

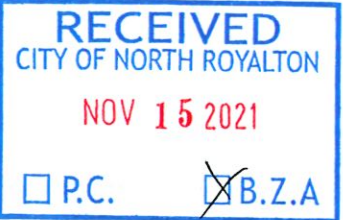


City of North Royalton

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:

8136 Forest Ct

Address

Richard Cumo & Michelle Laskey

Occupant, Business or Tenant (if applicable)

PPN: 48914066

Permanent Parcel Number

R1-A

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:

Richard Cumo & Michelle Laskey

Name

Name of Business (if applicable)

8136 Forest Ct

Address

330.962.5537

Phone

North Royalton, OH 44133

City, State and Postal Code

Richard.cumo@gmail.com

Email (electronic mail)

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

Richard Cumo & Michelle Laskey

Name

Name of Business (if applicable)

8136 Forest Ct

Address

330.962.5537

Phone

North Royalton, OH 44133

City, State and Postal Code

Richard.cumo@gmail.com

Email (electronic mail)

For Office Use Only

11.15.2021
Date Application Submitted

12
Meeting Date Assigned

\$ 75.00
Application Fee

BZA --
Identification Number Assigned

check #101 PNC
Payment Information (date, check number, cash, etc.)

KC
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:

☒ **Area Variance NRO 1264.08(e)(1)** ~~text~~ 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.

Looking for 2 variances one to expand the garage area to 900sqft and one to move the building to 2ft from the property line.

I have a driveway that currently runs along the property line and i would like to keep the driveway lined up and that will also avoid power lines and keep me from having to backfill the property where it's starts to severely slope off and uprooting trees that are a feature of the yard.

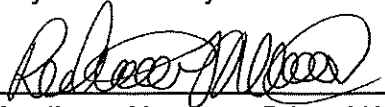
For the larger garage variance, I am an avid car enthusiast and I would like some additional room to be able to store the cars that I like to collect. My collection is of 80's to current sports and super cars. These are in excellent shape and all in excellent running condition.

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 would like a variance to build a 900sqf garage over the 700sqf that I can currently build. I would also like a variance to the side of the yard to 2 ft so that I can line the entrance to the garage to line up with the driveway and avoid power lines and backfilling the yard.

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.

 / Richard M Cumo 11/10/2021
Applicant Signature, Printed Name and Title Date

 / Richard M Cumo 11/10/2021
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, _____ (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: 8136 Forest Ct

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;

If I use the property without the variance to the side of the yard. It will place the garage partially behind the house and not beside it. It will also require the Moving of power lines, removal of trees on the property and require a backfill of the property for the side of the garage because the property drastically slopes at that part of the yard.

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;

This would not alter the neighborhood at all, its in a highly wooded back yard where the only people who would really see it are us and the neighbor next to us where there is currently a privacy fence.

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

Without the variance I would be in the way of the power lines feeding the house.

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;

I dont know if this is true but I do know that the driveway is close to the property line already.

- 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;

There is a slope to the yard that will need to be filled in.

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

Only with moving power lines.

- 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;

No

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

N/A

CITY OF NORTH ROYALTON BOARD OF ZONING APPEALS APPLICATION

QUESTIONS RELATIVE TO USE VARIANCES ONLY

Address of subject property: _____

No variance shall be granted to allow a use not permissible under the terms of this Zoning Code in the zoning district in which the property is located unless the Board finds that the applicant will suffer unnecessary hardship if strict compliance with the terms of the Code is required and such hardship must be demonstrated by clear and convincing evidence as to all of the following criteria:

(Please provide any relevant responsive information, including sketches, drawings, photographs or other exhibits.)

- A. Where the literal application of the provisions of this Zoning Code would result in no economically viable use of the property for any purpose for which the property and not based on conditions created by the owner. (A theoretical loss or limiting possibilities of economic advantage are general hardships, not unnecessary hardships.)

- B. Where other exceptional circumstances or conditions (such as topographic or geological conditions or type of adjoining development) are unique to the property involved and do not apply to other property within the same zone unless the same exceptional circumstances or conditions exists.

- C. Where the granting of a variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the neighborhood in which the property is located.

- D. Where the granting of a variance will not be contrary to the general purpose, intent and objectives of this Zoning Code and the Master Plan of the City of North Royalton.

- E. The variance sought is the minimum which will afford relief to the applicant.

8136 Forest Ct
Building

8136 Forest Ct

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- 📶

- 🧑
- 2D
- 📶

