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

RECEIVED
SEP 15 2021
CITY OF NORTH ROYALTON BUILDING DEPT.

CITY OF NORTH ROYALTON BOARD OF ZONING APPEALS APPLICATION

1. This request is made for the following property:

11921 state rd
Address

Luci Barbeck
Occupant, Business or Tenant (if applicable)

PPN:
Permanent Parcel Number

Zoning District Ward No.

HOA Name:
Letter of Approval Rec'd: Yes or No
Letter of Denial Rec'd: Yes or No

2. Property Owner:

Luci Barbeck
Name

Name of Business (if applicable)

11921 state rd.
Address

Phone

N. Royalton OH 44133
City, State and Postal Code

Email (electronic mail)

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

DAVID Borowske
Name

Borowske Builders Inc
Name of Business (if applicable)

10428 Abbey d.
Address

440 263 0620
Phone

N. Royalton OH 44133
City, State and Postal Code

DBOROWSKE@yahoo.com
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

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.

DAVID Borowske / 8/26/21 — 8/26/21

Applicant Signature, Printed Name and Title — **Date**

Luci A Barbeck / Luci A Barbeck — 09/10/2021

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, DAVID Borowske (name) of Borowske Builders Inc (company, if applicable), hereby certify that I/we are the executors (owner(s), executor(s), etc.) of 11921 state rd (property address or permanent parcel number) and further verify that DAVID Borowske (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.

Luci A Barbeck — 9-10-2021

Signature — Date

Before me, a Notary Public in and for said county, personally appeared Luci Barbeck who acknowledged that he or she did sign the foregoing instrument and the same is his or her free act and deed.

In testimony where of I have hereunto set my hand and official seal at Brooklyn Hts, Ohio on this 10 day of September, 2021

Brittany Scanlon

Notary Signature

Seal:

NOTARY PUBLIC STATE OF OHIO

BRITTANY SCANLON
Notary Public, State of Ohio
My Comm. Expires Dec. 27, 2025

State of Ohio
County of Cuyahoga

CITY OF NORTH ROYALTON BOARD OF ZONING APPEALS APPLICATION

QUESTIONS RELATIVE TO AREA VARIANCES

Address of subject property: 11921 State 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;

~~[illegible]~~ without the variance the new garage will not line up with existing drive

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

this is the minimum to replace existing

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 changes to exiting properties

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

No

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

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;

Large property but narrow, location seem to be the best location

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

not that I can come up with

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

NO

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

NO

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

a functional garage would benefit this large property

PROPOSED STRUCTURE for:

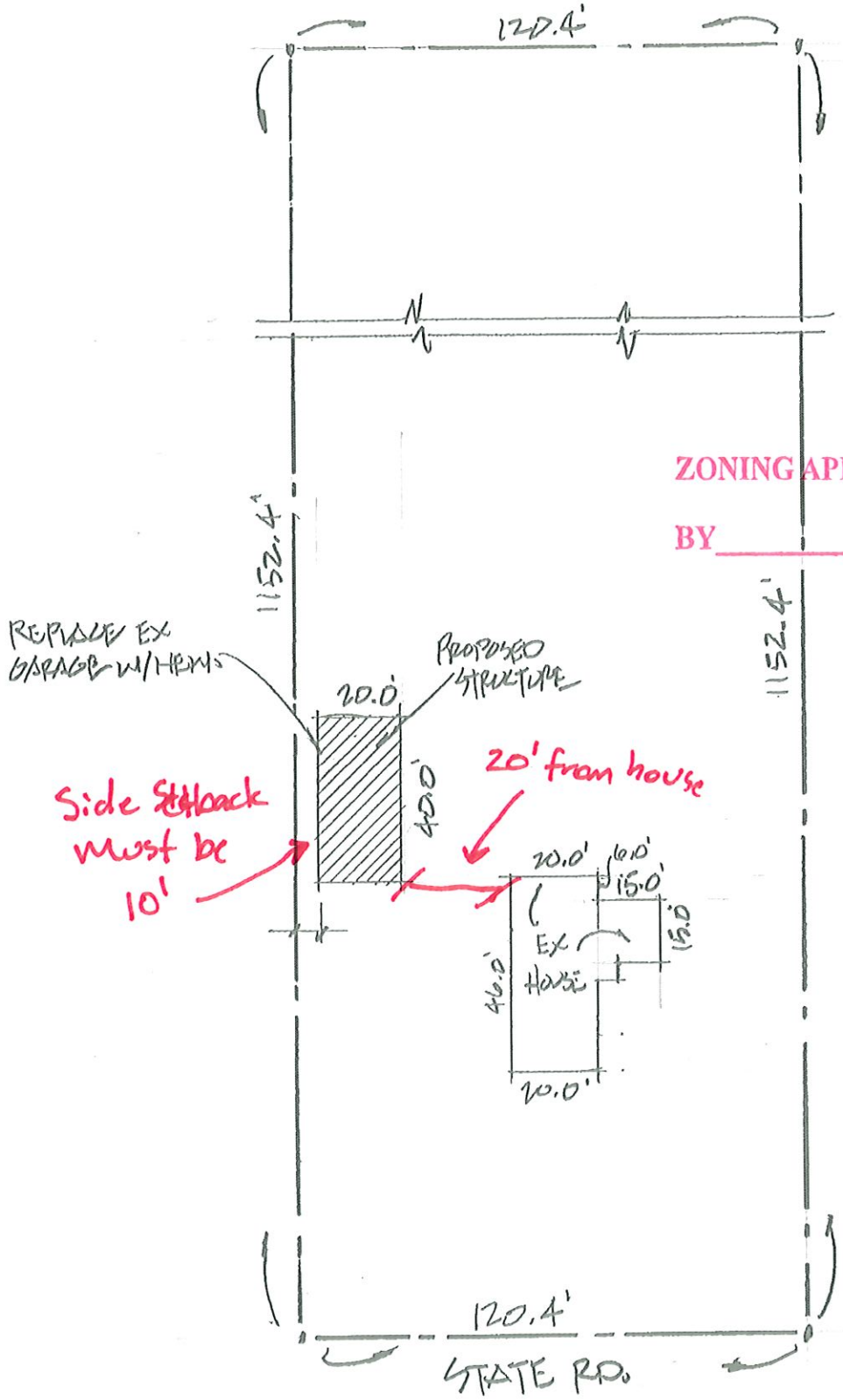
KEVIN BARBECK
11921 STATE RD.
N. ROYALTON, OH 44133.

