



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



CITY OF NORTH ROYALTON BOARD OF ZONING APPEALS APPLICATION

1. This request is made for the following property:

<u>4561 Kimrose Lane</u>		<u>Nicholas Gorey</u>	
Address		Occupant, Business or Tenant (if applicable)	
<u>PPN: 487-12-007 487-11-031</u>		<u>HOA Name: None</u>	
Permanent Parcel Number		Letter of Approval Rec'd: Yes or No	
<u>Zoning District</u>		Letter of Denial Rec'd: Yes or No	
<u>Ward No.</u>			

2. Property Owner:

<u>Nicholas Gorey</u>			
Name		Name of Business (if applicable)	
<u>4561 Kimrose Lane</u>		<u>440-539-7065</u>	
Address		Phone	
<u>North Royalton OH 44133</u>		<u>Goreyni@yahoo.com</u>	
City, State and Postal Code		Email (electronic mail)	

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

<u>Nicholas Gorey</u>			
Name		Name of Business (if applicable)	
<u>4561 Kimrose Lane</u>		<u>440-539-7065</u>	
Address		Phone	
<u>North Royalton OH 44133</u>		<u>Goreyni@yahoo.com</u>	
City, State and Postal Code		Email (electronic mail)	

For Office Use Only

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

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.

I am looking to build a pool house along with my new inground pool and patio that have already been approved. Reason for variance is I already have one out building. Looking for approval on 2nd.

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

2nd out building
size sq ft of out building
1st Building 2500
2nd Building 1034

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	 owner Date	 Date
 Property Owner Signature, Printed Name and Title	 owner Date	 Date

7. Written Authority Form (complete this form if you are unable to be present at meeting).
(submit original – do not fax or email)

Signature _____ Date _____

In testimony where of I have hereunto set my hand and official seal at _____,
Ohio on this _____ day of _____, 20____

State of Ohio
County of Cuyahoga

CITY OF NORTH ROYALTON BOARD OF ZONING APPEALS APPLICATION

QUESTIONS RELATIVE TO AREA VARIANCES

Address of subject property: 4561 Kimrose Lane

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;
No

B. Whether the variance is substantial or is the minimum necessary to make possible the reasonable use of the land or structure;
The pool building IS necessary for the equipment for the pool which has already been approved

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 one would be effected.

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;

No

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

No

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.

yes

- 1.) BUILDER/LANDSCAPER TO MAINTAIN POSITIVE DRAINAGE AWAY FROM HOUSE, POSITIVE YARD DRAINAGE ACROSS ENTIRE LOT, AND POSITIVE DRAINAGE TO THE PUBLIC STREET, AS APPLICABLE.
- 2.) THIS PLAN IS FOR HOUSE LOCATION AND LOT GRADING PURPOSES ONLY. HOUSE FOOTPRINT SHOWN IS BASED ON PLANS BY PRESTON C. BUCHTEL AND ADDITIONAL INFORMATION, AS PROVIDED/MODIFIED BY CLIENT. SEE ALSO NOTE 3. CONTRACTOR TO VERIFY ALL HOUSE DIMENSIONS AND ELEVATIONS PRIOR TO CONSTRUCTION.
- 3.) PLAN ASSUMES: 38" FROM GARAGE FLOOR TO FIRST FLOOR (SUBFLOOR), 11'-6 1/2" FROM TOP OF BASEMENT FOOTER TO FIRST FLOOR, 4" THICK BASEMENT FLOOR CONSTRUCTED DIRECTLY ON TOP OF COMPACTED GRAVEL FOOTING.
- 4.) UNDERGROUND UTILITIES ARE SHOWN BASED UPON ACTUAL LOCATIONS OF ABOVE GROUND STRUCTURES AND RECORDS OF OTHERS AS TO UNDERGROUND LOCATIONS, SIZES, AND CONFIGURATIONS. PRIOR TO COMMENCING CONSTRUCTION, CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF UNDERGROUND UTILITIES AS NECESSARY.
- 5.) EXISTING FLUSH PIPE AT END OF WATER LINE IS SHOWN PER RECORD AS-BUILT DRAWINGS. CONTRACTOR SHALL FIELD VERIFY LOCATION PRIOR TO CONSTRUCTION.
- 6.) THE DELINEATED WETLANDS SHOWN HAVE A USACE PRELIMINARY JURISDICTIONAL DETERMINATION NO. LRB-2019-00838 DATED NOVEMBER 14, 2019.

