



City of North Royalton

Mayor Larry Antoskiewicz

Board of Zoning Appeals

Dan Kulchytsky Building Commissioner

BZA21-19
Z

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 a variance to **Chapter 1270 "Residential Districts"**, of the City of North Royalton Zoning Code. Request is being made by Rick and Julie Chiuchiarelli for a proposed accessory structure **at 3881 Wiltshire Road**, also known as PPN: 486-29-013, in Residential (RRZ) District zoning. The variance being requested is as follows:

Variance: Codified Ordinance Section 1270.05 "Schedule of Area, Yard and Height Regulations" as referenced by Section 1270.12 (b) "Yards for Accessory Buildings and Uses". Request is for a variance of 5 ft. less than the minimum 10 ft. side yard setback requirement in order to construct an accessory building with a covered porch. The proposed structure would be 5 ft. off side property line.

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

BZA21-19: 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:

3881 Wiltshire Rd

Address

Rick Chiuchiarelli

Occupant, Business or Tenant (if applicable)

PPN: 486-29-013

Permanent Parcel Number

RRZ

Zoning District

6

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:

Rick and Julie Chiuchiarelli

Name

Name of Business (if applicable)

3881 Wiltshire Rd

Address

440-759-4202

Phone

North Royalton, Ohio 44133

City, State and Postal Code

Rick@chiuchiarelli.com

Email (electronic mail)

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

Rick and Julie Chiuchiarelli

Name

Name of Business (if applicable)

3881 Wiltshire Rd

Address

440-759-4202

Phone

North Royalton, Ohio 44133

City, State and Postal Code

Rick@chiuchiarelli.com

Email (electronic mail)

For Office Use Only

7-26-21
Date Application Submitted

8-26-21
Meeting Date Assigned

\$ 75.00
Application Fee

BZA 21--19
Identification Number Assigned

7-26-21 ck #457
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.

To keep new outbuilding in line with existing driveway and not to overlap existing house.

THE PROPOSED STRUCTURE IS 20' WIDE X 40' LONG WITH AN ATTACHED 16' X 18' COVERED PORCH. THE BUILDING WILL BE USED TO STORE SEASONAL EQUIPMENT SUCH AS TRACTOR AND SNOWBLOWER ETC.

THE VARIANCE WOULD ALLOW FOR A MORE AESTHETICALLY PLEASING VIEW FROM THE HOUSE

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 A VARIANCE OF 5 FT.

To establish side yard building line from 10 ft. down to 5 ft. on east side property line.

Code 1270.05 side yard set at 10'

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.

Rick Chiuchiarelli / Owner 7-25-2021
Applicant Signature, Printed Name and Title Date

Rick Chiuchiarelli / Rick Chiuchiarelli 7-25-2021
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: 3881 Wiltshire Rd

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;

The variance would allow for a more aesthetically pleasing placement of the new outbuilding

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

The minimum requested off the side yard property line is 5' instead of 10'

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 it would not be altered

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

No it would not affect 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;

No it is not

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 it is not

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

No it can not

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

No it will not

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

No it is not


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

Yes it will

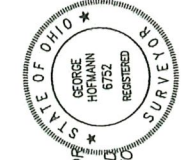
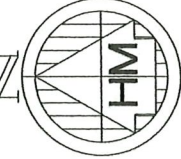
PARCEL NO. 486-29-013
2881 WILTSHIRE

BENCHMARK:
NAIL IN WOOD POLE AT NORTHWEST
ELEVATION 1244.10 NAVD 88

GRAPHICAL SCALE



10 10



HOFMANN-METZKER, INC.
REGISTERED PROFESSIONAL SURVEYORS
24 BEECH ST., BEREA, OH 44017
440-234-7350 george_hm@ameritech.net

BY: [Signature]
REGISTERED SURVEYOR #6752

REGISTERED CONVENTION #08-2

Cone and Ice

NOTE : Proper Standing

Inv. 1236.5

APPROVED
David J. Williams 05/03/19
 DATE
 N. ROYALTON
 ENGINEERING DEPT.
 AS NOTED

NOTE: Proposed Storm Sewer lateral connecting location and alignment can vary however it shall be installed so that flow is directed downstream w/ existing storm sewer main along Wildlife Road.

(*) Home Builder shall maintain positive drainage within Right-of-Way during and after construction. Home Owner is responsible after occupancy.





Waste water
employee
shall with no
condition of
existing sanitary
sewer lateral
connection be
making new
sanitary
connection.