CONTRACTOR:

BOROWSKE BUILDERS INC.
10428 ABBEY RD.
N. ROYALTON, OHIO 44133
440-263-0620

ZONING APPROVED

BY _____ DATE _____



NORTH

SITE PLAN 1" = 40'-0"

MR. KEVIN BARBECK

8/10/21

1

North Royalton OH
440 209 6020
dborowske@yahoo.com

POST FRAME BUILDNG SPECIFICATIONS: 20'W X 40'L X 10'H

20' Pre-engineered Wood 4/12 Pitch Trusses 2' O.C. - Standard Bottom Chord
1' Overhang With D6 Vented Aluminum Soffit – Light Stone
Post Hole 4'D X 2'W With 24" x 12" Wet Pour 2x6 Treated
3-Ply 2x6 Laminated Post (Eaves 8' O.C.) (Gables 8' O.C.)
2x8 Double Truss Carrier
2x4 SPF 2' O.C. Wall Girts
2x8 Treated T&G Skirt Board (2 Rows)
5" Brown Aluminum Gutter And Down Spouts

SIDING AND ROOF:

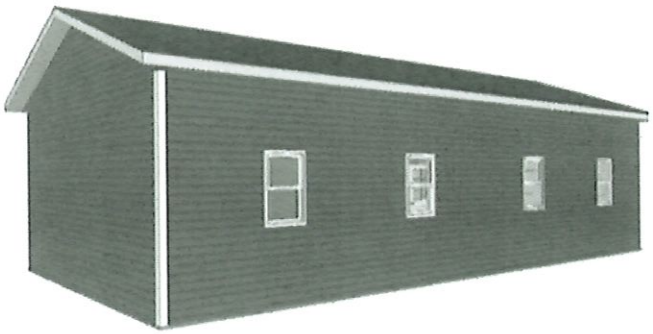
OwensCorning Duration Desert Tan Shingle Roof
Provia Sea Slate Vinyl Siding Walls
Cream Siding Trim

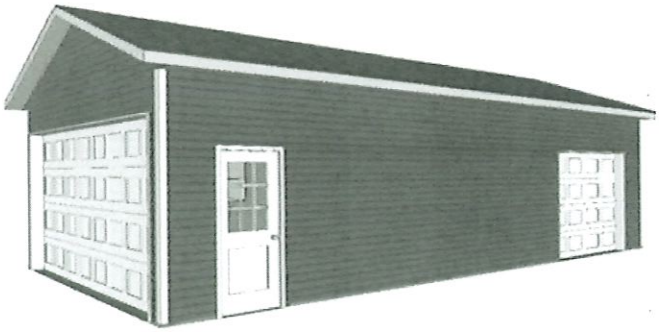
DOOR, WINDOW, AND CUPOLA DETAIL:

1 - 18x8 Model 4300 Insulated OHD - 10' Elite Trolley Opener
1 - 9x7 Model 4300 Insulated OHD - LD Com. Jackshaft Opener
1 - 36 In 9 Lite Std Fiberglass LH
4 - 2'x3' White Vinyl Single Hung Window W/Screen

BUILDING DETAIL:

Labor To Erect Building Included





These drawings and plans approved, subject to full compliance with all requirements of the City of North Royalton Building and Zoning Codes and the Residential Code of Ohio.

Construction and erection in violation of above will nullify and void this approval.

Date Building Commissioner

BURKHOLDER'S
CUSTOM CONSTRUCTION LLC
746 US 250 N, ASHLAND OH 44805

Dave Burkholder
Phone: 419-606-9299
Email: dave@neilcollc.com

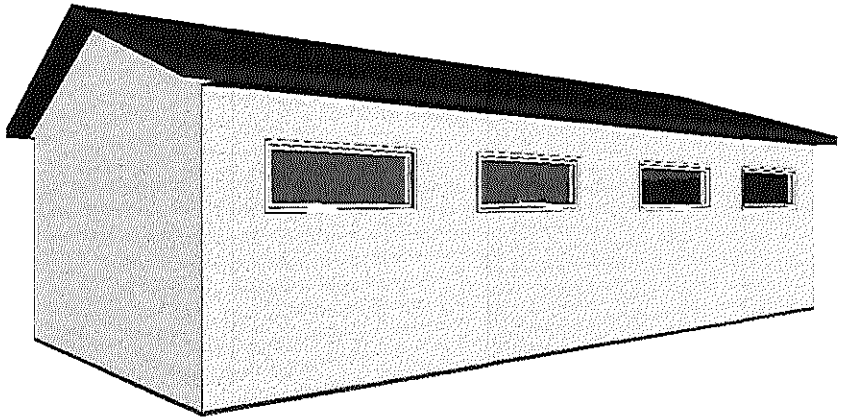
Burkholder's Custom Constructon LLC

Materials Supplied By:
NeilCo LLC
Building Supplies

David Borowske
11921 State Rd N
North Royalton OH 44133

Luci Barbeck rev. 2

440 263 0620
dborowske@yahoo.com



POST FRAME BUILDNG SPECIFICATIONS: 20'W X 40'L X 10'H

20' Pre-engineered Wood 4/12 Pitch Trusses 2' O.C. - Standard Bottom Chord
1' Overhang With D6 Vented Aluminum Soffit – Royal Brown
Post Hole 4'D X 2'W With 24" x 12" Wet Pour 2x6 Treated
3-Ply 2x6 Laminated Post (Eaves 8' O.C.) (Gables 8' O.C.)
2x8 Double Truss Carrier
2x4 SPF 2' O.C. Wall Girts
2x8 Treated T&G Skirt Board (2 Rows)
5" Royal Brown Aluminum Gutter And Down Spouts

SIDING AND ROOF:

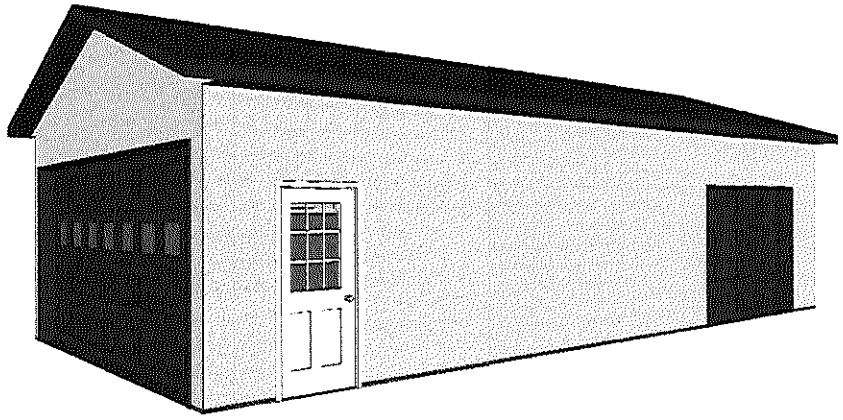
½" OSB And Synthetic Underlayment On Roof
OwensCorning Duration Desert Tan Shingle Roof
7/16" OSB And House Wrap On Walls
Siding By Others

