



# 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:

<u>4211 ROYALTON ROAD</u>		Occupant, Business or Tenant (if applicable)	
Address			
<u>PPN: 487.12.013</u>	<u>21-A</u>	HOA Name: <u>N/A</u>	Letter of Approval Rec'd: Yes or No
Permanent Parcel Number	Zoning District	Ward No.	Letter of Denial Rec'd: Yes or No

### 2. Property Owner:

<u>DAN DUGAMERO</u>		Name of Business (if applicable)	
Name			
<u>8380 WINDSON WAY</u>	<u>216 210-4775</u>	Phone	
Address			
<u>BROADVIEW HTS, OH 44147</u>	<u>DUGAMERO.GBC @ GMAIL.COM</u>	Email (electronic mail)	
City, State and Postal Code			

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

<u></u>	<u></u>
Name	Name of Business (if applicable)
<u></u>	<u></u>
Address	Phone
<u></u>	<u></u>
City, State and Postal Code	Email (electronic mail)

### For Office Use Only

<u></u>	<u></u>
Date Application Submitted	Meeting Date Assigned
<u>\$</u>	<u>BZA --</u>
Application Fee	Identification Number Assigned
<u></u>	<u></u>
Payment Information (date, check number, cash, etc.)	Application Fee Received by

Other Application Fee Information

# TOPOGRAPHIC SURVEY & LOT IMPROVEMENT PLAN

CITY OF NORTH ROYALTON

CUYAHOGA COUNTY, OHIO

BUILDER: WAYNE HOMES

ZONING: R1-A ONE FAMILY

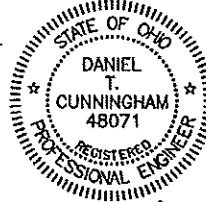
PREPARED BY:

DANIEL T. CUNNINGHAM, P.E. REG. NO. 48071

PERMANENT PARCEL

NUMBER: 487-12-013

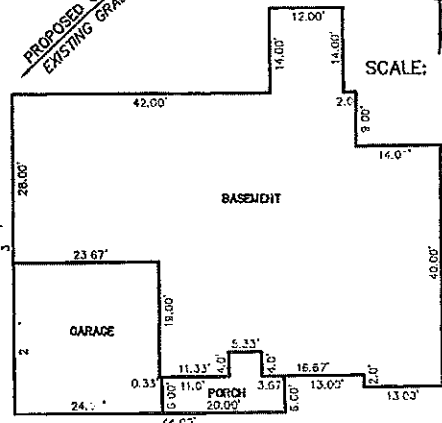
DATE: 03/02/2021



FINISHED FLR. - 1203.03  
TOP OF BLK. - 1202.03  
GARAGE FLR. - 1201.70  
BASEMENT FLR. - 1193.70  
BOTTOM FTR. - 1192.70  
13 COURSE BASEMENT



SCALE: 1" = 60'



HOUSE DETAIL

SCALE: 1" = 20'

## GRADING LEGEND

- SILT FENCE
- SURFACE FLOW PATTERN
- EXISTING CONTOUR
- PROPOSED CONTOUR
- STABILIZED CONSTRUCTION ENTRANCE

## NOTES:

1. CALL THE OHIO UTILITIES PROTECTION SERVICE (O.U.P.S.) (800-362-2764 TWO WORKING DAYS BEFORE YOU DIG. UNDERGROUND GAS, ELECTRIC, CABLE AND TELEPHONE FACILITIES PRESENT IN THE VICINITY ARE NOT SHOWN.
2. ALL EROSION AND SEDIMENT CONTROLS SHALL BE IN ACCORDANCE WITH CHAPTER 1488 OF THE CITY OF NORTH ROYALTON CODED ORDINANCES AND THE OHIO RAINWATER AND LAND DEVELOPMENT MANUAL. THESE CONTROLS SHALL BE INSTALLED PRIOR TO EARTH DISTURBING ACTIVITIES. STABILIZE ALL AREAS OF DISTURBANCE IF LEFT DORMANT AND ONCE FINISHED GRADE HAS BEEN ESTABLISHED.
3. CONTRACTOR SHALL VERIFY STORM AND SANITARY CONNECTION LOCATIONS AND DEPTHS BEFORE BEGINNING EXCAVATION. CONSTRUCT CLAY DAMS (OR ANTI-SLEEP COLLARS) IN ALL SEWER, WATER AND UTILITY SERVICE TRENCHES.
4. STORM AND SANITARY SEWER CONNECTIONS SHALL BE 6" PVC ASTM 3034 WITH GASKET @ 1.0% MIN.
5. FOOTER SHALL BE A MINIMUM OF 3" BELOW NATURAL GRADE. EXTEND FOOTERS TO SOIL WITH MINIMUM BEARING CAPACITY OF 3000 PSF.
6. DO NOT CONNECT DOWNSPOUTS TO FOOTER DRAINS.
7. THE GRADE AWAY FROM FOUNDATION WALLS SHALL FALL A MINIMUM OF SIX (6) INCHES WITHIN THE FIRST TEN (10) FEET.
8. BUILDER AND OWNER HAVE RESPONSIBILITY FOR FINAL GRADING AND DRAINAGE.
9. PROPERTY PINS MUST BE SET PRIOR TO ISSUANCE OF OCCUPANCY PERMIT.