PRORATED SEWER CONN.

Storm @ Main	1236.0
Storm @ Hse	1238.0
San. @ Main	1234.0
San. @ CO	1236.0
San. @ Hse	1237.94

CONTRACTORS TO FIELD VERIFY BEFORE
EXCAVATING FOR BASEMENT

PROPOSED 6" STORM CONNECTION @ 1 1/2 MIN. GR.
PROPOSED 6" SANITARY CONNECTION @ 1 1/2 MIN. GR

IRON PINS FOUND OR SET INDICATED THUSLY  
HUB STAKES SET INDICATED THUSLY 
— S — INDICATES SWALE
—  — INDICATES RUNOFF
⑩ INDICATES INLET PROTECTION
— SP — INDICATES SILT FENCE

$$\frac{100.00 = \text{FINISHED}}{100.0 = \text{EXISTING}}$$

END EXIST. CONNECTION ○

END EXIST. CONNECTION •
 IT INDICATES TELEPHONE PED
 IT INDICATES ELECTRIC PED
 IT INDICATES BROADBAND PED
 IT INDICATES TRANSFORMER

PP 486-29-012
Anita King

pp 486-29-006
Geraldine Keaton
AFN 20141229007
2999 Wilshire

AFN 201206120738
3863 Wiltshire Rd.

City of North Royalty Standard Notes for Residential Lot Topography Plans
March, 2018

1. THE GRADE AWAY FROM FOUNDATION WALLS SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET.
2. EXTEND FOOTERS TO SOIL BEARING CAPACITY + OR = 3,000 PSF.
3. FOOTER TO BE A MINIMUM OF 3 FEET BELOW NATURAL GRADE.
4. BUILDER AND OWNER HAVE RESPONSIBILITY FOR FINAL GRADING AND DRAINAGE.
5. PINS MUST BE SET PRIOR TO ISSUANCE OF OCCUPANCY PERMIT.
6. ALL EROSION AND SEDIMENT CONTROLS SHALL BE IN ACCORDANCE WITH CHAPTER 1489 OF THE CITY OF RAYTOWN. RAYTOWN COIFIED ORDINANCE 1489.01 SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION ACTIVITIES. SEE ATTACHED DOCUMENT(S PAGE(S) FOR FURTHER DETAILS.
7. BUILDER SHALL STABILIZE ALL AREAS OF DISTURBANCE IF LEFT DORMANT FOR MORE THAN 14 DAYS AND ONCE FINISHED GRADE HAS BEEN ESTABLISHED.
8. IF SANITARY OR STORM SEWER CLEAN-OUTS ARE LOCATED WITHIN A PAVEMENT AREA (i.e. DRIVEWAY, SIDEWALK, ETC.), THE BUILDER SHALL INSTALL A FLUSH WASH CAP FOR THE CLEAN-OUT.
9. FOR DISCUSSIONS BETWEEN THE ENGINEERING DEPARTMENT AND BUILDING DEPARTMENT, A SIDEWALK ALONG WILTSHIRE ROAD IN FRONT OF THE SUBJECT PARCEL IS NOT REQUIRED; SECTION 1482.01 OF THE CITY OF NORTH RAYTOWN COIFIED ORDINANCES.
10. CITY APPROVAL OF THIS SITE PLAN IS CONTINGENT UPON THE CITY APPROVAL OF THE CUYAHOGA COUNTY BOARD OF HEALTH (CCBH) APPROVAL IN REFERENCE TO THEIR REVIEW OF THE WATER WELLSYSTEM. THIS PLAN IS CONSIDERED NULL AND VOID WITHOUT THE CCBH APPROVAL. THE CCBH CAN BE REACHED AT (216) 207-3001; x1260.

RECEIVED
APR 30 2019

OF NORTH ROYALTON

CITY OF NORTH ROYALTON
BUILDING DEPT.

RECEIVED
CITY OF NEW ORLEANS

APR 30 2019

TRAINING DEPT.