DOOR, WINDOW, AND CUPOLA DETAIL:

1 - 18x8 Model 4050 Insulated OHD - 10' Elite Trolley Opener With 9 Short Plain Glass
1 - 9x7 Model 4050 Insulated OHD - LD Com. Jackshaft Opener
Overhead Doors Chocolate Short Panel Design
1 - 36 In 9 Lite Std Fiberglass LH
4 - 6'x2' White Vinyl Picture Window

BUILDING DETAIL:

Labor To Erect Building Included
Zoning And Permits Not Included
Primed Hardie Lap Siding (Uncaulked) Included

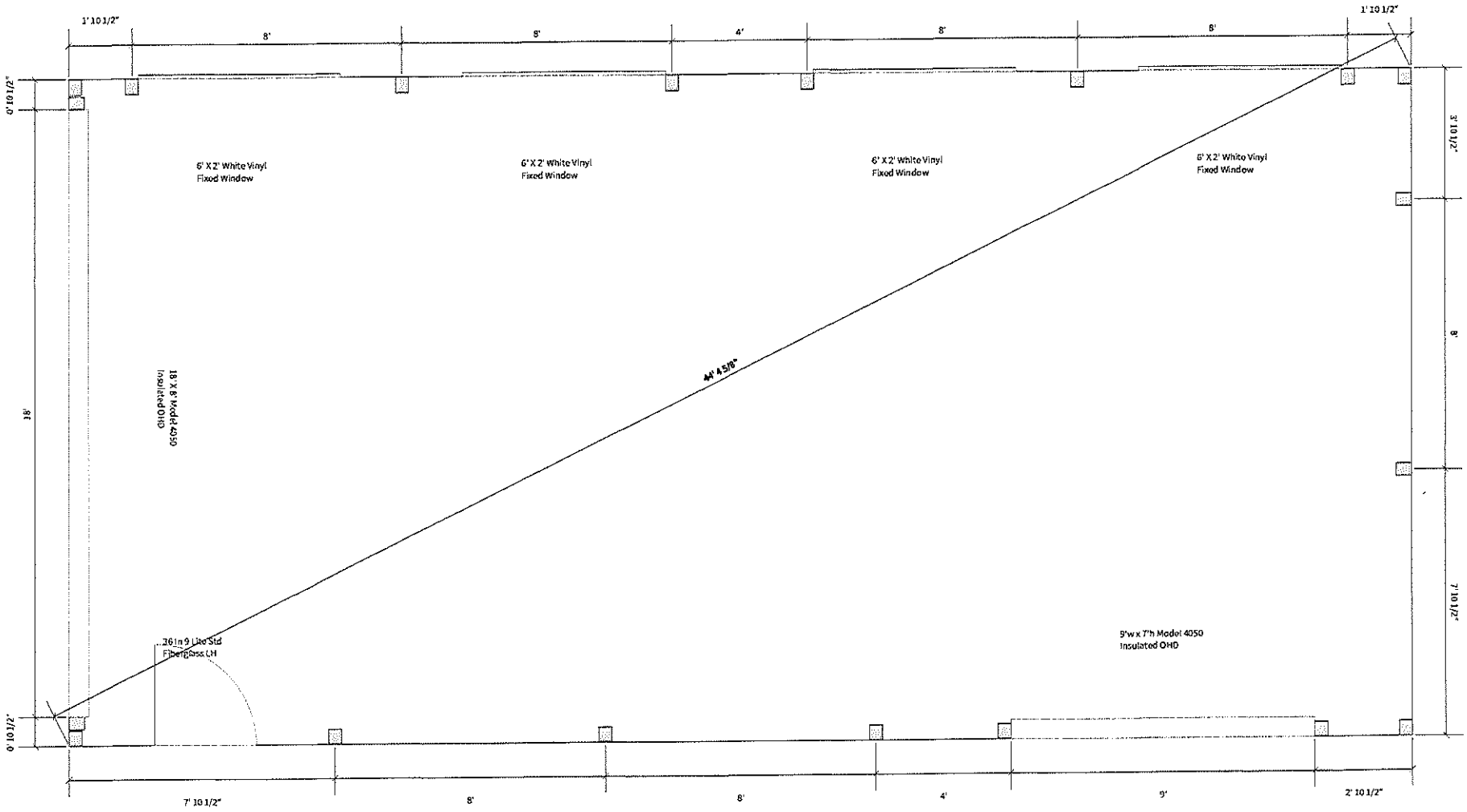


Quote #110961

Quote Date: 7/29/2021

Job: David Borowske Luci rev. 2
Date: 8/5/2021
Time: 4:04 PM

Post Layout

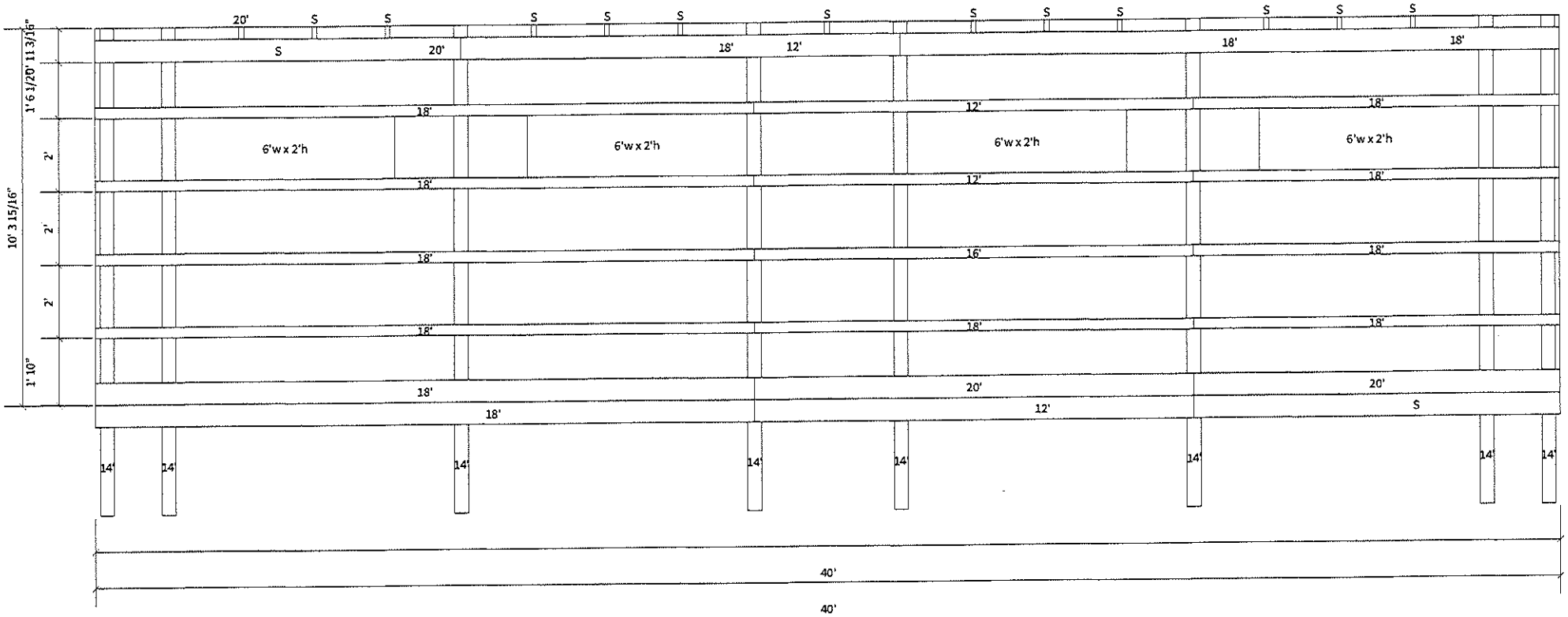


Job: David Borowske Luci rev. 2
Date: 8/5/2021
Time: 4:04 PM

Assembly Drawing - EXT-1

Materials

Usage	Material
TrussBearer	2x8 #1 Yellow Pine
SkirtBoard	2x8 Treated T&G
Girt	2x4 SPF

