



City of North Royalton

Mayor Larry Antoskiewicz

BZA21-18

Board of Zoning Appeals

Dan Kulchytsky 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, **August 26, 2021** 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 two variances to **Chapter 1270 "Residential Districts"**, of the City of North Royalton Zoning Code. Request is being made by Daniel and Joyce Teel for a proposed accessory structure at **6148 Hilary South Drive**, also known as PPN: 488-02-070, in Residential (R1-A) District zoning. The variances being requested are as follows:

Variance #1: Codified Ordinance Section 1270.12(a) "Yards for Accessory Buildings and Uses". Request is for a variance to allow for relief from the requirement that only one accessory structure be permitted. Applicant is proposing to construct a pavilion in addition to an existing shed.

Variance #2: Codified Ordinance Section 1270.12(b) "Accessory Building Locations". Request is for an 18 ft. 6 in. variance to allow the accessory structure to be located 1 ft. 6 in. from the dwelling.

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.

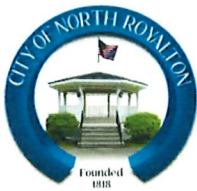
Link: <https://us06web.zoom.us/j/83700971670?pwd=b2FXZ2FOeXBtMmEveHk2TUJrb1J5dz09>

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 August 23rd 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

Diane Veverka
Board of Zoning Appeals Secretary
City of North Royalton, Ohio

BZA21-18: 8.12.21



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:

6148 Hilary South Drive

Daniel and Joyce Teel

Address

Occupant, Business or Tenant (if applicable)

PPN: 488-02-070

R1-A 4

Permanent Parcel Number

Zoning District Ward No.

HOA Name: N/A

Letter of Approval Rec'd: Yes or No

Letter of Denial Rec'd: Yes or No

2. Property Owner:

Teel, Daniel D. & Joyce A.

Name

6148 Hilary S Dr.

Name of Business (if applicable)

440.821.1316

Address

North Royalton, Oh 44133

Phone

daniel.d.teel@gmail.com

City, State and Postal Code

Email (electronic mail)

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

Daniel D. Teel

Name

6148 Hilary S Dr.

Name of Business (if applicable)

440.821.1316

Address

North Royalton, Oh 44133

Phone

daniel.d.teel@gmail.com

City, State and Postal Code

Email (electronic mail)

For Office Use Only

7-15-21
Date Application Submitted

August 26th
Meeting Date Assigned

\$ 75
Application Fee

BZA 21-18
Identification Number Assigned

ok # 4661
Payment Information (date, check number, cash, etc.)

(Signature)
Application Fee Received by

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.

Our objective with this variance request is to continue a property improvement project my wife and I began in 2019. In addition to replacing the roof, windows and exterior siding, my wife and I plan to add a stamped patio and pavilion at the rear of the home. This significant investment is being made to aesthetically enhance the property and allow for outdoor entertainment and relaxation. This variance is needed as there is a shed currently on the property and the pavilion would be considered a second auxiliary structure.

EXISTING SHED 10x12
PROPOSED PAVILION 16x24

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

The requested variance would provide relief from section 1270.12 (A) "Yards for accessory buildings and uses". This section requires that only one accessory structure be permitted. If granted, the variance will allow for the construction of a pavilion in addition to the existing shed.

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.

D. D. Teel, Daniel D. Teel

Applicant Signature, Printed Name and Title

7-15-2021

Date

D. D. Teel, Daniel D. Teel

Property Owner Signature, Printed Name and Title

7-15-2021

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

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.

See previous page

Applicant Signature, Printed Name and Title

Date

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, DANIEL TEEL (name) of _____
(company, if applicable), hereby certify that I/we are the OWNER
(owner(s), executor(s), etc.) of 6148 HILARY SOUTH DR. (property address or
permanent parcel number) and further verify that RICHARD AND BRYAN TEEL (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]

Signature

7-28-2021

Date

Before me, a Notary Public in and for said county, personally appeared DANIEL TEEL
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 North Royalton
Ohio on this 28th day of April, 2021

[Signature]
Notary Signature

Seal:

State of Ohio
County of Cuyahoga



DIANE J. VEVERKA
Notary Public, State of Ohio
My Commission Expires
September 24, 2025

CITY OF NORTH ROYALTON BOARD OF ZONING APPEALS APPLICATION

QUESTIONS RELATIVE TO AREA VARIANCES

Address of subject property: 6148 Hilary S Dr. North Royalton, Ohio 44133

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;

My wife and I recently had a sliding patio door installed. The area just outside of the door is currently dirt and grass. As is, the area cannot comfortably accommodate outside cooking or entertaining. The variance will allow for the addition of patio and pavilion.