ORDER NO. 18-126
F.B. 828 PG. 137
SCALE : 1" = 30'
DATE: 4-10-2019

PP 486-29-003
Scot A. Lampater
AFN 201305210144

REVISION TABLE	NUMBER	DATE	REVISION BY	DESCRIPTION

Ricky & Julie Chiuchiarrelli

Chiuchiarrelli Builders Inc.
8050 Corporate Circle Suite # 5
North Royalton Ohio 44133
440-884-5500
chiuchbuild@gmail.com

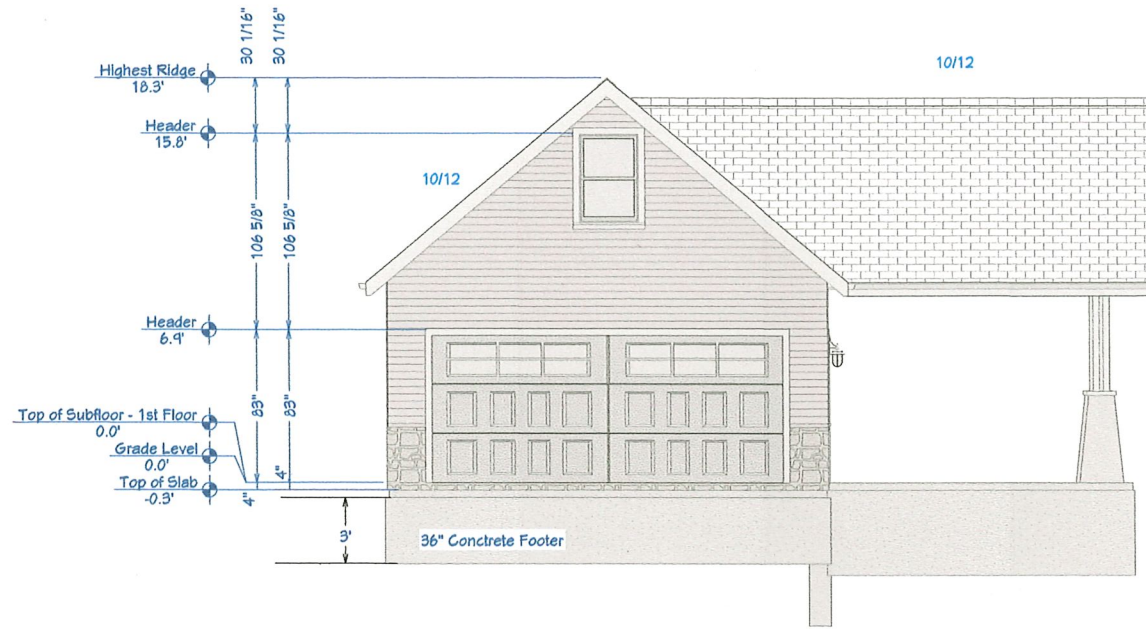
DATE:

7/7/2021

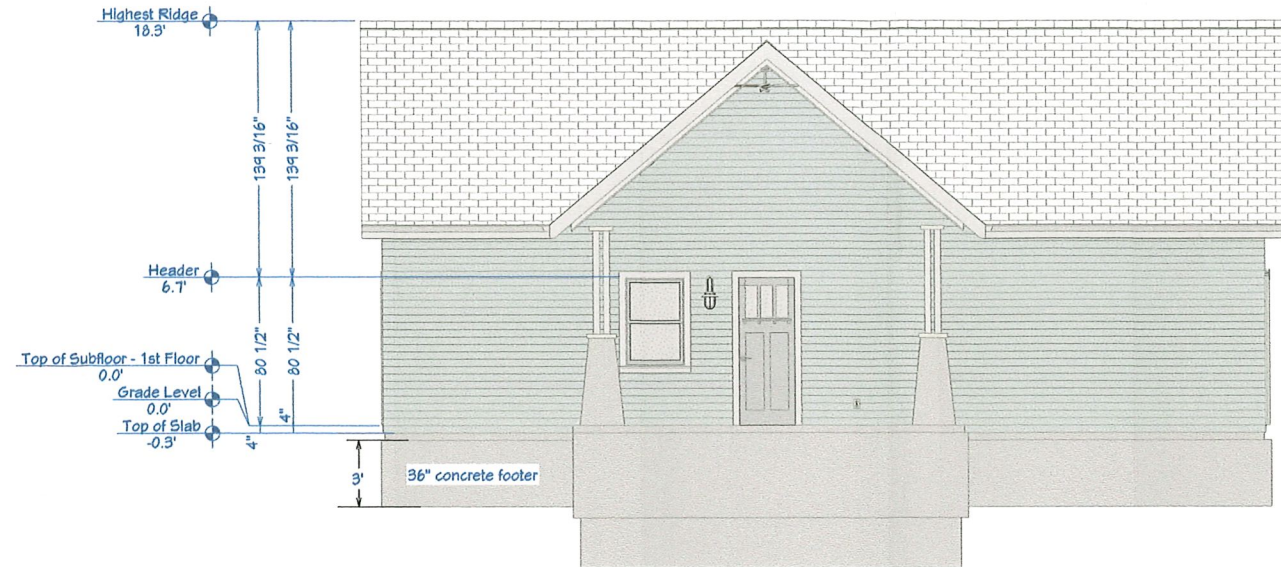
SCALE:

SHEET:

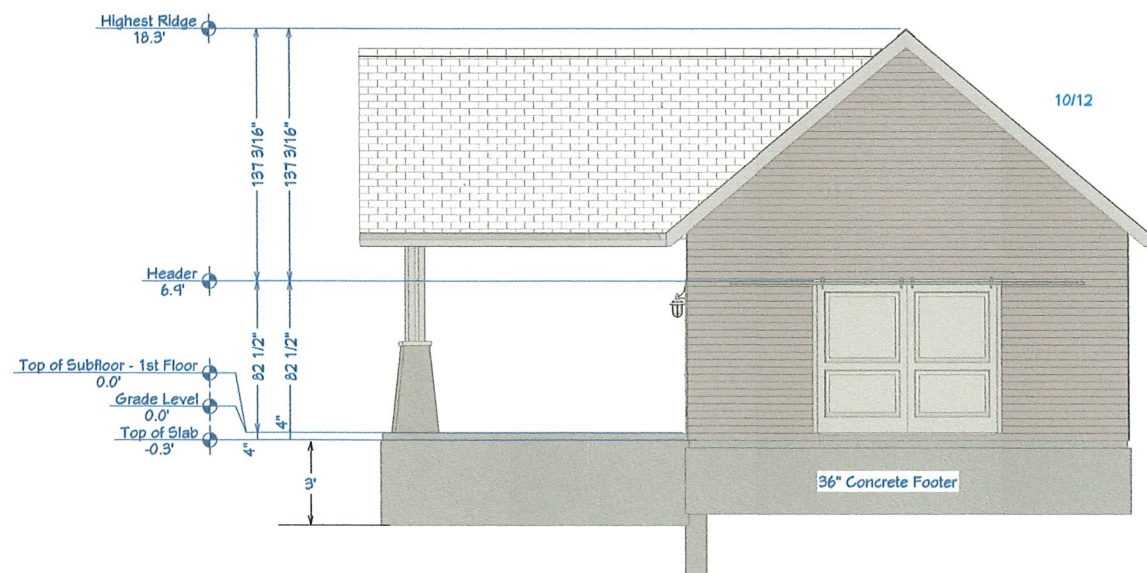
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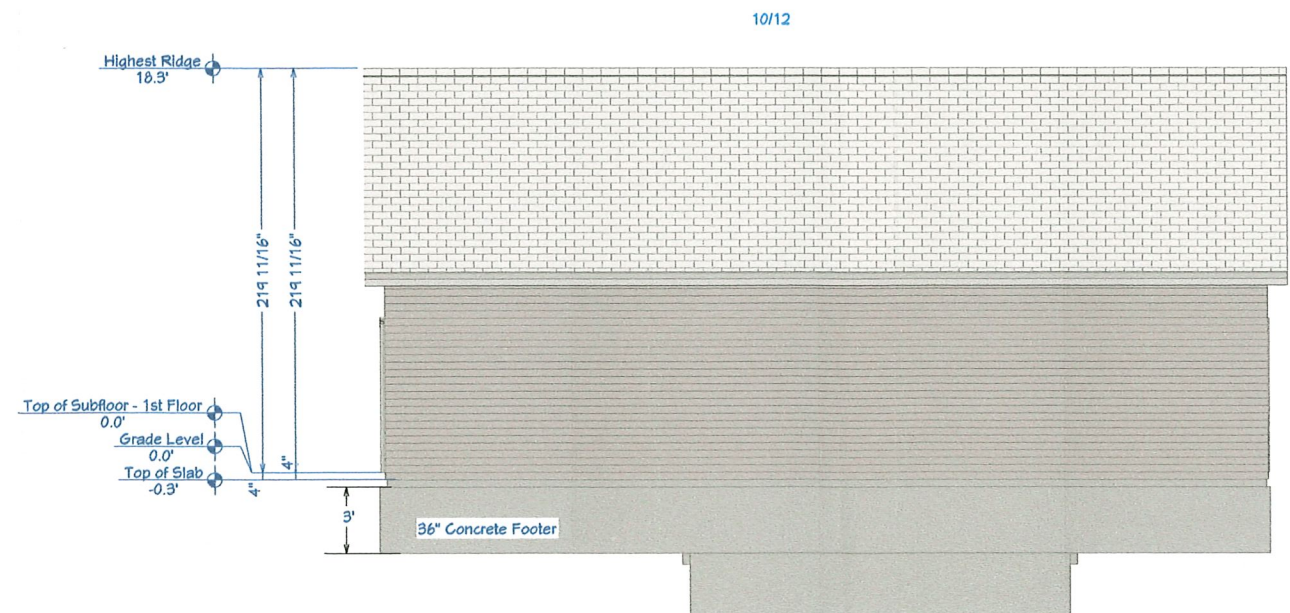
South Elevation



