



# City of North Royalton

Mayor Larry Antoskiewicz

## Board of Zoning Appeals

Dan Kulchytsky Building Commissioner

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### PUBLIC HEARING LEGAL NOTICE

Pursuant to Section 1264.05 of the City of North Royalton Zoning Code, **Notice** is hereby given that the **Board of Zoning Appeals** of the City of North Royalton, Ohio, will hold a public hearing on Thursday, **June 23 2022** at 7:00 p.m. local time in the Council Chambers at City Hall, 14600 State Road.

The Public Hearing will be heard on the question of granting variances from **Chapter 1270.12 “Yards for Accessory Buildings and Uses”**, of the City of North Royalton Zoning Code. Request is being made by Catherine Adinaro Shusky, owner, who is seeking a variance for a proposed addition to a Private Attached Garage at 8176 York Road, also known as PPN: 481-09-020, in the Residential Single Family (R1-A) zoning district. The variance being requested is as follows:

**Variance #1:** Codified Ordinance Section 1270.12 (a)(1) “Yards for Accessory Buildings and Uses”. The applicant is requesting relief from the requirement that a Private Attached Garage not exceed 800 sq. ft. for a dwelling of 1800 sq. ft. or less. The applicant is proposing a 484 sq. ft. addition to a 507 sq. ft. existing Private Attached Garage for a total of 991 sq. ft. Variance request is for 191 additional sq. ft of Private Attached Garage.

Hearings for each variance will be taken in order as set forth in agenda. Hearings generally take approximately ten (10) minutes. All applicants and anyone wishing to be heard on a variance request should be present at the start of the meeting. Plans and specifications and other documentation are on file at the Building Division, City of North Royalton Service Center, 11545 Royalton Road, for review by interested parties.

You can view the meeting live by entering the following link on your phone or computer or you may attend the meeting in person at North Royalton City Hall.

Link: [Northroyalton.org/boardofzoningappeals](http://Northroyalton.org/boardofzoningappeals)

If you would like to be heard on the subject of this application but do not wish to attend the meeting in person, please fill out and submit the attached Public Hearing form with any documents or photographs and return it to the Building Department no later than June 22nd at 12:00 p.m. local time. PLEASE NOTE: THE PUBLIC HEARING FORM MUST BE NOTARIZED IN ORDER TO BE READ INTO THE RECORD.

BOARD OF ZONING APPEALS  
NORTH ROYALTON, OHIO

Kyle Reisz  
Board of Zoning Appeals Secretary  
City of North Royalton, Ohio



# City of North Royalton

Mayor Larry Antoskiewicz

Community Development, Building Division

Dan Kulchytsky Building Commissioner

11545 Royalton Road, North Royalton, OH 44133

Phone: 440-582-3000

## CITY OF NORTH ROYALTON BOARD OF ZONING APPEALS APPLICATION

### 1. This request is made for the following property:

8176 York Road

Catherine Adinaro Shusky & James Shusky

Address

Occupant, Business or Tenant (if applicable)

PPN:

481-09-020

R1-A

1

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:

Catherine Adinaro Shusky

Name

Name of Business (if applicable)

8176 York Road

216-470-0689

Address

Phone

North Royalton, Ohio 44133

cadinaro@yahoo.com

City, State and Postal Code

Email (electronic mail)

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

Catherine & James Shusky

Name

Name of Business (if applicable)

8176 York Road

216-470-0689 (Cathi) 216-233-8549 (Jim)

Address

Phone

North Royalton, Ohio 44133

cadinaro@yahoo.com

City, State and Postal Code

Email (electronic mail)

### For Office Use Only

Date Application Submitted

\$

Application Fee

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

Meeting Date Assigned

Identification Number Assigned

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)** – 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.

Need additional storage space. Current size of garage is insufficient for our storage needs.

The small variance being requested will allow for an expansion of the garage to meet our storage needs

and will allow us to add a garage door in the rear to allow safe access to the back yard.