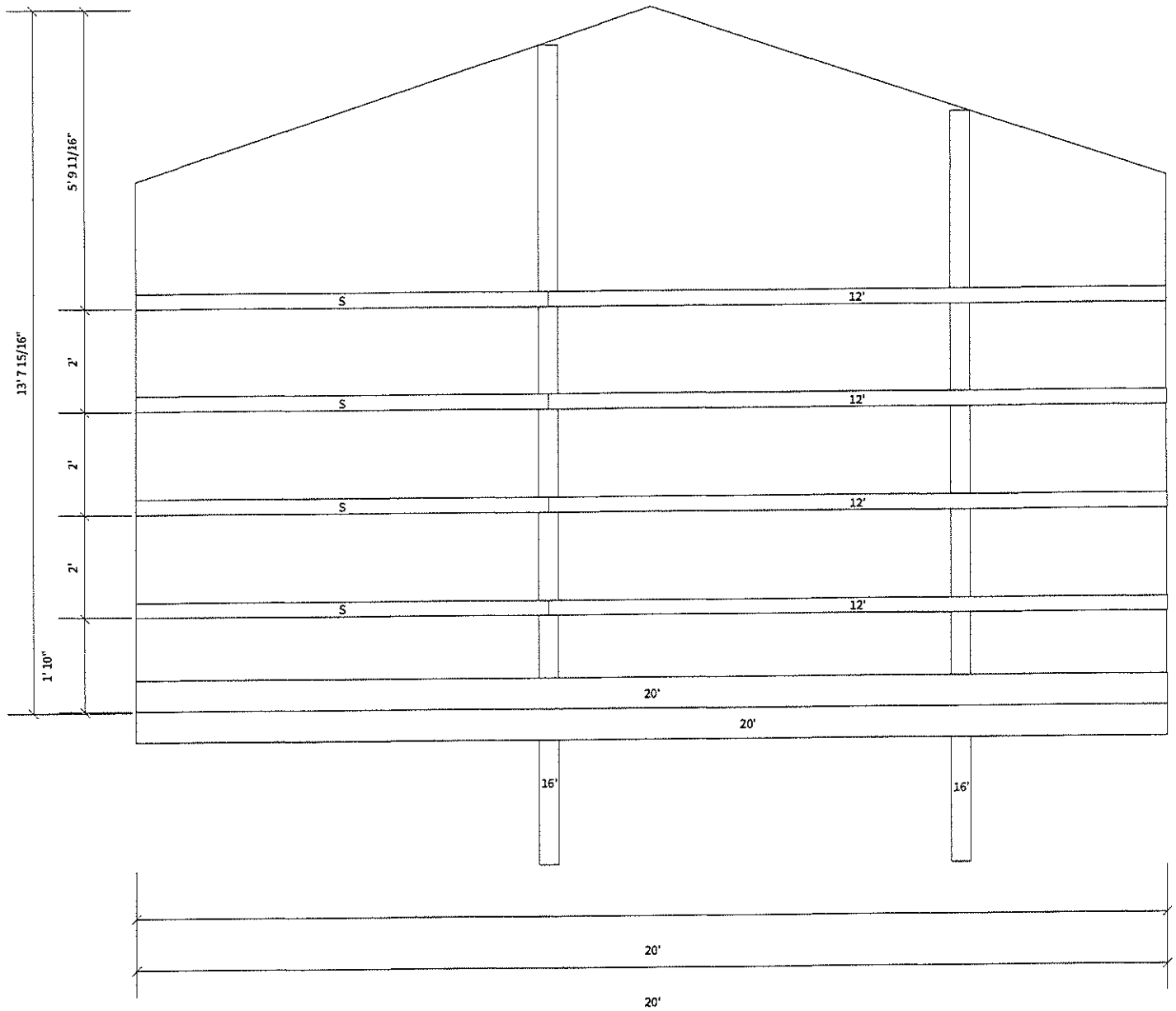


Job: David Borowske Luci rev. 2
Date: 8/5/2021
Time: 4:04 PM

Assembly Drawing - EXT-2

Materials

Usage	Material
SkirtBoard	2x8 Treated T&G
Girt	2x4 SPF

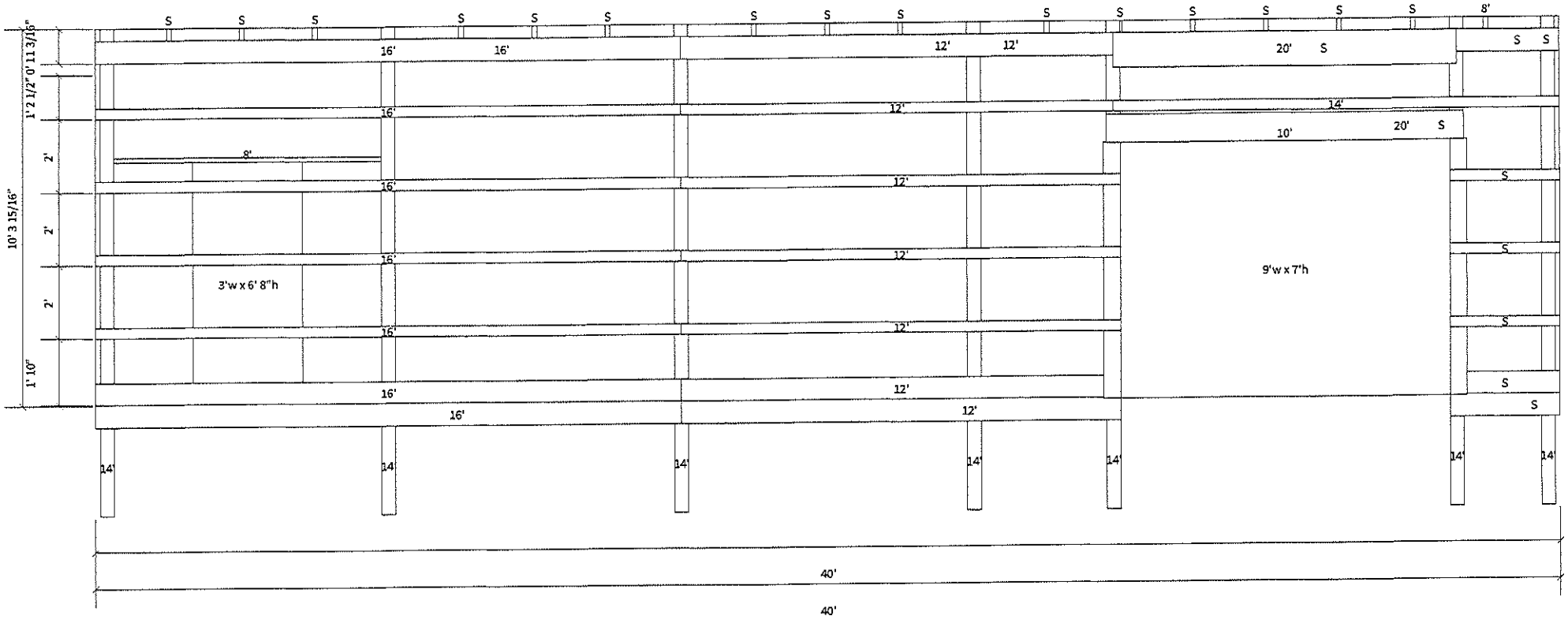