West Elevation



North Elevation



East Elevation

REVISION TABLE		DESCRIPTION
NUMBER	DATE	REVISION

Ricky & Julie Chiuchiarelli

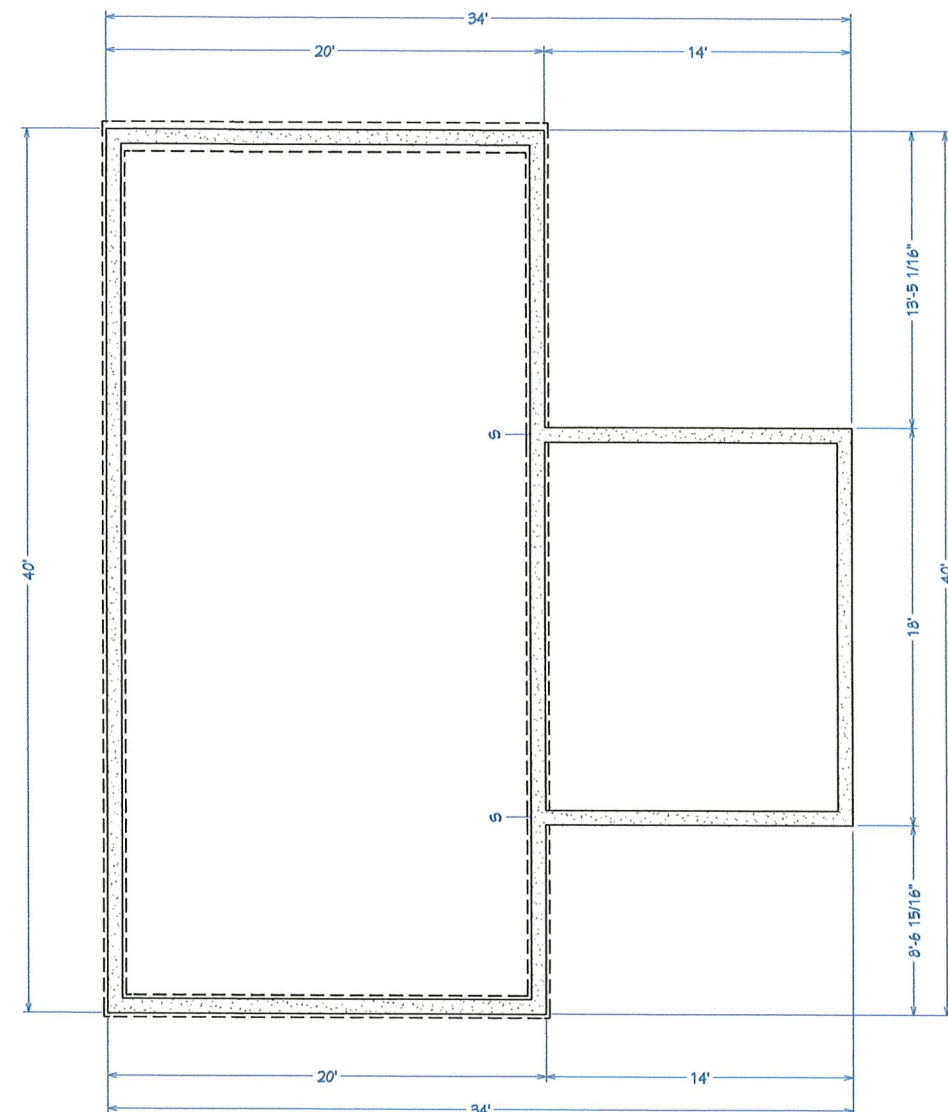
Drawings provided by:
Chiuchiarelli Builders Inc.
8050 Corporate Circle Suite # 5
North Royalton Ohio 44133
440-884-5500
chiuchibuild@gmail.com

DATE:

7/7/2021

SCALE:

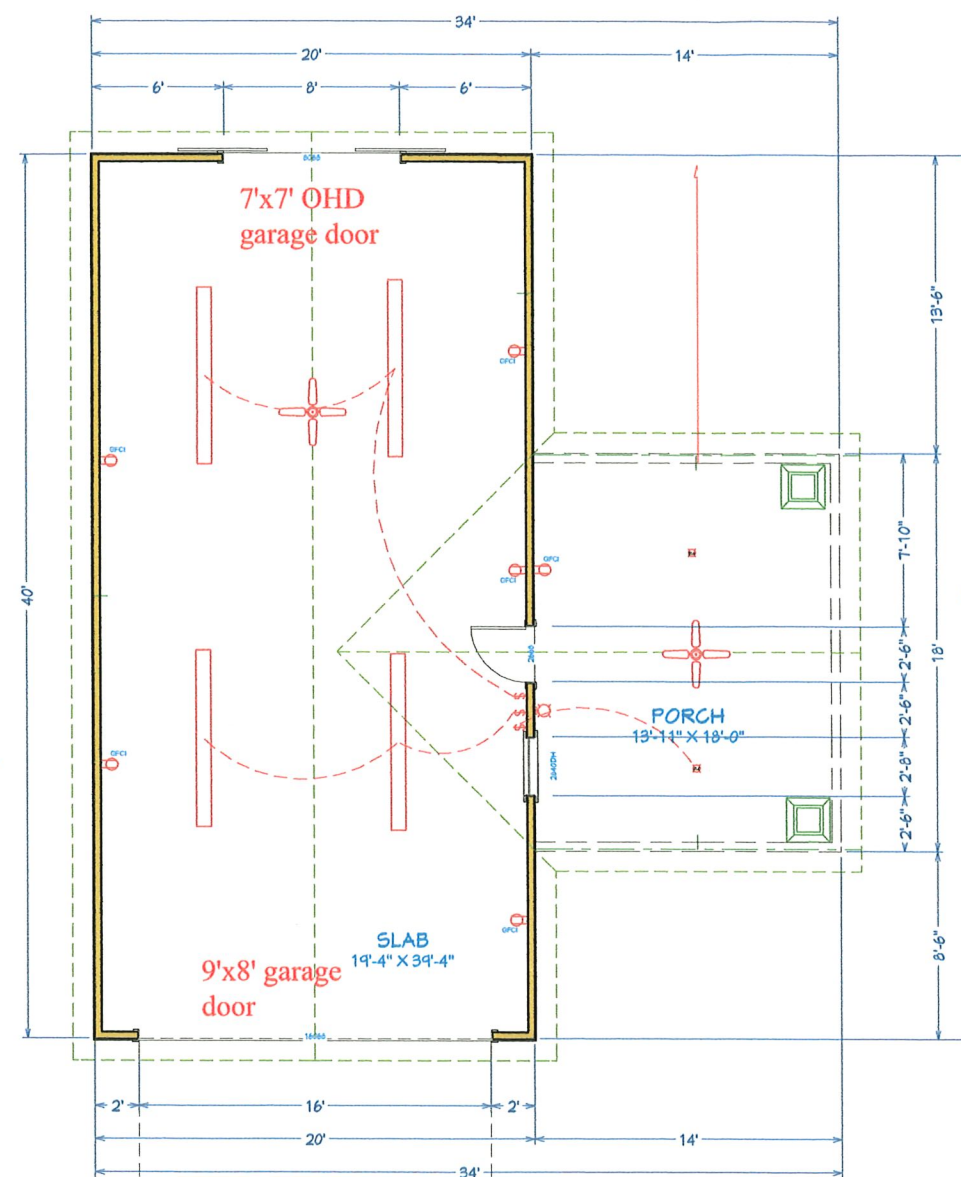
SHEET:



Trenched Foundation

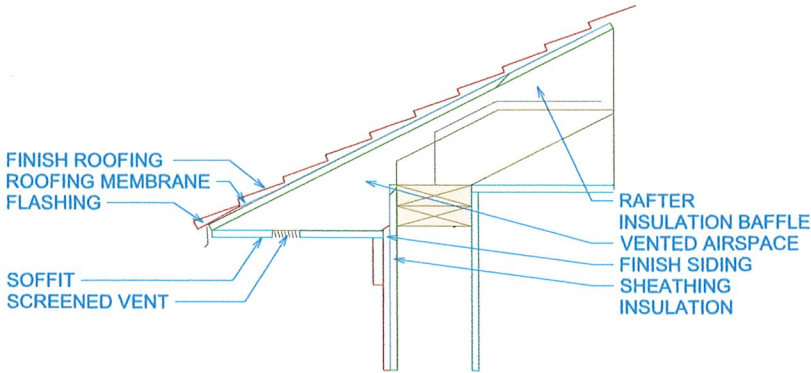


Foundation



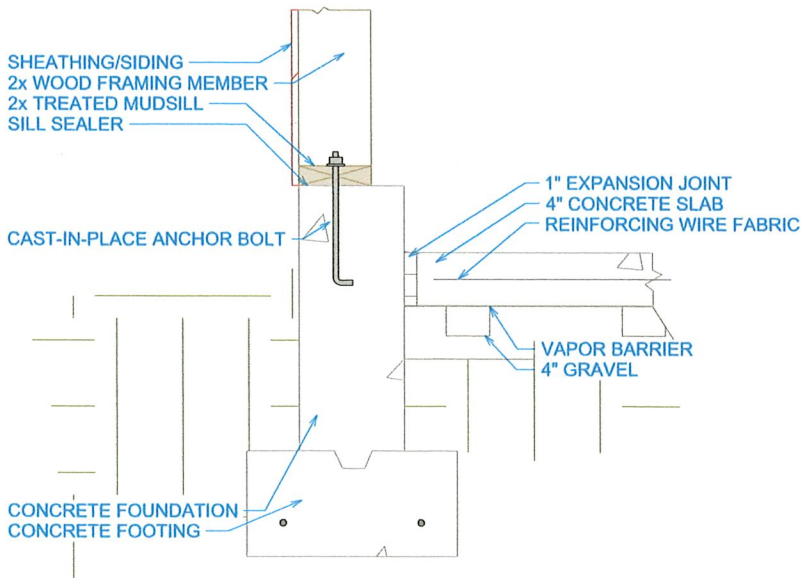
1st Floor

Change dimension
of porch to 16 ft.
wide by 18' deep.
Move porch to be
even with back
wall of building



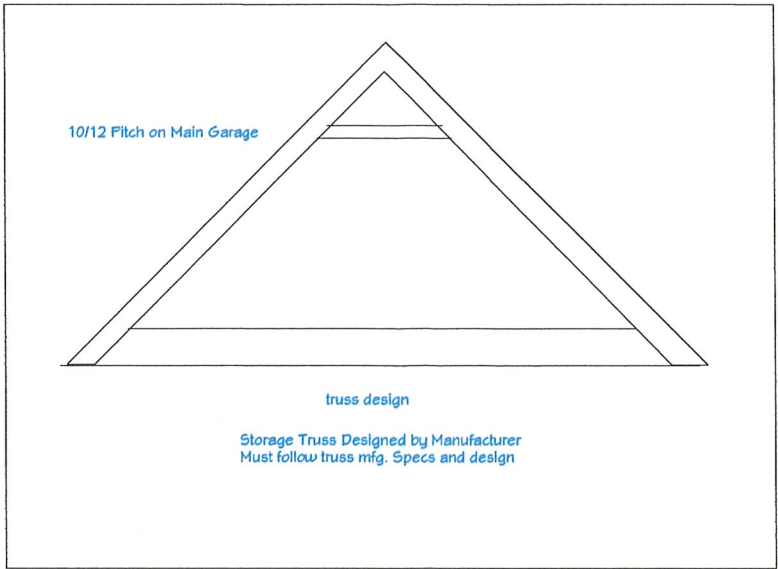
Vented Soffit

NTS



Concrete Slab at Garage Foundation

NTS



GENERAL NOTES AND SPECIFICATIONS

THE GENERAL CONTRACTOR SHALL FULLY COMPLY WITH THE 2006 IBC AND ALL ADDITIONAL STATE AND LOCAL CODE REQUIREMENTS. 2006 IBC AND 2006 IMC SHALL BE USED. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY WORK KNOWINGLY PERFORMED CONTRARY TO SUCH LAWS, ORDINANCES, OR REGULATIONS. THE CONTRACTOR SHALL ALSO PERFORM COORDINATION WITH ALL UTILITIES AND STATE SERVICE AUTHORITIES.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE GENERAL CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS) AND CONDITIONS ON THE JOB AND MUST NOTIFY THIS OFFICE OF ANY VARIATIONS FROM THESE DRAWINGS.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND PROPER FUNCTION OF ELECTRICAL SYSTEMS. THE GENERAL CONTRACTOR SHALL NOTIFY THIS OFFICE WITH ANY PLAN CHANGES REQUIRED FOR DESIGN AND FUNCTION OF ELECTRICAL SYSTEMS.