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

Section 1270(d) restricts size of garage for our property to 800 sq ft. We are seeking a variance of

approximately 200 sq ft. The existing garage is approximately 506 sq ft. We are requesting to extend


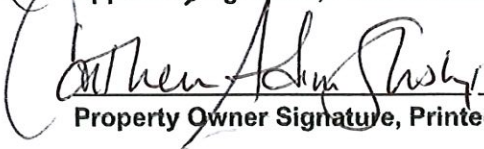
the existing garage back by 22 ft. The resulting garage will be approximately 990 sq ft.

See attached survey with highlighted area.



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.

|   |                          |           |
|---|--------------------------|-----------|
|  | Catherine Adinaro Shusky | 5/22/2022 |
| Applicant Signature, Printed Name and Title                                       |                          | Date      |
|  | Catherine Adinaro Shusky | 5/22/2022 |
| 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: 8176 York Road, North Royalton, Ohio 44133

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;

Current size of the garage is not functional for our needs, resulting in storage of items in front of and behind the garage

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

The variance requested is approximately 200 sq ft and is the minimum necessary to make the garage functional and eliminate the need for outdoor storage.

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 of the property will not be altered. The garage is being extended directly back and will not be viewable from the front of the house. The adjoining properties will not suffer any detriment.

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

no governmental services will be affected.

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;

N/A



- 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;

The property's backyard is not safely accessible along the sides of the house because of steep inclines on both sides. The terrain makes using an accessory building out back impractical for storage because there is no way to transport the items to/from the accessory building.

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

Although an accessory building is permitted, it would not be practical for storage purposes and would infringe on the use, enjoyment, and functionality of the back yard. See answer to question F.

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

The requested variance will not create a nonconforming lot.

- 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.

The zoning requirement will be honored by this request for a small variance. The addition to the garage will not be visible from the front and will allow for internal storage of items that are currently outside.

Additionally, substantial justice will be done by granting this variance and allowing the building of a functional garage for our storage needs.

# McSteen

LAND SURVEYORS

1415 E. 286th Street  
Wickliffe, Ohio 44092  
Wmcsteen.com  
P 800.250.3451 F 800.897.9722



PROPERTY ADDRESS: 8176 YORK ROAD, NORTH  
ROYALTON, OH 44133

DATE: 12/26/17 TIME: 1:10 PM FILE #: 496708

PREPARED FOR: OHIO REAL TITLE AGENCY, LLC  
QUICKEN LOANS INC.

PRESENT OWNER: VIOLET C. RAK REV LIV TRUST

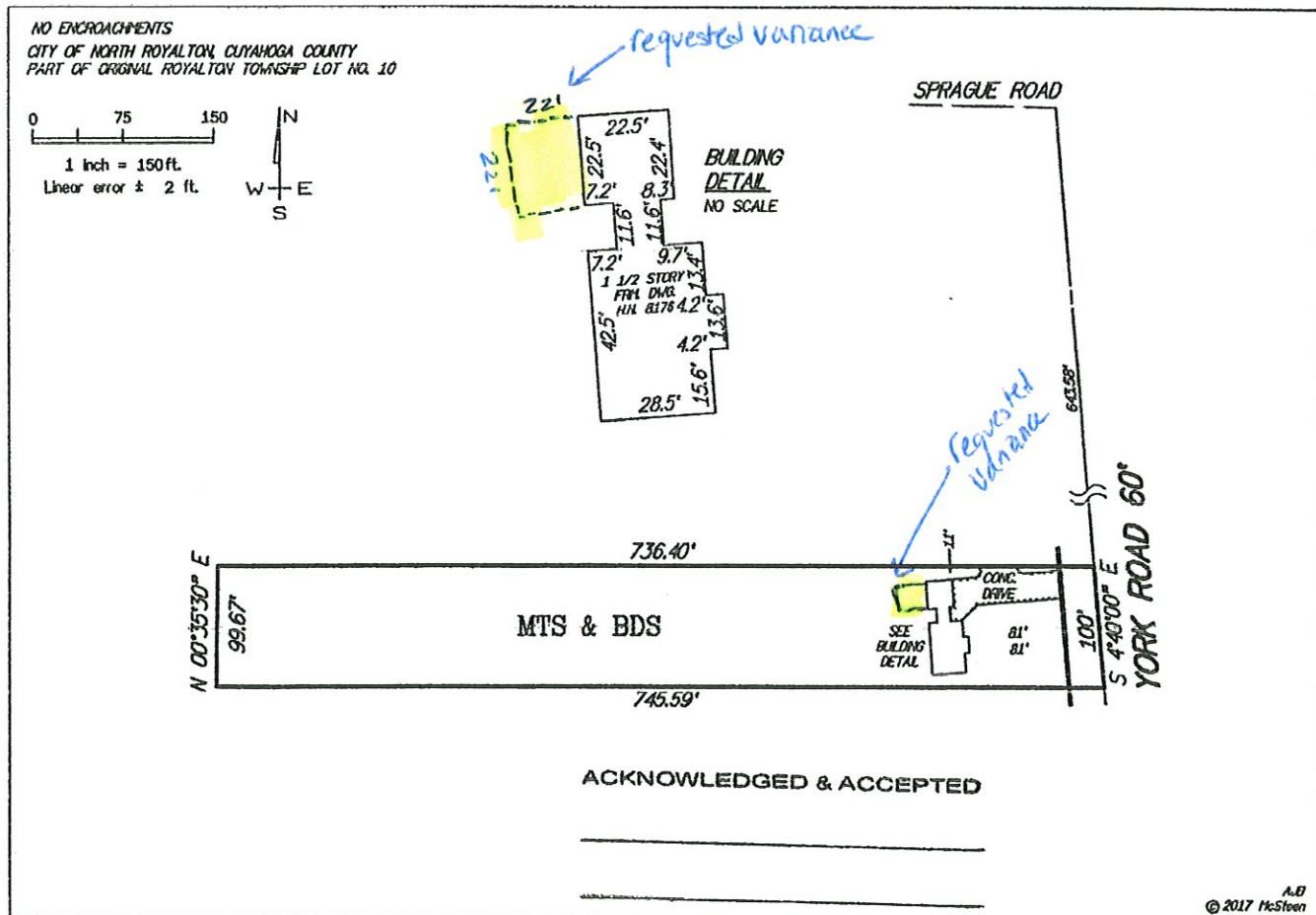
NEW OWNER: ADINARO, CATHERINE

OCCUPIED BY: Vacant

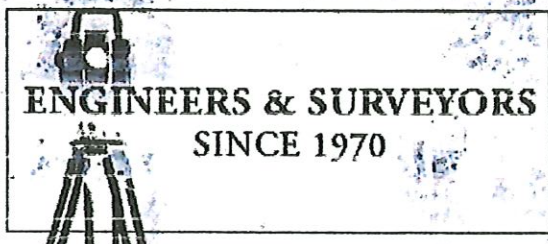
WORK: None Observed

STREET IMPROVEMENTS: None Apparent

TITLE CO. FILE #: 78503



McSteen  
Proudly Surveying all 88 Ohio  
Counties



THIS SURVEY IS A MORTGAGE LOCATION SURVEY PREPARED IN ACCORDANCE WITH CHAPTER 1733.38, OHIO ADMINISTRATIVE CODE AND IS NOT A BOUNDARY SURVEY PURSUANT TO CHAPTER 1733.37, OHIO ADMINISTRATIVE CODE. A MORTGAGE LOCATION SURVEY DOES NOT LOCATE OR DETERMINE BOUNDARY LINES AND IS INTENDED FOR LENDING AND UNDERWRITING PURPOSES ONLY. ANY OTHER USE OF THIS SURVEY IS UNAUTHORIZED, AND THE USER ASSUMES ALL RISK. LIABILITY FOR THIS SURVEY IS LIMITED TO FEES CHARGED IN PREPARATION.