

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:

10026 BENTLEY DRIVE

Address

Occupant, Business or Tenant (if applicable)

PPN:

Permanent Parcel Number

Zoning District

Ward No.

HOA Name: WORTHINGTON

Letter of Approval Rec'd: Yes or No

Letter of Denial Rec'd: Yes or No

2. Property Owner:

NICK TRANKITO + JEANNE TRANKITO

Name

Name of Business (if applicable)

10026 BENTLEY DRIVE

Address

216-905-3007

Phone

NORTH ROYALTON OH 44133

City, State and Postal Code

DRNIC4@HOTMAIL.COM

Email (electronic mail)

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

SAME AS ABOVE

Name

Name of Business (if applicable)

Address

Phone

City, State and Postal Code

Email (electronic mail)

For Office Use Only

Date Application Submitted

Meeting Date Assigned

\$

Application Fee

BZA --

Identification Number Assigned

Payment Information (date, check number, cash, etc.)

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 (please designate the type of variance you are seeking):

☒ **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.

I HAVE EVERGREENS ALONG LEFT SIDE OF HOUSE THAT WILL MAKE THE SHED HIDDEN FROM STREET. WITHOUT VARIANCE SHED WILL BE IN MIDDLE OF YARD. YARD IS SMALL AND HAS EASEMENT BEHIND PROPERTY - THESE CONDITIONS ARE PECULIAR TO THIS PROPERTY. OVERALL CHARACTER OF NEIGHBORHOOD WILL NOT BE CHANGED. ADJOINING PROPERTIES WILL NOT BE ALTERED. LOCATION HAS BEEN APPROVED BY HOA. WILL NOT RESULT IN ANY SAFETY HAZARD.

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

I AM REQUESTING AN EIGHT FOOT ^{SIDE YARD} VARIANCE IN ORDER TO UTILIZE THE SMALL AMOUNT OF SPACE THAT I HAVE IN MY BACK YARD TO INSTALL A TEN X TWELVE FOOT 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.

[Signature] 1. NICK TRANKITO
Applicant Signature, Printed Name and Title

9/3/2021
Date

[Signature] 1. NICK TRANKITO
Property Owner Signature, Printed Name and Title

9/3/2021
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

CITY OF NORTH ROYALTON BOARD OF ZONING APPEALS APPLICATION

QUESTIONS RELATIVE TO AREA VARIANCES

Address of subject property: 10026 BENTLEY DRIVE

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;

WITHOUT THE VARIANCE THERE IS NO WHERE ELSE TO PUT
THE SHED. GARAGES ARE SMALL AND THERE IS NO WHERE
TO STORE FURNITURE AND YARD EQUIPMENT.

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

THIS VARIANCE WILL GIVE ME THE OPTIMAL LOCATION FOR
A SHED ON MY PROPERTY.

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;

THE OVERALL CHARACTER OF THE NEIGHBORHOOD WILL NOT
BE ALTERED AND ADJOINING PROPERTIES WILL NOT BE
AFFECTED BY THIS SHED

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

NO CHANGES

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;

THIS LOT IS BOTH NARROW AND SHALLOW. IN ADDITION
THERE IS AN EASEMENT BEHIND MY PROPERTY AND ALSO
ALL ALONG THE RIGHT SIDE OF MY PROPERTY LINE

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

N/A

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

N/A

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

I HAVE NOT MADE ANY CHANGES TO THE EXTERIOR
OF THE PROPERTY SINCE I MOVED HERE.