Job: David Borowske Luci rev. 2
Date: 8/5/2021
Time: 4:04 PM

Assembly Drawing - EXT-3

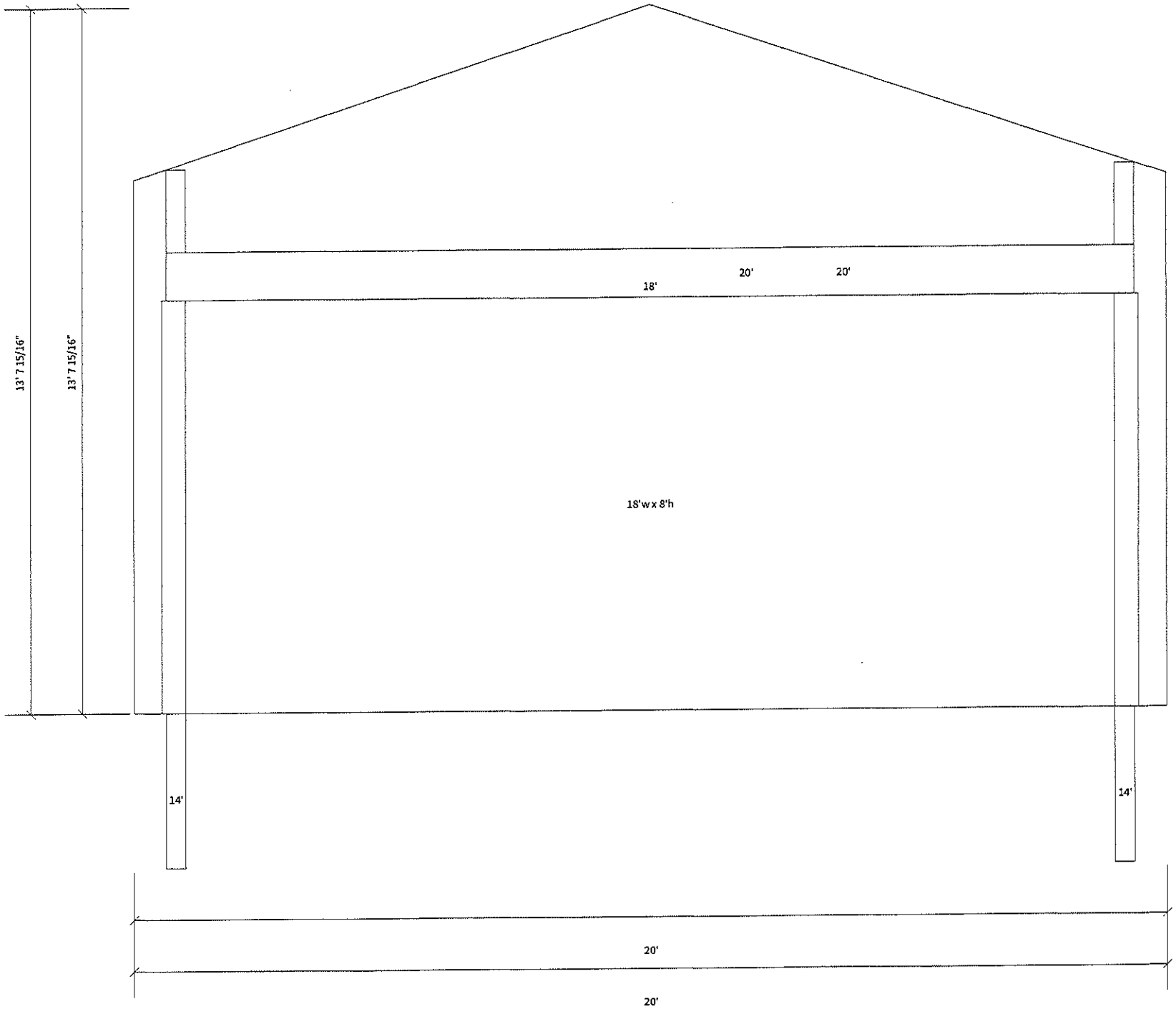
Materials

Usage	Material
TrussBearer	2x12 #1 Yellow Pine
TrussBearer	2x8 #1 Yellow Pine
SkirtBoard	2x8 Treated T&G
Girt	2x4 SPF



Job: David Borowske Luci rev. 2
Date: 8/5/2021
Time: 4:04 PM

Assembly Drawing - EXT-4



Job: David Borowske Luci rev. 2
Date: 8/5/2021
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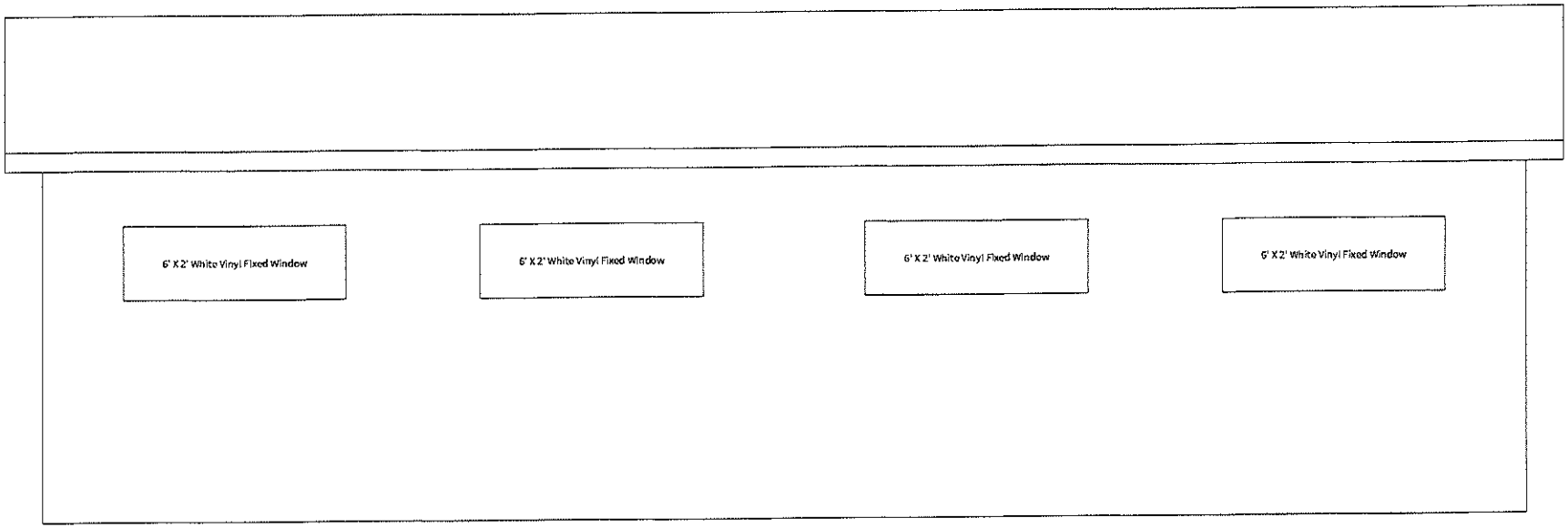
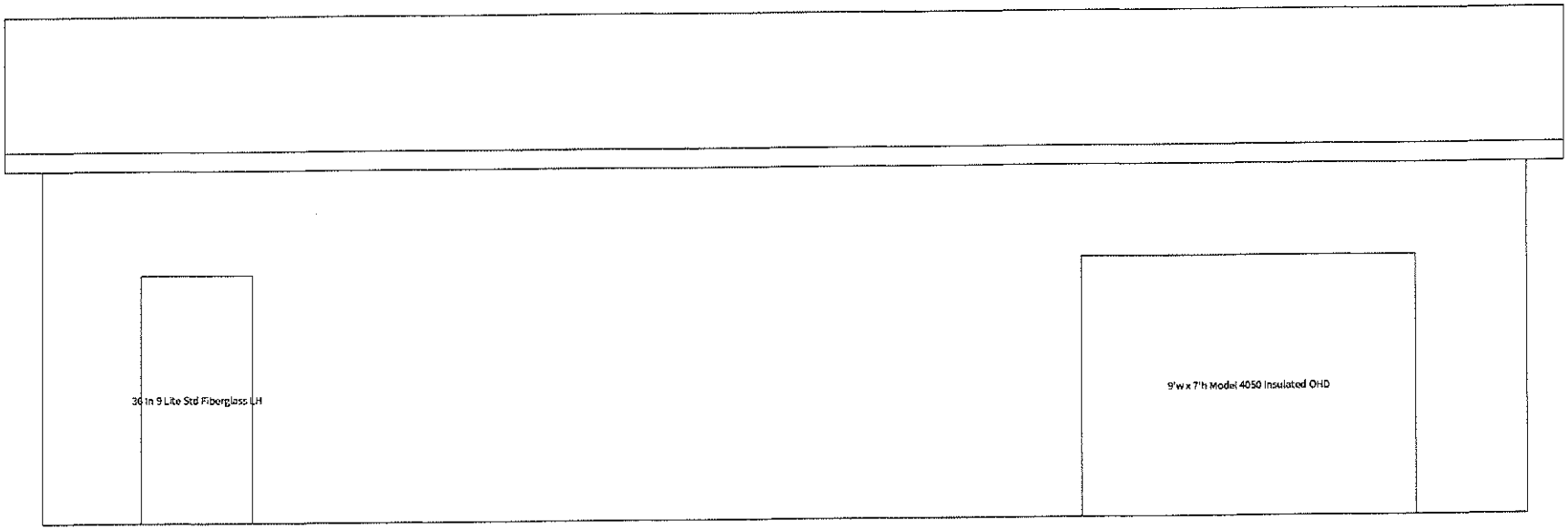
Left Elevation



