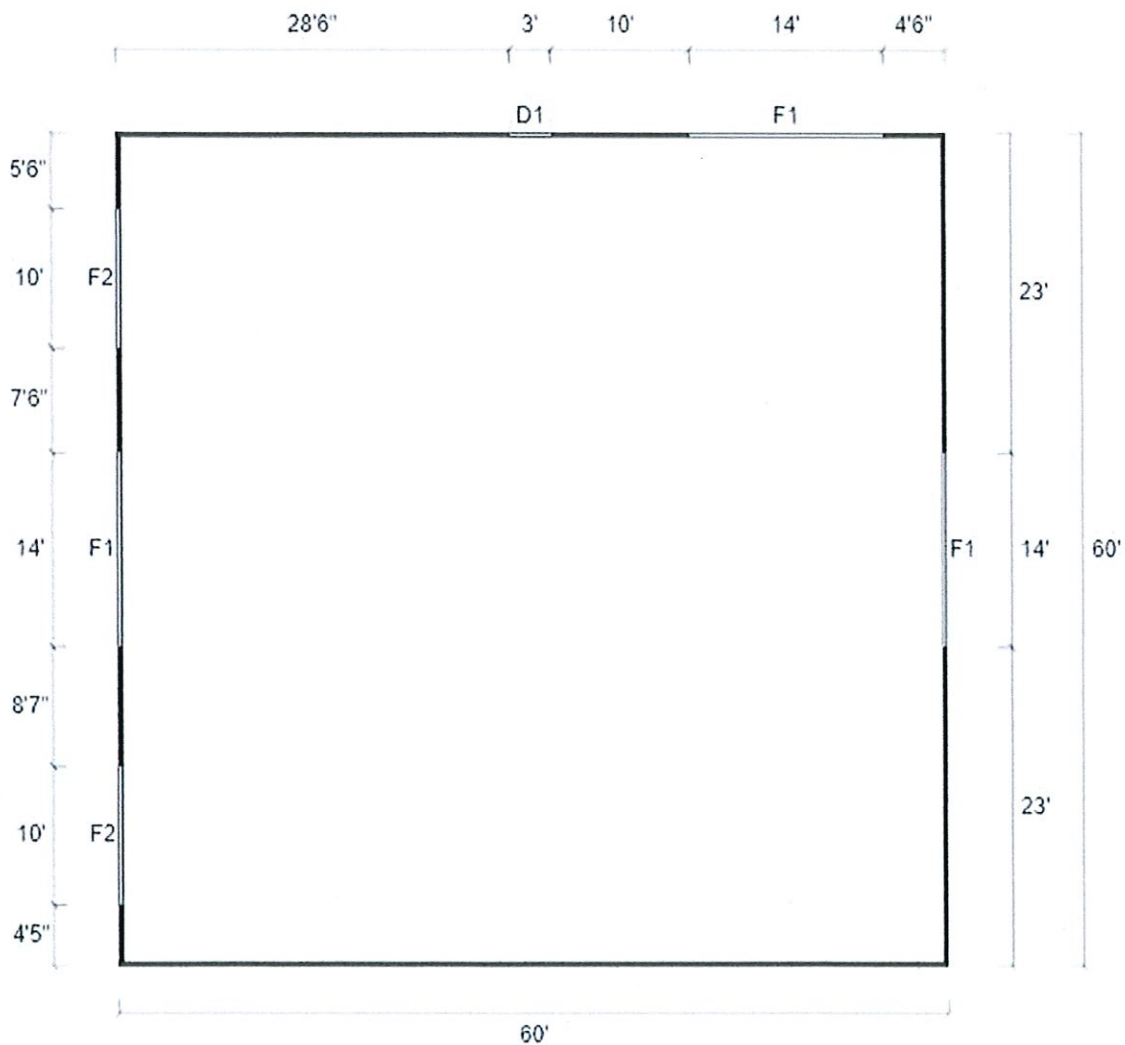


Back

12 FT SIDEWALL
19'-6" PEAK

LEFT SIDE

FRONT



BACK

RIGHT SIDE

SYMBOL LEGEND

F1	14'x14' Garage Door	F2	Custom Size
D1	Walk-In Door (36x80)		Closed Wall

Section	Description	Quantity
	Structure Details	
	Style: Garage	1
	Installation Surface: Concrete	1
	Roof: Slate Blue	1
	Trim: Slate Blue	1
	Gable End Wall: Slate Blue	1
	Side Wall: Slate Blue	1
	Base Price: 60'x60'	1
	Roof Style: Vertical Style	1
	Roof Pitch: 3 / 12	1
	Leg Style: Ladder Legs	1
	Gauge: 14-Gauge Framing	1
	Leg Height: 20' 12'	1
	Left Side: Fully Enclosed	1
	Left Side Siding: Vertical	1
	Right Side: Fully Enclosed	1
	Right Side Siding: Vertical	1
	Front End: Fully Enclosed	1
	Front End Siding: Vertical	1
	Back End: Fully Enclosed	1
	Back End Siding: Vertical	1
	Trusses: Certified 170mph/35psf 2	1
	Doors & Ramps	
	Walk-In Door (36x80)	1
	Frameouts	
	12'x12' Garage Door	3
	Corner Style: Square (Traditional)	5
	Custom Size (10'x12')	3
	Additional Options	
	Woven R-17 Insulation: Roof	1
	Woven R-17 Insulation: Left Sidewall	1
	Woven R-17 Insulation: Right Sidewall	1
	Woven R-17 Insulation: Back Wall	1
	Woven R-17 Insulation: Front Wall	1
	10% Material Cost Surcharge	
	Additions and Adjustments	
	*Customer Required to Provide 7k Lull Telescopic Lift	1

Section	Description	Quantity
Additional Fees		
All	Double Anchoring Included with Certified Buildings	1

Signatures

Customer Signature:

Date:

Delivery Date (may vary depending on weather):

Delivery Notes:

Dealer or Manufacturer Signature:

Date:

Pricing and options shown are subject to change at any time and may vary based upon current promotions, specials, or annual pricing adjustments. Current pricing will be included in the final quote and will require your review and approval prior to order.

We will do all we can to ensure your complete satisfaction. Please contact your local dealer or rep for questions, concerns, or custom styles or sizes.

Pricing Table (For Internal Use): Northern States

This estimate is provided by Viking Steel Structures. Use of this estimate with any other company violates the terms and conditions of Viking Steel Structures and will be subject to legal action.



Viking Steel Structures

(877)261-3287

sales@vikingsteelstructures.com