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

The requested variance does not go beyond the minimum necessary to afford relief, and does not constitute a grant of special privilege inconsistent with the limitations granted similar properties in the zoning district.

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;

Granting the request will not alter the essential character of the neighborhood. It will improve the property's appearance while creating a functional recreation and gathering space.

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

Allowing the pavilion will not adversely affect any governmental services.

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;

The variance being sought is not for relief from a zoning provision enacted after the creation of an existing condition or circumstance.

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;

No special conditions or circumstances exist which make the land or structure peculiar. The area does easily allow for the addition of a pavilion.

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

Due to the existence of a tool shed, the only feasible solution is through a variance.

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

Granting of the variance will not create a nonconforming lot pursuant to Section 1270.16

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

No special conditions or circumstances exist.

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

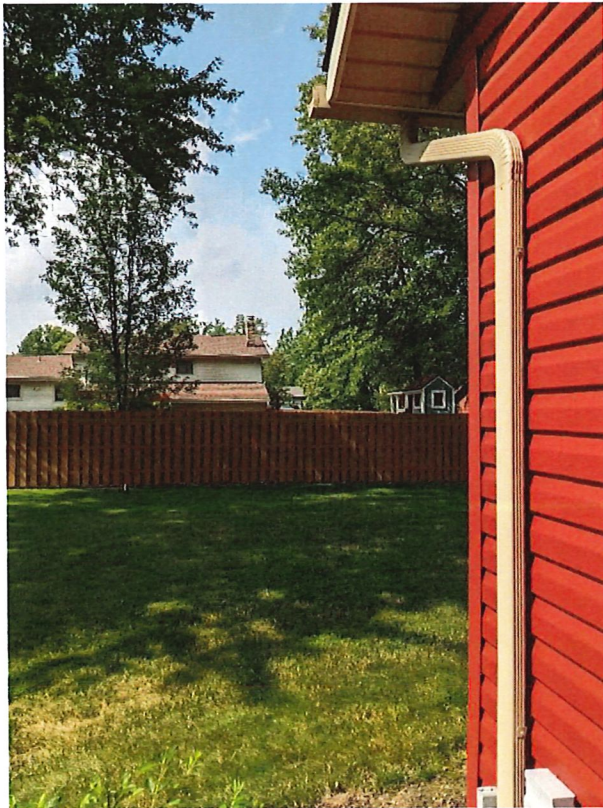
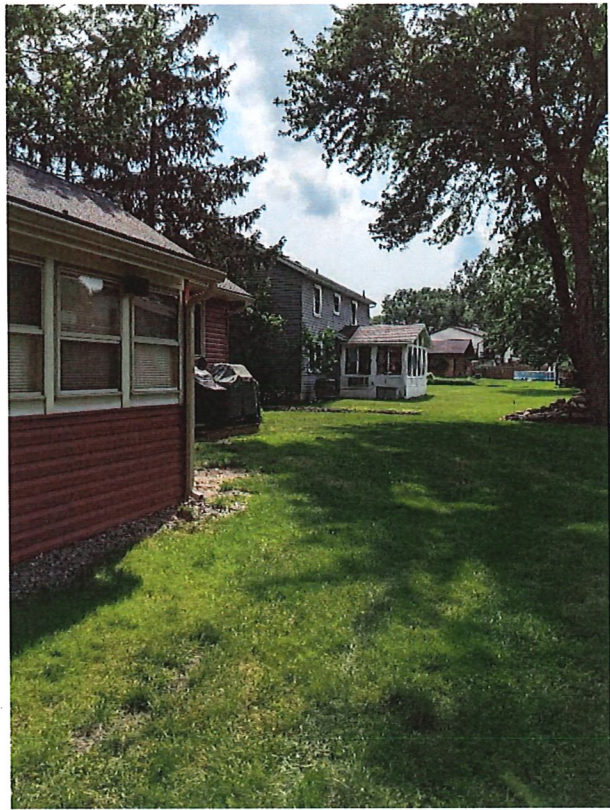
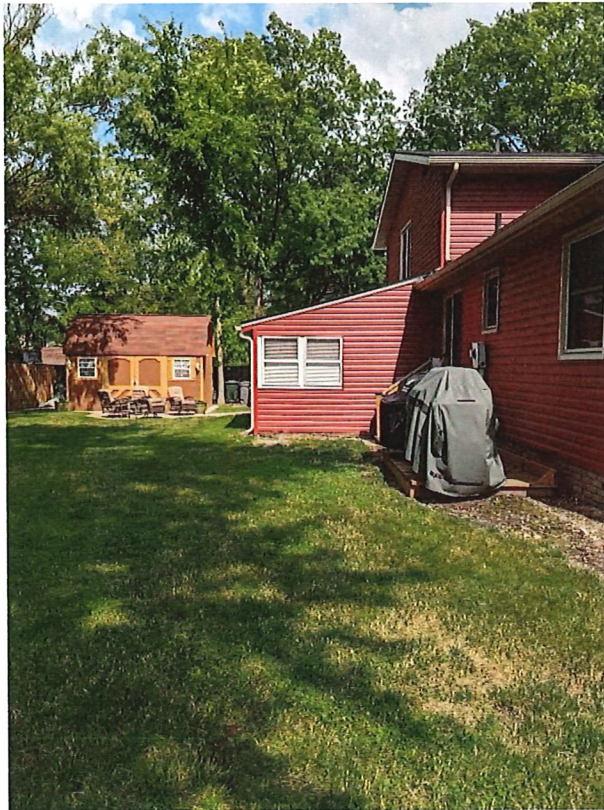
As with all building codes the objective is to deter conditions which create an undesirable situation.

The proposed pavilion will be a high quality structure and finished with appealing landscaping. This will improve the appearance of the home and yard for the surrounding properties.

Dan and Joyce Teel 6148 Hilary South Drive



Dan and Joyce Teel
6148 Hilary South Drive
440.821.1316





PINE ACRES
...natural structures for outdoor living

123 Pleasant Valley Rd. NW Sugar Creek, OH 44681
phone: 330.852.0190 fax: 330.852.0100
email: pa.gazebo@yahoo.com

Pavilion Order Form 10298

Date 4/22/21

Salesman Dean

Ship to _____

Address _____

Name Daniel Teel

Address 6148 Hilary Dr. South

N. Royalton OH 44133

Home Phone 440-821-1316

Work/Cell _____

Email daniel.d.teel@gmail.com

Pavilion Site Material dirt

Notes

Install posts in ground, then return after patio is poured to construct pavilion.

Estimated Site Ready Date early August

<input type="checkbox"/> Cedar <u>smooth</u> <u>rough sawn</u>	Size <u>16' x 24'</u>	Post Style <input type="checkbox"/> Deluxe
<input type="checkbox"/> Treated		<input checked="" type="checkbox"/> Premier
<input checked="" type="checkbox"/> Vinyl - color <u>TAN</u>		
Roof Design <input type="checkbox"/> Single	Roofing Color <u>Black</u>	Brace Style <input type="checkbox"/> Plain <input type="checkbox"/> HD Curved
<input checked="" type="checkbox"/> Double <input type="checkbox"/> Triple		<input checked="" type="checkbox"/> <u>Solid</u> Curved <input type="checkbox"/> Victorian
<input type="checkbox"/> Kit Package	<input type="checkbox"/> Installed on <u>deck</u> or <u>concrete pad</u>	<input checked="" type="checkbox"/> Installed w/posts in ground

- ☐ Std Ceiling ☐ Vinyl Ceiling ☒ Cedar T&G
- ☒ Ceiling Sealer - Color ?
- ☐ Single Roof (deduction) ☐ Triple Roof
- ☐ Std Overhang ☒ Extended Overhang
- ☐ 3 Tab Shingles (std) ☒ TAN Vinyl upgrade
- ☒ Metal Roof ☐ Rubber Slate ☐ Cedar Shake
- ☐ Wood Sealer - Color (01054) 88.64 gutter w/down
- Extended Post Height
- Double Roof spindles
- Rough wiring (std) plus 3 extra posts w/6 recept
- Solid Curved braces
- Premier Posts

3443.

609.

746.

1220.

1020.

880.

373.

622.

586.

350.

482.

Base Price 15,237.00

Options Total 10,331.00

Subtotal 25,568.00

Subtotal _____

Delivery Charge _____

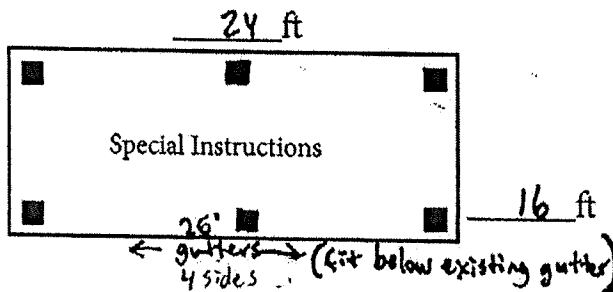
Subtotal 25,568.00

Sales Tax 6 3/4 % 1725.84

Total 27,293.84

Deposit 6600.00

Balance Due _____



Customer is responsible for site prep and permits, if needed

How did you hear about us? _____

Carrying charge - 75' free, over 75' is \$1 per foot

Terms: COD

Customer Signature _____

Dan and Joyce Teel
Proposed backyard pavilion

6148 Hilary S Drive

Image is an example from Pine Acres, contractor for pavilion.