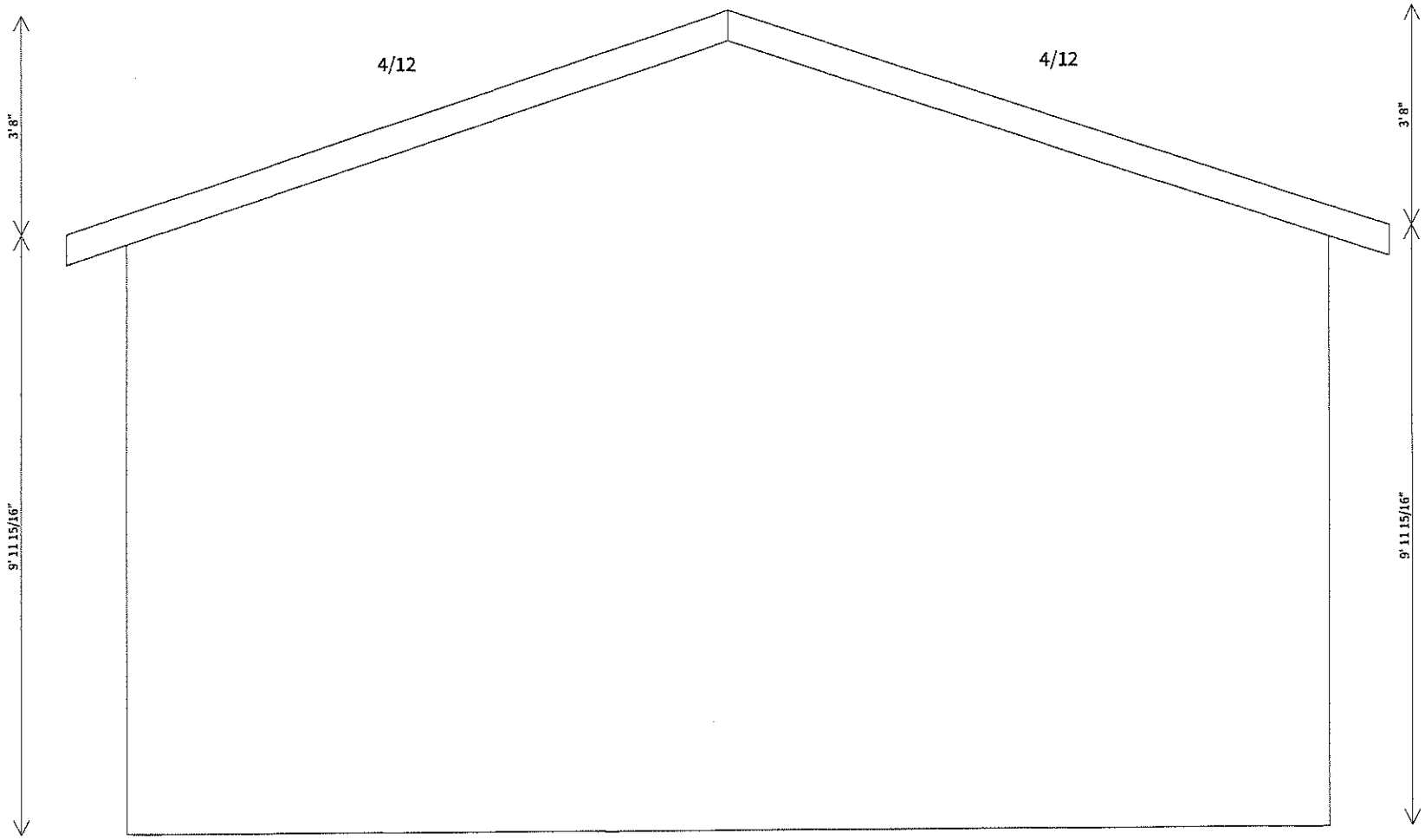
Job: David Borowske Luci rev. 2
Date: 8/5/2021
Time: 4:04 PM

Right Elevation



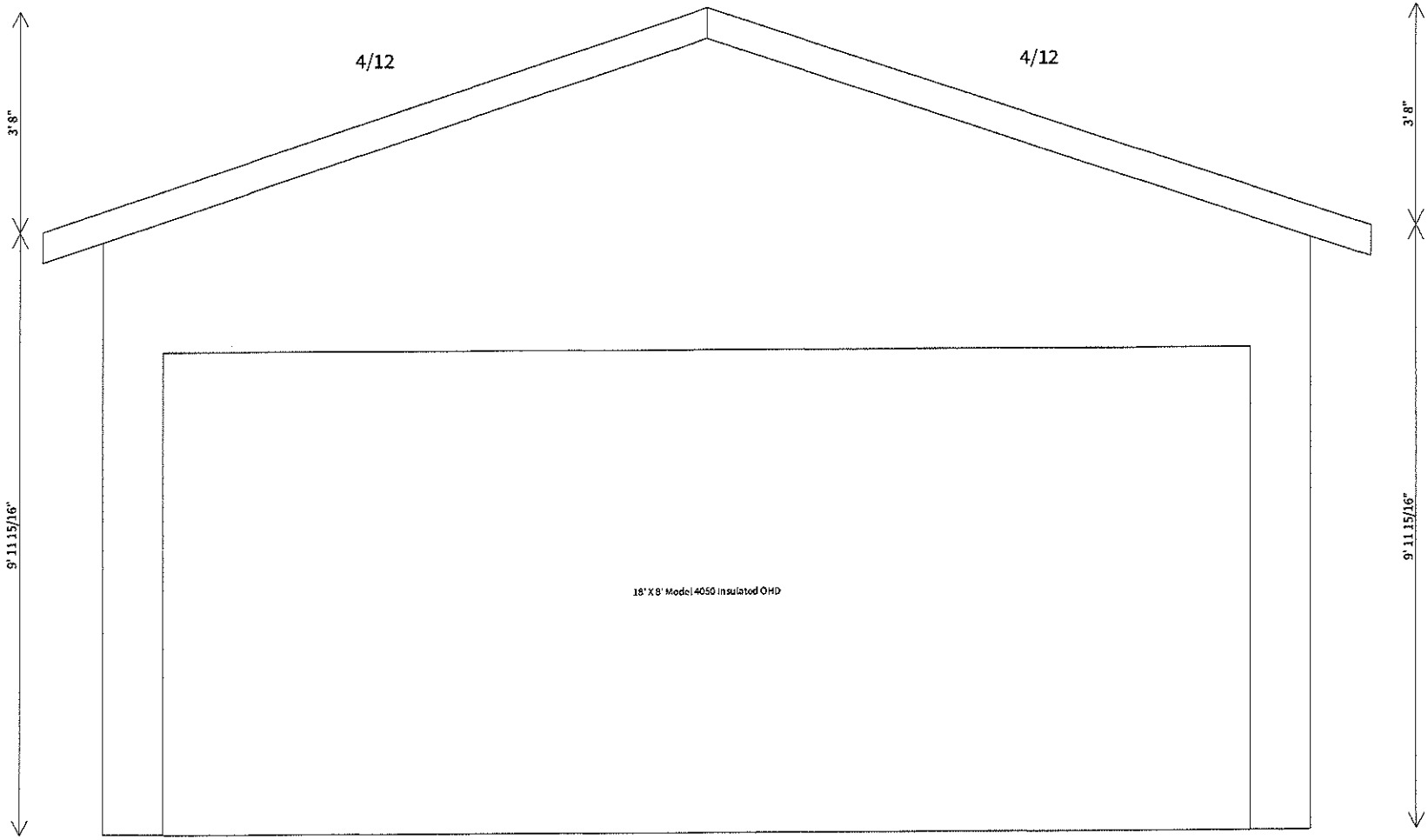
Job: David Borowske Luci rev. 2
Date: 8/5/2021
Time: 4:04 PM