- 7.) RIPARIAN SETBACK VARIANCE PER BZA 19-15 APPROVED ON MAY 23, 2019 BY THE CITY OF NORTH ROYALTON BOARD OF ZONING APPEALS.
- 8.) SUMP PUMP IS REQUIRED FOR BASEMENT FOOTER DRAIN. SUMP PUMP SYSTEM SHALL BE INSTALLED WITH AN EMERGENCY OVERLOAD OUTLET (OPEN TO AIR) IN CASE OF SEWER SURCHARGING.
- 9.) ALL WORK AND MATERIALS SHALL CONFORM TO CITY OF NORTH ROYALTON REQUIREMENTS & SPECIFICATIONS.
- 10.) FOOTER TO BE A MINIMUM OF 3' BELOW NATURAL GRADE.
- 11.) EXTEND FOOTERS TO SOIL BEARING A CAPACITY OF 2,300 PSF
- 12.) THE GRADE AWAY FROM FOUNDATION WALLS SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET.
- 13.) BUILDER AND OWNER HAVE THE RESPONSIBILITY FOR FINAL GRADING AND DRAINAGE.
- 14.) PINS MUST BE SET PRIOR TO ISSUANCE OF OCCUPANCY PERMIT.
- 15.) PROPOSED KIMROSE LANE PAVEMENT EXTENSION SHALL BE FULLY COMPLETED BEFORE OCCUPANCY PERMIT CAN BE GRANTED.
- 16.) ADD 1100' TO PROPOSED ELEVATIONS SHOWN.

4436 AKINS ROAD
P.P.N. 487-11-009
JIMMY E. & CLARICE L. LONG
A.F.N. 201503200632

4571 KIMROSE LANE
PPN 487-11-018
S/L 62

ASHLEY WOODS PHASE II
VOL. 256, PG. 82-83, C.C.M.R.

P.P.N. 487-12-007
NICHOLAS GOREY
A.F.N. 201903140522

P.P.N. 487-12-012
WALTER A. MORRIS JR. & ALDA MORRIS
A.F.N. 199912290442

P.P.N. 487-11-006
ROBERT W. BRAUN
DEED VOL. 14495 PG. 241



DATE	REVISIONS	BY
1/20	PER CITY ENG. REVIEW; ADD SHT. 2 SWP3	D.G.
1/20	COORD. W/PUBLIC IMPROVEMENTS	D.G.
4/20	PER DRIVE RELOCATION	C.K.
6/21	PER PATIO & POOL ADDITION	N.B.

PROPOSED KIMROSE LANE STORM DRAINAGE SYSTEM IMPROVEMENTS

SYMBOL	DESCRIPTION
①	REMOVE 30" STUB (E) BULKHEAD OPENING INSTALL 8" ST. (E) @ INV. 1182.12
②	23' - 8" ST. @ 1.00% GR.
③	PROP. ST. MH. (SEE DETAIL SHT. 2) T.C. 1189.35 INV. 8" (SE) = 1183.12 INV. 8" (NW) = 1183.12
④	38.5' - 8" ST. @ 1.25% GR.
⑤	PROP. CB-2-2A (SEE DETAIL SHT. 2) T.C. 1188.40 WINDOW CUT. 1187.90 INV. 8" 1184.95

TOPOGRAPHICAL SURVEY & IMPROVEMENT PLAN FOR PATIO AND POOL ADDITION MADE FOR COLEEN & NICHOLAS GOREY PART OF P.P. NO. 487-12-007 BEING PROPOSED PARCEL "BB" AND SPLIT AREA "A" NOW IN THE CITY OF NORTH ROYALTON CUYAHOGA COUNTY, OHIO



OWNER: NICHOLAS GOREY
BUILDER: NICHOLAS GOREY
ADDRESS: 4561 KIMROSE LANE
NORTH ROYALTON, OHIO 44133

PARCEL NO.:
PARCEL AREA: 2.9694 AC.
BENCH MARK: TOP OF HYDRANT IN FRONT OF S/L 61.
ELEV. 1190.97

ELEVATIONS:	
GARAGE FLOOR(S):	1191.33
FIRST FLOOR (SUBFLOOR):	1194.50
BASEMENT FLOOR:	1183.29
BOTTOM OF BSMT. WALL:	1182.96

SUMP PUMP REQUIRED FOR BASEMENT FOOTER DRAIN (SEE NOTE 8)