CUNNINGHAM & ASSOCIATES, INC.

CIVIL ENGINEERING and SURVEYING

203 W. LIBERTY ST. MEDINA, OHIO 44256

PHONE: (330) 725-5980

4211 ROYALTON RD. 60' R/W

PROJ. NO. 21-107

PARCEL NO. 487-12-013

32'x56'  
BARN  
10' FROM  
PROPERTY  
LINE  
14' FROM  
SIDE OF  
HOUSE  
25' BACK  
from the  
of House

**CONSTRUCTION:**

Post Frame

**DIMENSIONS:**

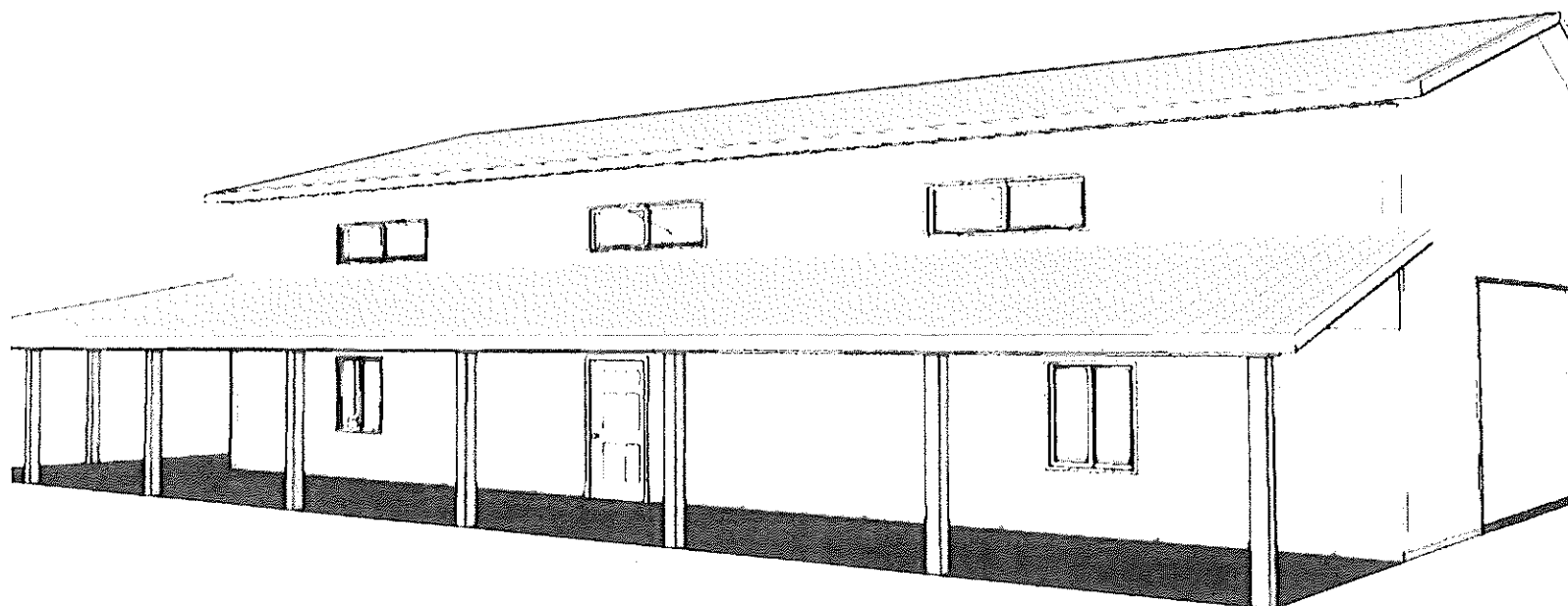
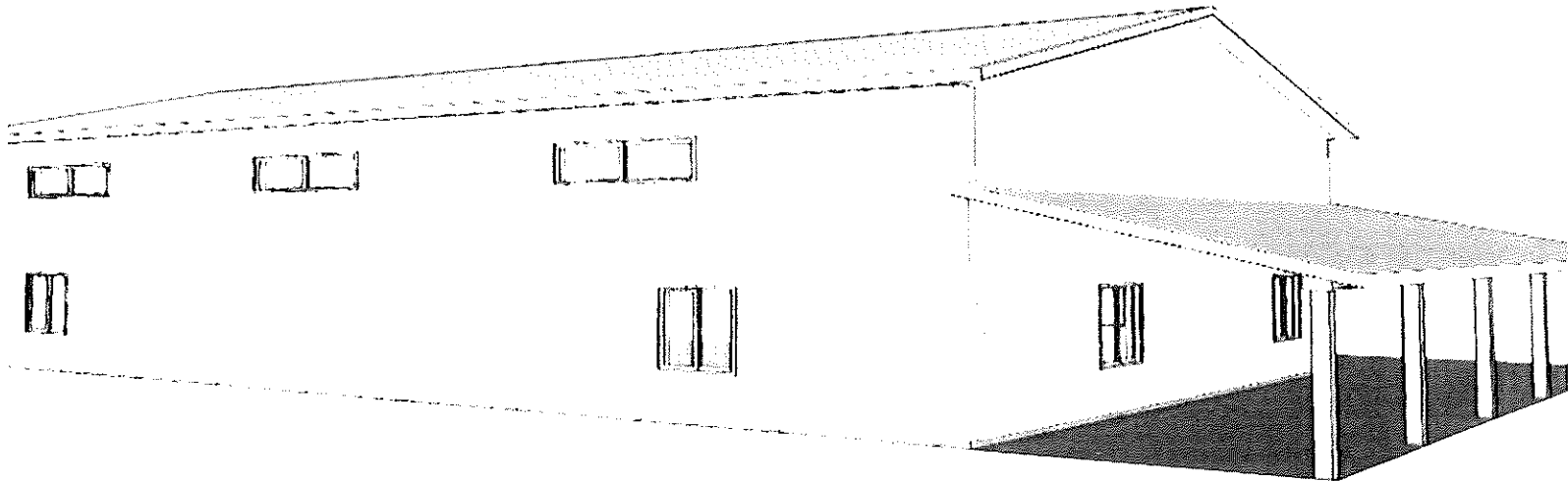
32' x 56' x 16'

