



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:

11380 AUBURN RD

Address

PPN:

Permanent Parcel Number

48113012

Occupant, Business or Tenant (if applicable)

R1-A

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:

ROBERT HASKO

Name

11380 AUBURN RD

Address

N. ROYALTON OH 44133

City, State and Postal Code

Name of Business (if applicable)

440-429-2929

Phone

Email (electronic mail)

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

ROBERT HASKO

Name

11380 AUBURN RD

Address

N. ROYALTON, OH 44133

City, State and Postal Code

Name of Business (if applicable)

440-429-2929

Phone

RHASKO@SHERWIN.COM

Email (electronic mail)

For Office Use Only

Date Application Submitted

\$

Application Fee

Meeting Date Assigned

BZA --

Identification Number Assigned

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

CHECK # 376

Other Application Fee Information

Application Fee Received by

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.

EXISTING ACCESSORY BUILDING IS NOW NON COMPLIANT WITH A 6' SIDE LOT SET BACK. 2009 BUILDING PERMIT WAS APPROVED, BUT NOW REQUIRES VARIANCE FOR 10' SIDE LOT.

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

VARIANCE REQUESTED TO ADD SQF AT EXISTING 6' SIDE LOT DISTANCE.

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.

Robert Hasiko ROBERT HASIKO OWNER 9-15-21
Applicant Signature, Printed Name and Title Date

Robert Hasiko ROBERT HASIKO OWNER 9-15-21
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: 11380 ALBION 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;

N/A

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

CURRENT SIDE LOT IS 6', ONLY REQUESTING 4' VARIANCE TO ALIGN ADDITION.

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;

N/A

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

N/A

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;

YES, 10' SIDE LOT NOT IN PLACE WHEN ACCESSORY BUILDING WAS BUILT.

- 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;

NOT ADJACENT TO NONCONFORMING STRUCTURES

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

NOT POSSIBLE

- 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;

N/A

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

WSC1113