LEGEND

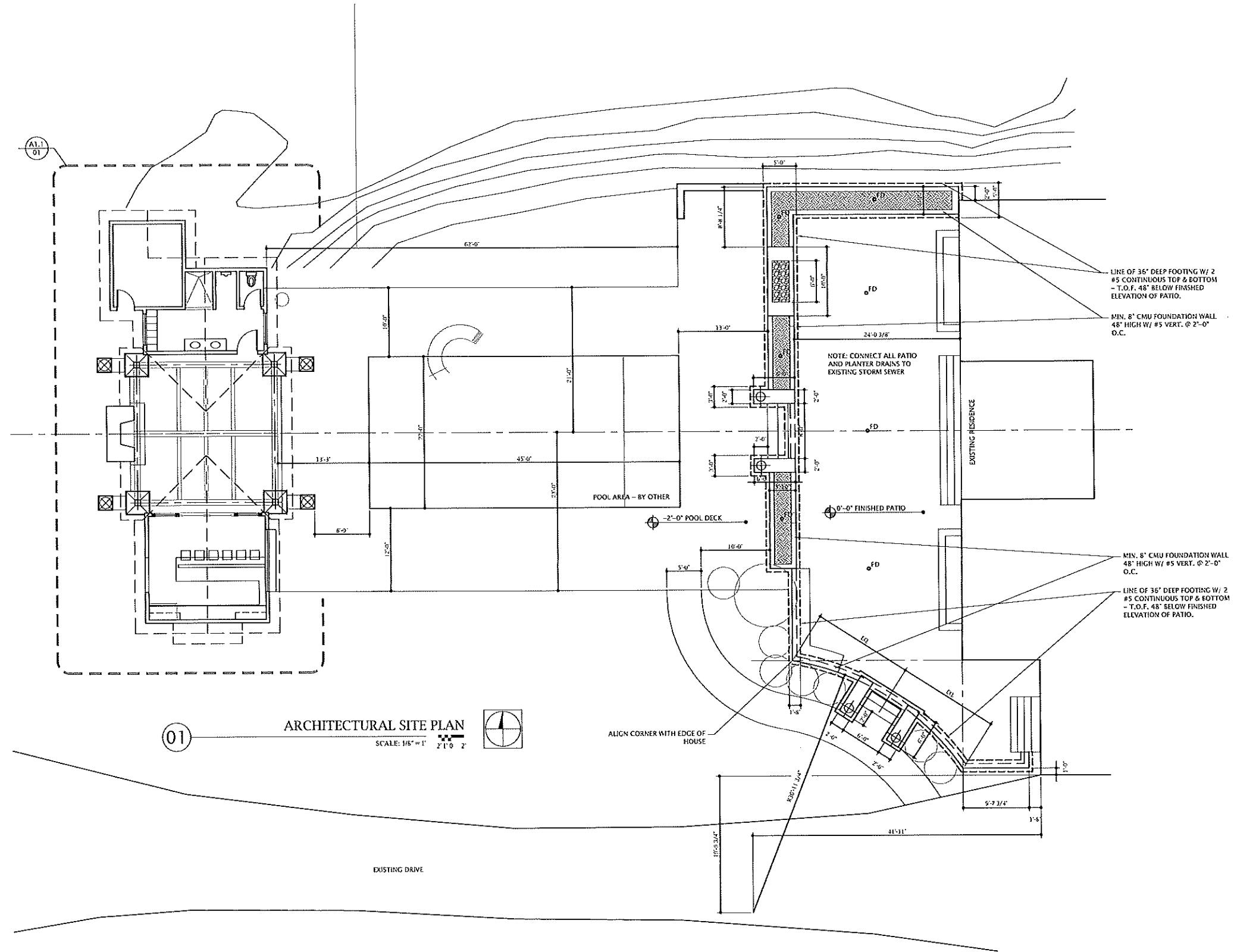
- - INDICATES HUB SET
- ELEVATION INDICATED BY: 100.00 PROPOSED, 900.00 EXISTING
- ▨ - DELINEATED WETLANDS (SEE NOTE 6)
- ▩ - PUBLIC IMPROVEMENTS PORTION (CONCRETE STREET) "UNDER SEPARATE PERMIT" (SEE NOTE 15)
- X - TREE REMOVAL

DONALD G. BOHNING & ASSOCIATES, INC.
CIVIL ENGINEERING & SURVEYING
7979 HUB PARKWAY • VALLEY VIEW, OHIO 44125
PHONE: (216) 642-1130 FAX: (216) 642-1132

HORIZ. SCALE	DATE	FILE NO.	ORDER NO.
1"=30'	DEC., 2019	4936_PlotPlan	4936



SEE SHEET 2/2 FOR EROSION & SEDIMENT CONTROL



DAVID J. MAISON
LICENSE #13098
EXP. DATE 12/31/2021

GOREY RESIDENCE
PATIO & POOL ADDITION
OHIO

DESIGN DEVELOP SEPTEMBER 2021
PROJECT # G0921

A
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ARCHITECTURAL SITE
PLAN



DAVID J. MAISON
LICENSE #13098
EXP. DATE 12/31/2021

GOREY RESIDENCE
PATIO & POOL ADDITION
OHIO

DESIGN DEVELOP SEPTEMBER 2021
PROJECT #:

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FLOOR PLAN

DIMENSION NOTES

THE CONTRACTOR SHALL TAKE FIELD MEASUREMENTS TO VERIFY FIELD CONDITIONS AND SHALL CAREFULLY COMPARE SUCH FIELD MEASUREMENTS, CONDITIONS, AND OTHER INFORMATION KNOWN TO THE CONTRACTOR WITH THE CONTRACT DOCUMENTS BEFORE COMMENCING ACTIVITIES. ERRORS, INCONSISTENCIES OR OMISSIONS DISCOVERED SHALL BE REPORTED TO THE ARCHITECT AT ONCE.