**QUOTATION DATE:**

8/9/2021

**QUOTE:**

Q-0062567



Erb's Construction LLC.  
5412 E. Easton Road  
Creston Ohio, 44217 Phone 330-600-9603

Email,

Dan 4211 royalton road north royalton ohio

Building a 32x56x16 post framed building. With a 10x56 and 10x32 wraparound porch with wrapped beams and a ceiling

We will be using 29 gauge metal for the roof and siding. 1 ½ & 2 screws for the roof 1 inch screws for the walls.

Metal will be fastened every 2 feet every 9 inches.

1 36 inch Man door.

6 3x4 slider windows 6 2x6 pic. windows.

1 10x16 overhead door openings will be framed.(does not include the door garage door)

All posts will be 3 ply lam. Colmons.

2x4 every 2 feet on the walls fastened with 3 inch framing nails.

2 2x8 treated Tongue and groove will be installed for the rounders on the bottom. Fastest with 3 inch galvanized nails +1 4 inch galvanized nail.

Post holes will be 4 feet deep 18 inches around with a 5x16 concrete pad with 80 pounds of concrete per hole.

Posts will have a post sleeve.

8 foot post spacing on the walls and gables other than where the door openings are at.

Headers will be 2 2x12 which will be fastened to the posts with 6 6 inches ledger lock lags per posts.

2x12 will be used for overhead door headers .

Trusses will be spaced out 4 foot on center. Vapor barrier will be installed before the metal goes on the roof.

Trusses will be 4/12pitch on the roof.

With a 1 foot overhang on the eave sides 1 foot overhang on the gable ends.

Vented soffits will be used on side walls and solid soffits on gable ends.

2x6 fascia will be used all around.

2x4 will be spaced out every 2 feet on the roof  
The trusses will be attached to the beam with 2x6 blocking.

Inter will be complete once the concrete is completed.

Inter will be fully insulated walls and ceilings.

Walls and ceilings will be covered with white liner panels metal.

There will be a 16x16 loft with steps and railings built on the inside once the concrete is complete.

Premier rip profile will be used for all the metal.

Roof color will be :

Side color will be :

Wainscoting color will be :

Trim color will be :

Soffits will be:

Building materials will be ordered from Premier Metals.

Price does not include any permits/sitework/concrete/gutters/.water or electrical work.

1 check.\$	Check number/ date
2 check.\$	Check number/ date
3 check \$	Check number/date

## 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 WOULD LIKE TO BUILD A BARN BUT  
ASKING FOR A VARIANCE ON THE 20' SETBACK  
I AM ASKING FOR THE BARN FRONT TO BE  
25' BACK FROM FRONT OF HOUSE.  
IF I GO ANY FURTHER WE WOULD HAVE TO CUT  
DOWN AT LEAST 4 LARGE TREES INCLUDING A  
100 YR. OLD OAK.

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

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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.

 / \_\_\_\_\_  
Applicant Signature, Printed Name and Title

9-1-21  
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, \_\_\_\_\_ (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: 4211 ROYALTON ROAD

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;

CANNOT BUILD 20' BEYOND BACK OF HOUSE  
BECAUSE OF A TREE-LINE INCLUDING A 100 YR  
OLD OAK

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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 CHARACTER WILL NOT BE ALTERED. BARN  
WILL BE SET BACK 450' FROM ROYALTON ROAD  
WITH TREES BLOCKING VIEW.

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

WILL NOT  
\_\_\_\_\_  
\_\_\_\_\_

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;

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



- C
- 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;

WANT TO ELIMINATE CUTTING DOWN MULTIPLE  
TREES

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

CANNOT

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

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

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