Front Elevation



Job: David Borowske Luci rev. 2
Date: 8/5/2021
Time: 4:04 PM

Back Elevation



Job: David Borowske - Bill Smith 2 rev. 3
Date: 1/14/2021
Time: 10:44 AM

Cross Section - EXT-1

ROOF MATERIAL: Driftwood Shingle Roof Filler

PURLINS: 2x4 SPF Flat

WALL MATERIAL: Sagebrook Filler for Siding

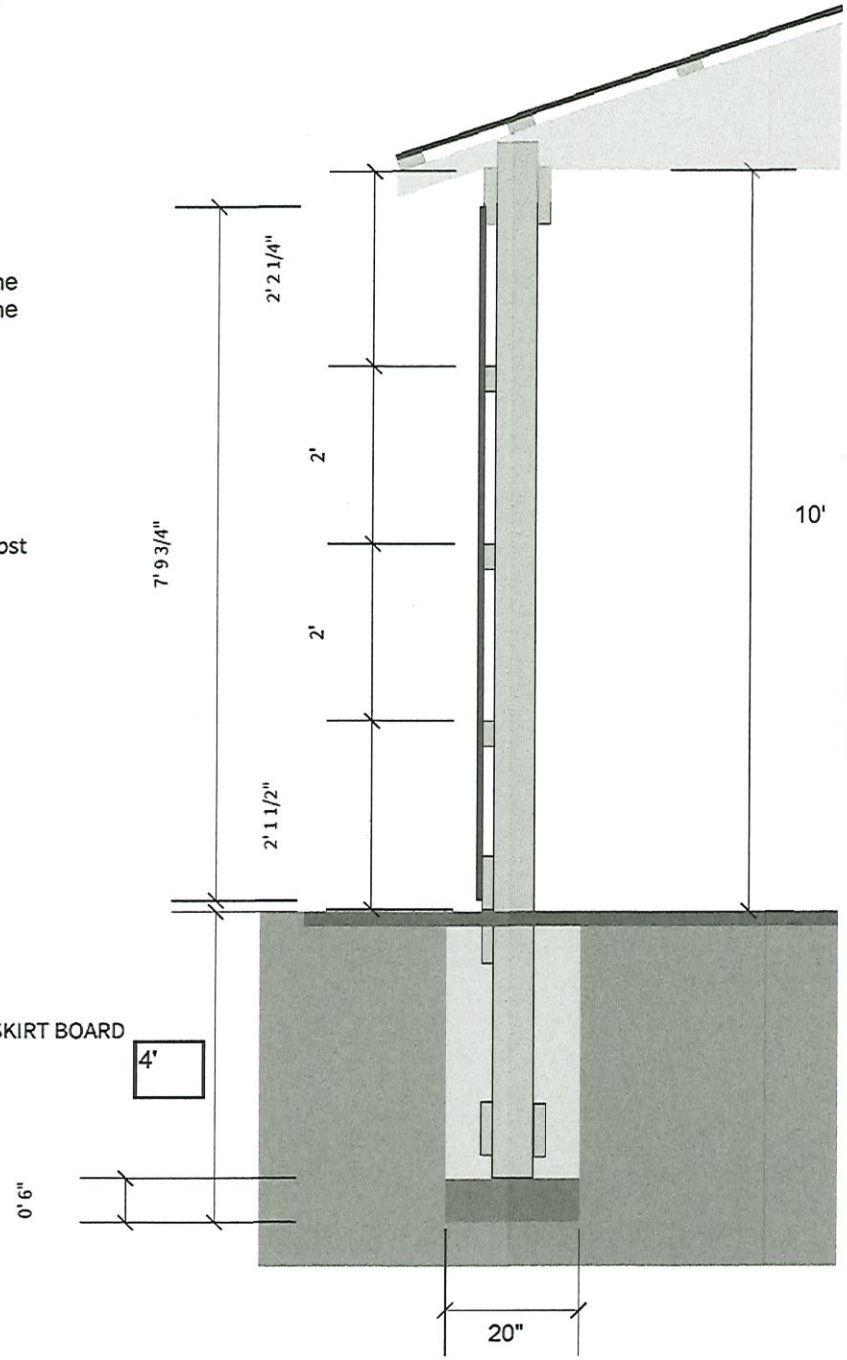
EXTERIOR CARRIER: 2x8 Southern Yellow Pine
INTERIOR CARRIER: 2x8 Southern Yellow Pine

EXTERIOR WALL GIRTS: 2x4 SPF

CORNER POSTS: 3-Ply 2x6 Laminated Post
INTERMEDIATE POSTS: 3-Ply 2x6 Laminated Post

EXTERIOR SKIRT BOARD: (2) 2x8 Treated T&G

SIDING BEGINS 0' 7" ABOVE THE BOTTOM OF SKIRT BOARD



4.0/12 TRUSS SYSTEM
HEEL HEIGHT: 0' 3 15/16"
TRUSS SPACING: 48 IN. O. C.

BRACE PER TRUSS MANUFACTURER'S RECOMMENDATIONS

PLANS REVIEWED BY _____
DATE _____

FOUNDATION NOTES:

POST HOLE: 3' 6" X 1' 6" DIAMETER
FASTENER: (none)
BASE: 80# bag Sackrete
UPLIFT: 2x6 Treated