THE CONTRACTOR SHALL NOT SCALE THE DRAWINGS. DIMENSIONS ARE NOT ADJUSTABLE UNLESS NOTED WITH A PLUS/MINUS (+/-) TOLERANCE.

ALIGN MEANS ALIGNMENT OF SIMILAR COMPONENTS OF CONSTRUCTION (I.E. WALLS, JAMBS, ETC.) WHICH ARE ADJACENT OR IN LINE WITH EACH OTHER ACROSS VOIDS.

DIMENSIONS ARE INDICATED AS FOLLOWS UNLESS OTHERWISE NOTED ON THE DRAWING:

COLUMNS - FROM CENTERLINE TO CENTERLINE
METAL STUD PARTITIONS - FROM FACE OF FINISH TO FACE OF FINISH

CONCRETE - FROM FACE OF CONCRETE TO FACE OF CONCRETE
MASONRY - FROM FACE OF MASONRY TO FACE OF MASONRY
EXTERIOR WALL - FROM EXT. FACE OF WALL TO INTERIOR FACE OF FINISH
INTERIOR ELEVATION - FROM FINISHED FLOOR TO FINISHED CEILING

ALL FLOOR TO FLOOR AND CEILING HEIGHTS ARE DIMENSIONED FROM FINISHED FLOOR.

WALLS ARE TO BE CONSTRUCTED WITH PERPENDICULAR INTERSECTIONS U.N.O.

DOORS ARE TO BE INSTALLED 6" FROM HINGE EDGE TO NEAREST INTERSECTING WALL - TYPICAL U.N.O.

PLAN KEYED NOTES

A XXXX
B
C
D
E
F

PLAN GENERAL NOTES

XXXX

DOOR SCHEDULE

DOOR	ROOM	SIZE	MATERIAL	FRAME	GLASS	HARDWARE	NOTES
101	XXX	3'-0" x 6'-8"	WOOD	WD.	TEMP	19	
102	XXX	3'-0" x 6'-8"	WOOD	WD.		15 7 8	
103	XXX	3'-0" x 6'-8"	WOOD	WD.		15 8 10	

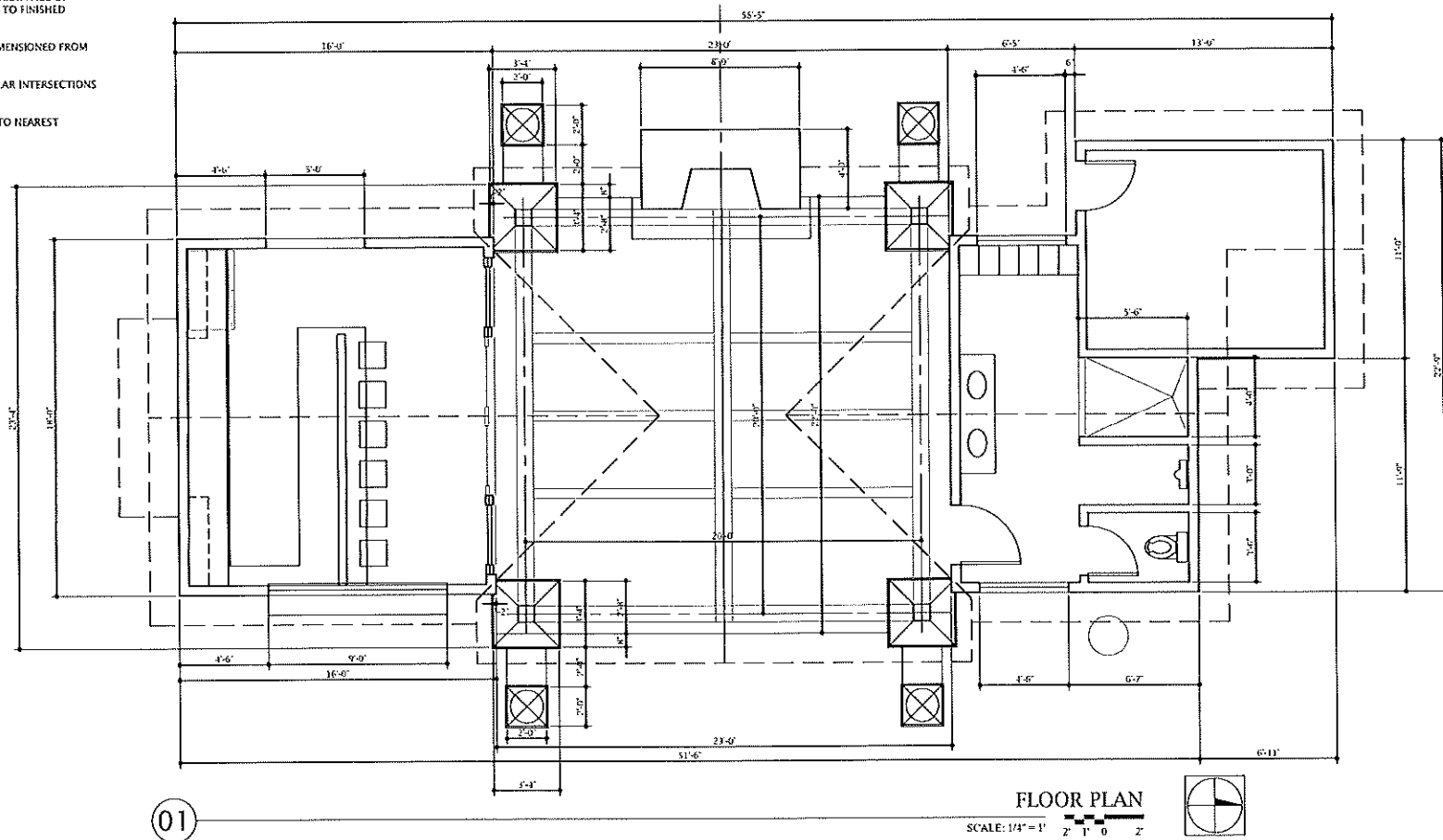
DOOR LEGEND

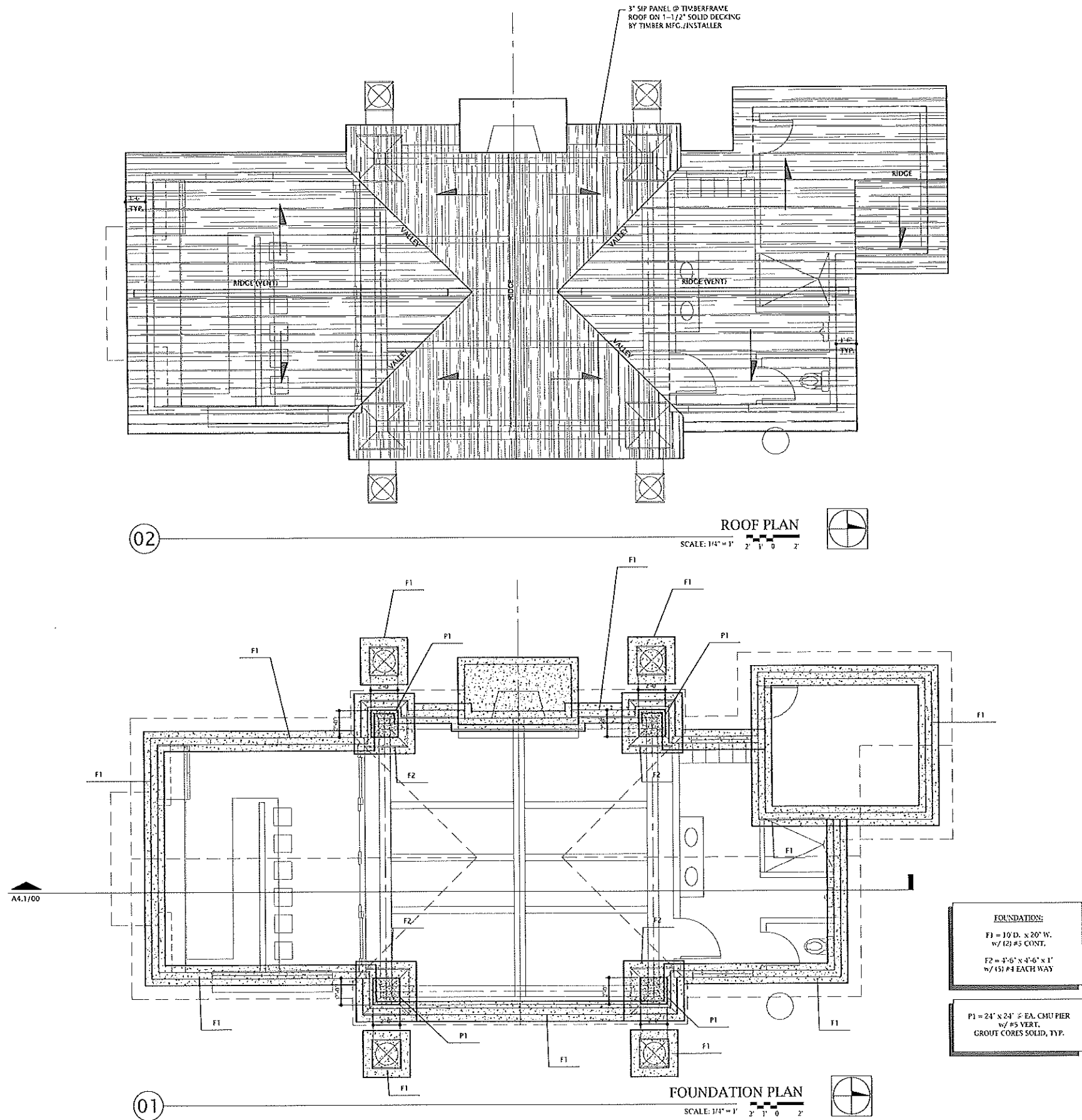
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|---|----------------------|----|-------------------|
| 1 | CORRIDOR LOCKSET | 6 | WALLSTOP |
| 2 | PRIVACY LOCKS | 7 | FLOOR STOP |
| 3 | STORAGE ROOM LOCKSET | 8 | KICK PLATE |
| 4 | PASSAGE SET | 9 | BREAK AWAY LEAVES |
| 5 | OVERHEAD CLOSER | 10 | WEATHERSTRIPPING |

DOOR NOTES:
EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE W/O THE USE OF A KEY OR SPECIAL KNOWLEDGE

WALL LEGEND

- 01 XXX 2x6 WD. STUD WALL @ 16" O.C. W/ BATT INSULATION AND 1/2" GWB ON INTERIOR SIDE
- 02 NEW 2x4 WD. STUD WALL @ 16" O.C. W/ 1/2" GWB ON EACH SIDE TO DECK ABOVE
- 03 NEW 2x4 WD. STUD WALL @ 16" O.C. W/ 1/2" GWB ON EACH SIDE TO 6" ABOVE FINISHED CEILING





DAVID J. MAISON
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GOREY RESIDENCE
PATIO & POOL ADDITION
OHIO

DESIGN DEVELOP SEPTEMBER 2021
PROJECT #: G0421

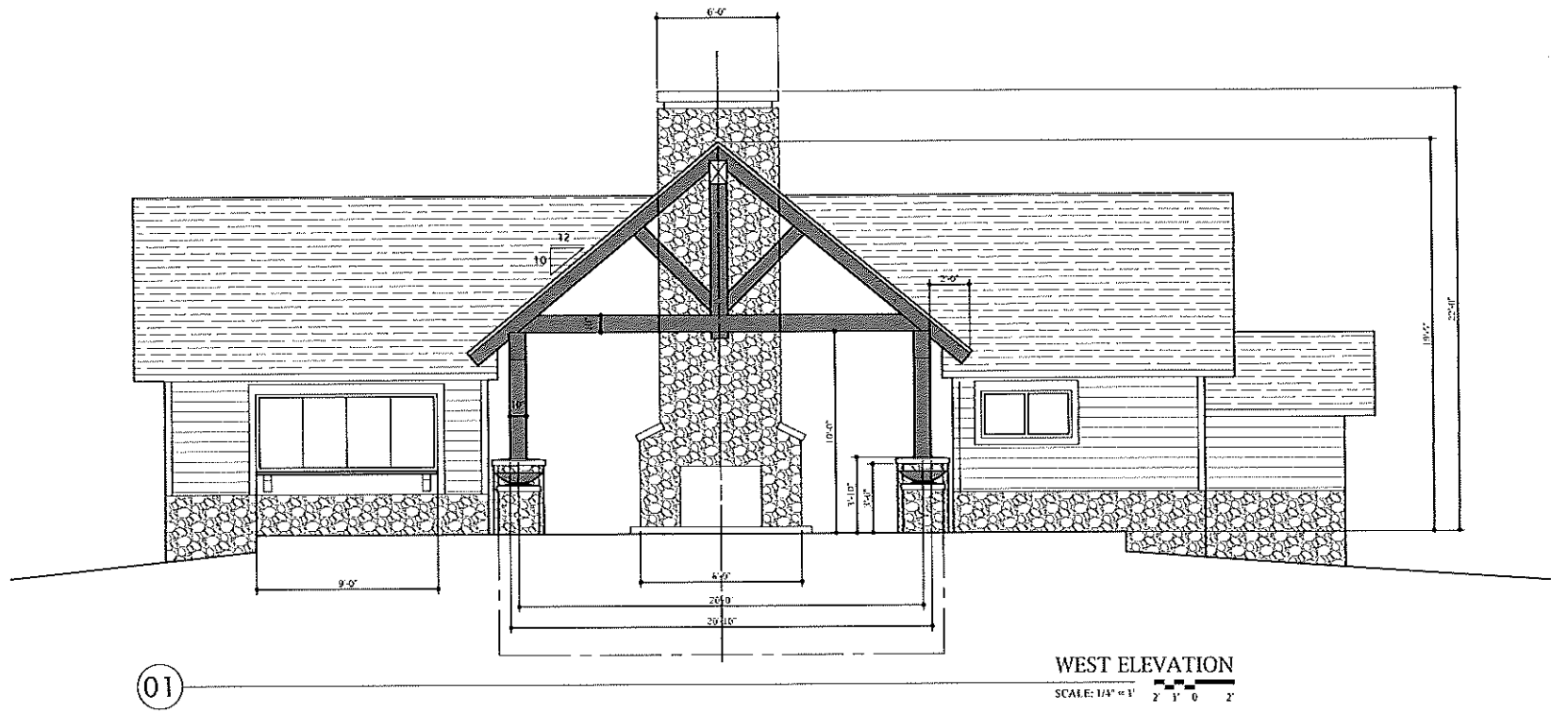
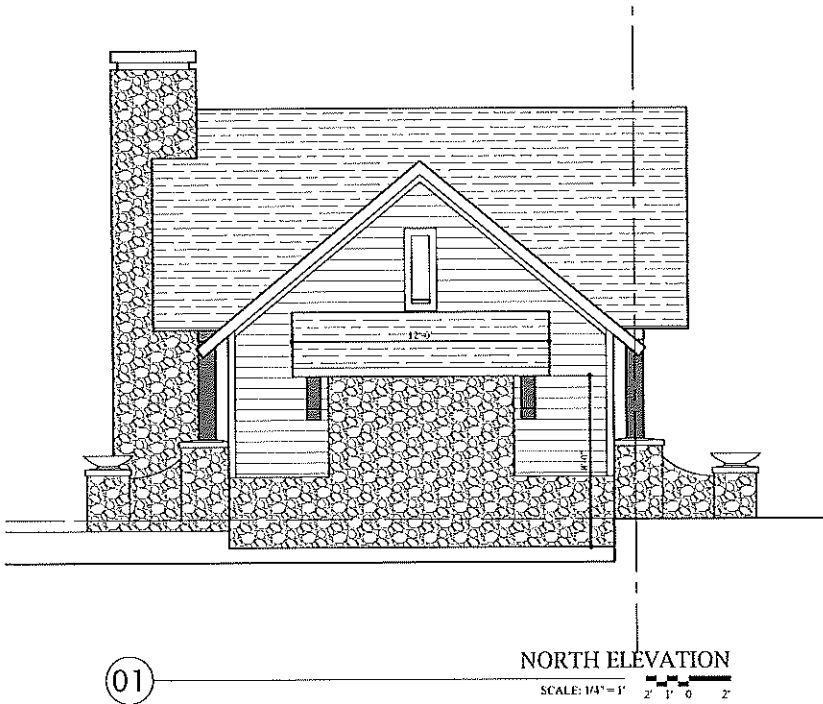
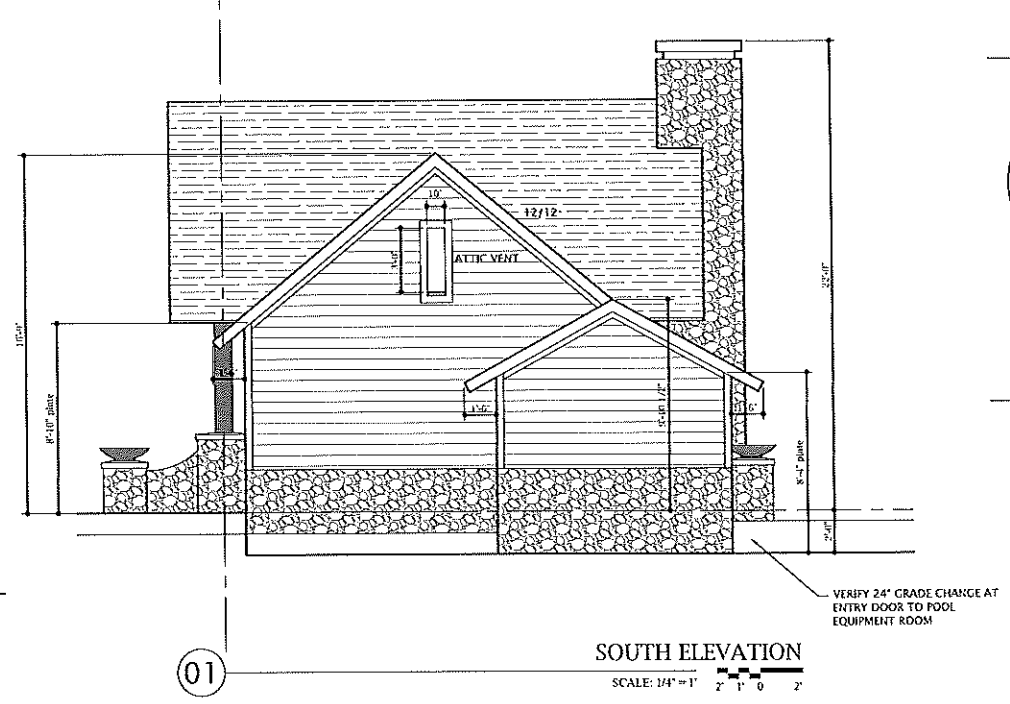
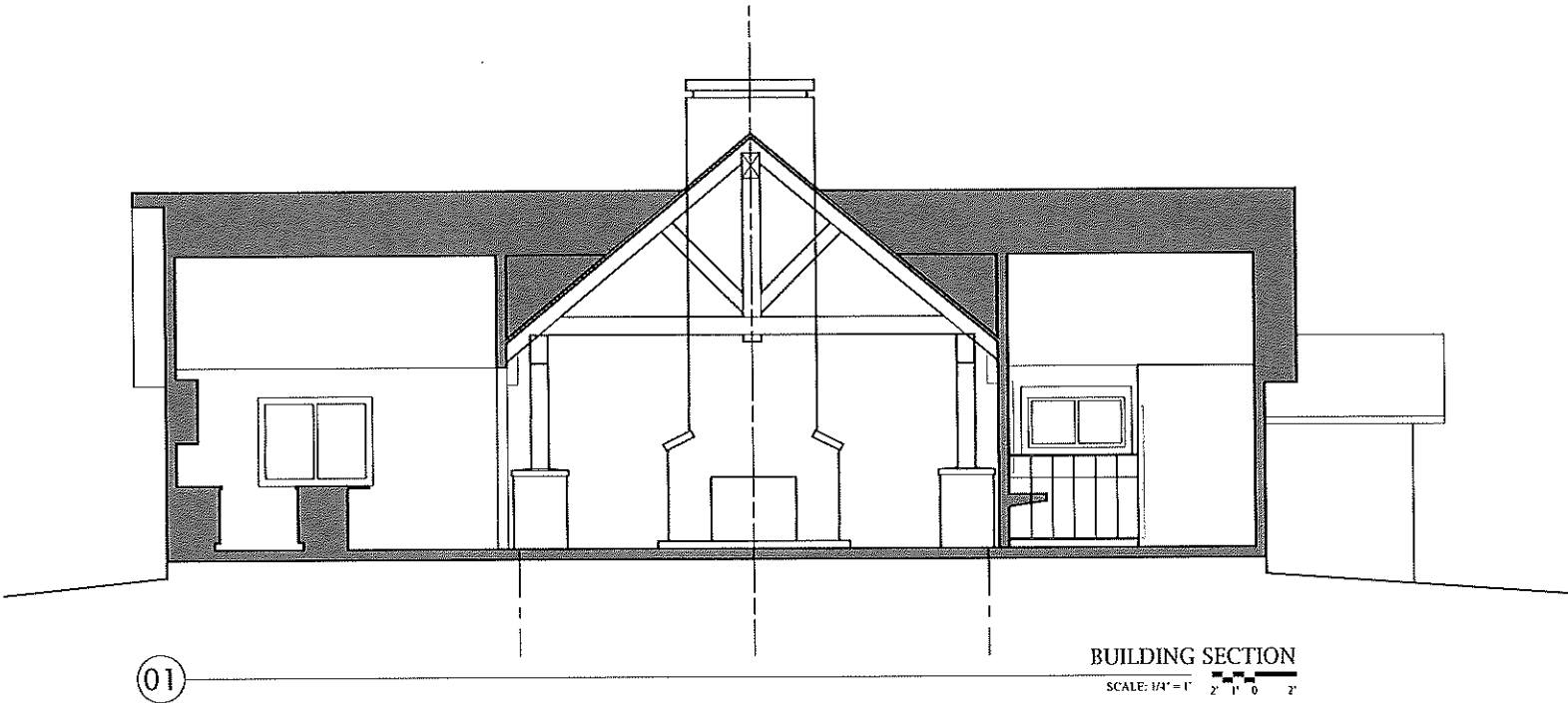
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FOUNDATION &
ROOF PLAN



DAVID J. MAISON
LICENSE #13098
EXP. DATE 12/31/2021

GOREY RESIDENCE
PATIO & POOL ADDITION
OHIO



DESIGN DEVELOP SEPTEMBER 2021
PROJECT #: GOR21

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ELEVATIONS & BUILDING
SECTION