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

YES. LOCATION HAS ALREADY BEEN APPROVED BY HOA.
THIS LOCATION WOULD BE OPTIMAL AND ALLOW ME
TO UTILIZE THIS SPACE

12006 BENTLEY

PROPOSED SHED LOCATION

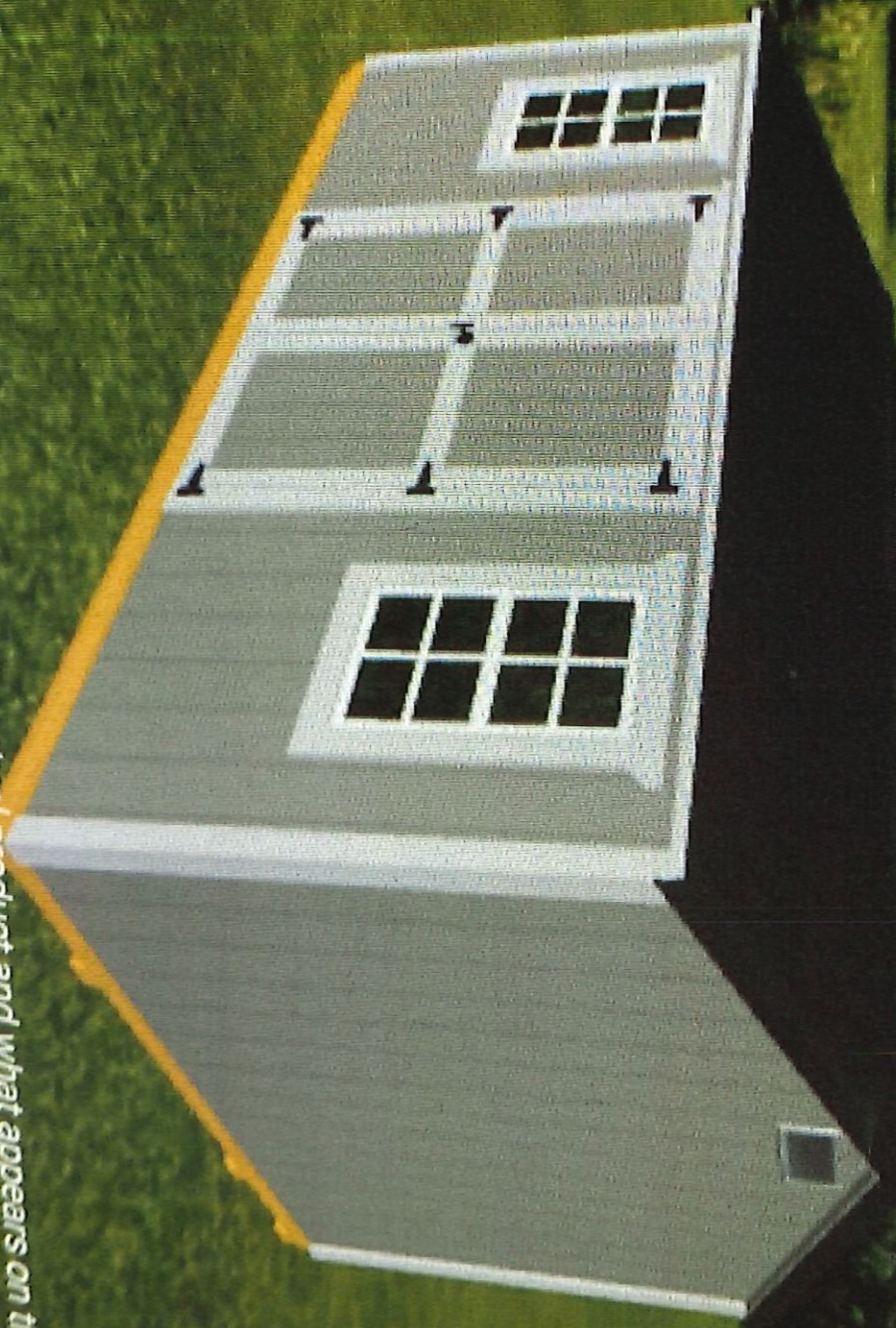


- O
 8 SW 12'
- 30
 VACANT
- 1 YEAR HGL = 917.0±
 6" STM. @ HSE. = 908.0±
 6" STM. @ C.O. = 907.5±
 BUILT CONNECTIONS
 V. = 906.24
 M. = 911.21
 P OF BASEMENT
 ALL = 917.2±
- C.I.P. SET
 S 59°22'04" W
 4137.03'
 PRESERVATION
 EASEMENT #1
 N 61°22'24" E 54.05'
 C.I.P. SET
 912.9077 (HOLD)
 S 88°36'31" W 9.40'
 912.1
 914.0
 912.1
 (913.5)
 912
 912.9 (914.0)
 (913.5)
 12 22'
 25.7' 913
 14.3'
 5.0'
 14.3'
 SUMP
 PUMP
 31
 0.2284 ACRES
 914
 EXCAVATE
 915
 20.0'
 8.0' 6.0'
 12.0' 7.0' 7.0'
 3.0' 9.0'
 22.0'
 UNEX.
 20.0'
 22.0'
 23.23'
 915.2
 (917.6)
 30.50'
 12' UTIL. EASE.
 C.I.P. SET
 916.1
 (916.72)
 916.00
 PROP. 15'
 CONC. DRIVE
 @ 6.23%
 CE
 915.4
 (917.6)
 12.0'
 18.03'
 HP
 916.25
 SAN. 1.30%
 TV PED.
 ELEC. BOX
 TELE. PED.
 C.I.P. SET
 914.9
 (915.52)
 915.02
 914.57
 SAN MH 6
 RIM 915.51
 GAS MARKER
 W.S.C.
 6" CONC.
 APRON
 82 L.F.
 8' SAN. 1.11%
 22' CURB CUT
 916.22
 917.50
- LEGEND**
 EXISTING GRADE
 (PROPOSED GRADE)
 [M] I.P. MON. - IRON PIN
 MONUMENT FOUND
 O CAPPED IRON PIN
 FOUND "DUDLEY"
 C.I.P. SET - IRON PIN
 SET W/YELLOW CAP
 "VEVERKA P.S. #7513"
 (CE) CONSTRUCTION DRIVE
 PROPOSED SWALE
 @ 1.0% MIN.
 SURFACE WATER FLOW
- Open Space
 No. 4
- SEE ATTACHMENTS
 FOR EROSION &
 SEDIMENT DETAILS
 ALONG WITH
 CONSTRUCTION
 DRIVE DETAILS.
- L=89.49'
 R=470.00'
 Δ=10°54'34"
 C=89.36'
 S 43°47'24" W



et
Fullscreen

COUNT
B



Minor discrepancies may occur between actual product and what appears on the



Nick Trankito

From: Nick Trankito
Sent: Monday, August 2, 2021 11:13 AM
To: Nick Trankito
Subject: Fwd: Shed

Get [Outlook for iOS](#)

From: Nick Trankito <nick.b.trankito@gsk.com>
Sent: Saturday, July 31, 2021 9:25 PM
To: Renee Hambach
Subject: Re: Shed

Thank you so much for all your help.

Get [Outlook for iOS](#)

From: Renee Hambach <Renee@apmoh.com>
Sent: Saturday, July 31, 2021 8:07:53 PM
To: Nick Trankito <nick.b.trankito@gsk.com>
Subject: RE: Shed

EXTERNAL

Nick,

Your request for a variance and the shed itself have been approved. Remember you will need to obtain a permit from the city and request a variance from them as well.

Sincerely,

Renee Hambach

CMCA, AMS

Email: renee@apmoh.com

Website: www.apmon.com



5090 Park Avenue West
Seville, Ohio 44273
Phone: (330)722-3000
Fax: (330)722-3396

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From: Nick Trankito <nick.b.trankito@gsk.com>
Sent: Saturday, July 31, 2021 6:08 PM
To: Renee Hambach <Renee@apmoh.com>
Subject: Re: Shed