THIS OFFICE SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS. ACTS OR OMISSIONS OF THE CONTRACTOR OR SUBCONTRACTOR, OR FAILURE OF ANY OF THEM TO CARRY OUT WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS, AND DEFECT DISCOVERED IN THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THIS OFFICE BY WRITTEN NOTICE BEFORE PROCEEDING WITH WORK. REASONABLE TIME NOT ALLOWED THIS OFFICE TO CORRECT THE DEFECT SHALL PLACE THE BURDEN OF COST AND LIABILITY FROM SUCH DEFECT UPON THE CONTRACTOR.

DESIGN CRITERIA: 2006 IBC AND IBC

ROOF: 50 PSF SNOW LOAD

8 PSF TOP CHORD DL

7 PSF BOTTOM CHORD DL

5 PSF NET WIND UPLIFT

FLOOR: 40 PSF LL

10 PSF TOP CHORD DL

5 PSF BOTTOM CHORD DL

SOIL: 2,000 PSF ALLOWABLE (ASSUMED), TO BE AT TIME OF EXCAVATION

FROST DEPTH: 2'-0"

SEISMIC ZONE: C

WIND: 90 MPH (90 MPH 3 SEC GUST), EXPOSURE C

THIS STRUCTURE SHALL BE ADEQUATELY BRACED FOR WIND LOADS UNTIL THE ROOF, FLOOR AND WALLS HAVE BEEN PERMANENTLY FRAMED TOGETHER AND SHEATHED.

PROVIDE SOLID BLOCKING UNDER ALL BEARING WALLS PERPENDICULAR TO JOISTS AND OTHER BEARING POINTS NOT OTHERWISE PROVIDED WITH SUPPORT.

ROOF FRAMING / TRUSS NOTES:

TRUSS DRAWING IS FOR ILLUSTRATION ONLY. ALL TRUSSES SHALL BE INSTALLED & BRACED TO MANUFACTURERS DRAWINGS & SPECIFICATIONS.

ALL TRUSSES SHALL CARRY MANUFACTURERS STAMP.

ALL TRUSSES WILL NOT BE FIELD ALTERED WITHOUT PRIOR BUILDING DEPT. APPROVAL OF ENGINEERING CALCULATIONS.

ALL TRUSSES SHALL HAVE DESIGN DETAILS & DRAWINGS ON SITE FOR FRAMING INSPECTION.

ALL CONNECTIONS OF RAFTERS, JACK OR HIP TRUSSES TO MAIN GIRDER TO BE PROVIDED BY TRUSS MANUFACTURER.

ALL ROOF FRAMING 24" O.C.

ALL OVERHANGS 16".

INSTALL POLYISOCYANURATE FOAM TYPE INSULATION AT FLOOR AND PLATE LINES, OPENINGS IN PLATES, CORNER STUD CAVITIES AND AROUND DOOR AND WINDOW ROUGH OPENING CAVITIES.

ATTIC VENTILATION: REQUIRED ABOVE HOUSE.

MIN. SNOW LOAD 50 LBS PER SQUARE FOOT.

WALL HEADERS: (2) 2 X 10 DF 2 TYP. UNO

ROOF & FLOOR TRUSS MANUFACTURER: _____

ROOF FRAMING / TRUSS NOTES:

TRUSS DRAWING IS FOR ILLUSTRATION ONLY. ALL TRUSSES SHALL BE INSTALLED & BRACED TO MANUFACTURERS DRAWINGS & SPECIFICATIONS.

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ALL ROOF FRAMING 24" O.C.

ALL OVERHANGS 12".

ATTIC VENTILATION: REQUIRED ABOVE

MIN. SNOW LOAD 50 LBS PER SQUARE FOOT.

WALL HEADERS: (2) 2 X 10 DF 2 TYP. UNO

ROOF & FLOOR TRUSS MANUFACTURER: _____

REVISION TABLE		REVISION BY	DESCRIPTION
NUMBER	DATE		

Ricky & Julie Chiuchiarelli

Chiuchiarelli Builders Inc.
8050 Corporate Circle Suite # 5
North Royalton Ohio 44133
440-884-5500
chiuchbuild@gmail.com

DATE:

7/7/2021

SCALE:

SHEET: