

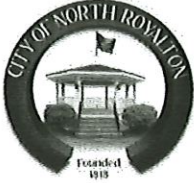
Application for Variance

For storage barn _____

Tim and Kathy Kraynik

10037 Akins Road





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:

10037 Akins Road

Address

PPN: 485-02-012

Permanent Parcel Number

Occupant, Business or Tenant (if applicable)

RR 7 5
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:

Timothy J Kraynik

Name

10037 Akins Road

Address

North Royalton, Ohio 44133

City, State and Postal Code

Name of Business (if applicable)

440-590-5903

Phone

KTkKraynik@aol.com

Email (electronic mail)

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

Timothy J Kraynik

Name

10037 Akins Road

Address

North Royalton, Ohio 44133

City, State and Postal Code

Name of Business (if applicable)

440-590-5903

Phone

North Royalton, Ohio 44133

Email (electronic mail)

For Office Use Only

3.25.22
Date Application Submitted

\$ 75.00
Application Fee

check #3783
Payment Information (date, check number, cash, etc.)

4.28.22
Meeting Date Assigned

BZA22--04
Identification Number Assigned

16
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.

Looking to replace existing 12x10 shed with a pole barn for the purpose of enclosing/securing a Forest River ROCKWOOD ROO 233S EXPANDABLE RV CLASS TRAILER which is 30' long with a height of 11' and width of 13' when open. The size of the pole barn will be 32'x24' with a height of 19' in order to provide a 12' door for the trailer to fit. The square footage of the barn itself will be 768 with a covered 6' porch the entire width of 32' side resulting in an additional 192 square feet.

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

The limit of the square footage for our 1 acre property is 700 square feet so we are requesting a variance be granted to allow the 32x24 foot structure with a paved porch for aesthetics.

We are also requesting that the structure be slightly off center for ease of parking and to block the sight of an abandoned house and another dilapidated property across Martin drive.

CITY OF NORTH ROYALTON BOARD OF ZONING APPEALS APPLICATION

QUESTIONS RELATIVE TO AREA VARIANCES

Address of subject property: 10037 Akins Road

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;

In addition to the trailer we have a 54" zero turn lawn mower, 2 self propelled lawn mowers, a rototiller,
lawn edger and possibly room for a truck that we will be getting to tow the trailer with.

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

If the square footage of the barn is the only consideration we are only over by 68'. But if the porch is
taken into consideration we would be over by 260 square feet.

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;

We plan on matching the colors of the barn to match our house and feel the porch would add some charm
and character to our property as we are planning on having windows and a man door that would be facing
our house.

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

The barn would in no way affect the delivery of any government services.

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;

We are not aware of any existing condition or circumstance to the property.

- 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 are no special conditions and or circumstances that exist which are peculiar to the land involved.

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

The size of the barn has to be the dimensions in order to house the trailer, our yard equipment and towing vehicle and the porch feature is what we think adds to the aesthetics of the barn on the property.

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

We do not think that the variance will create a nonconforming lot.

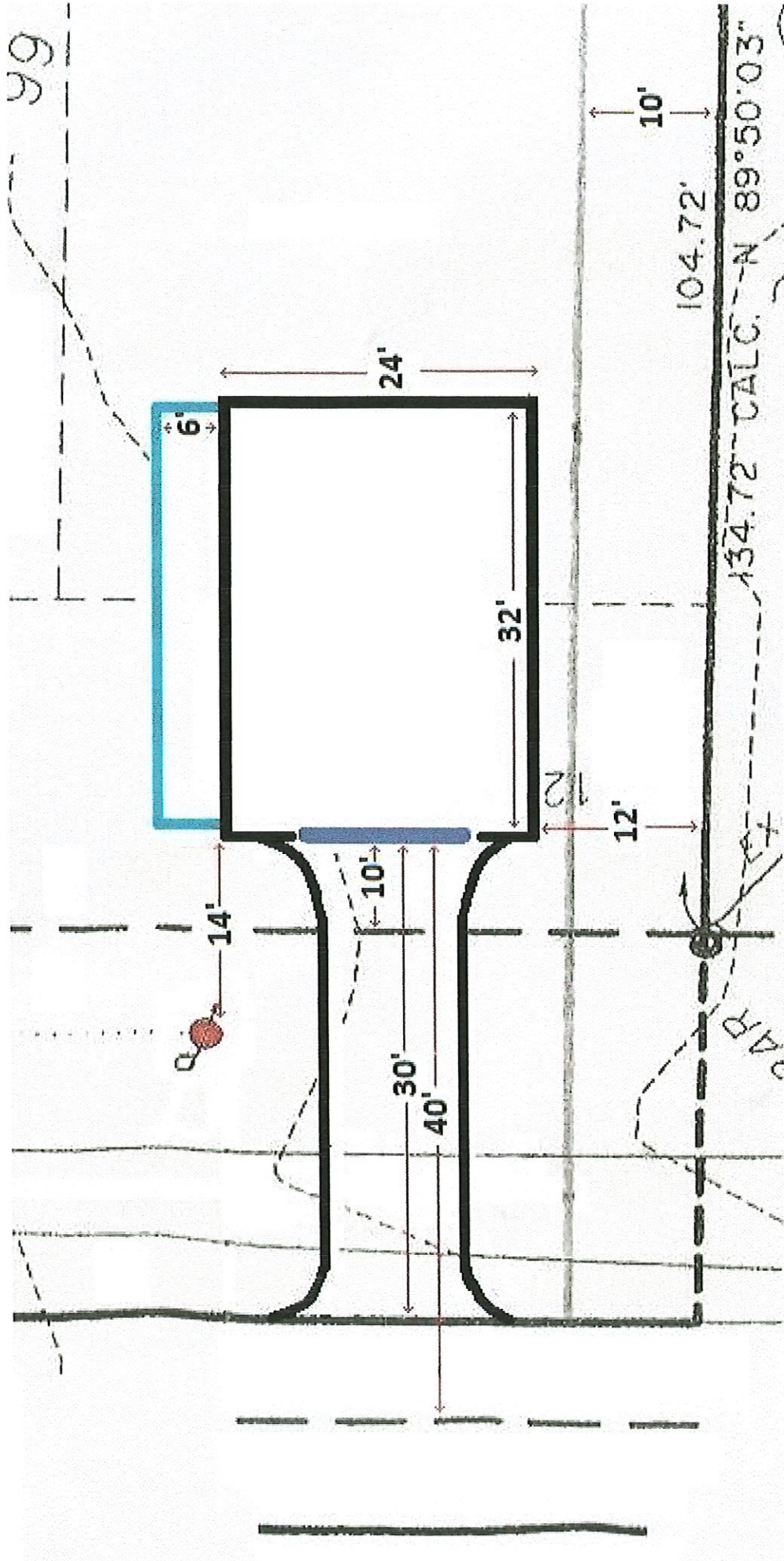
- I. Whether special conditions or circumstances exist as a result of actions of the owner;

There are no special conditions or circumstances.

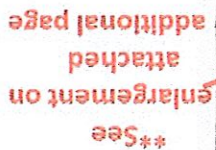
- J. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting a variance.

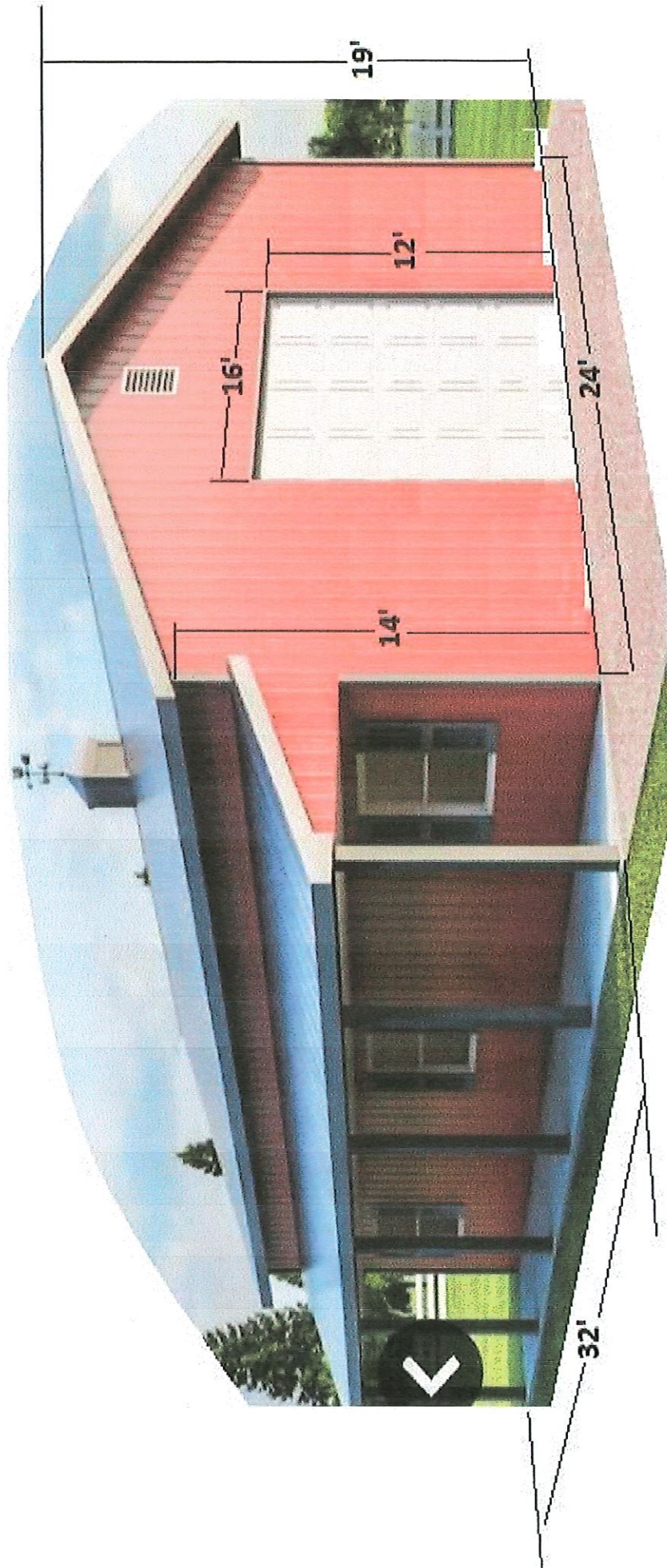
We feel that the barn the spirit and intent behind the zoning requirement would be observed

for 10037 Akins Road



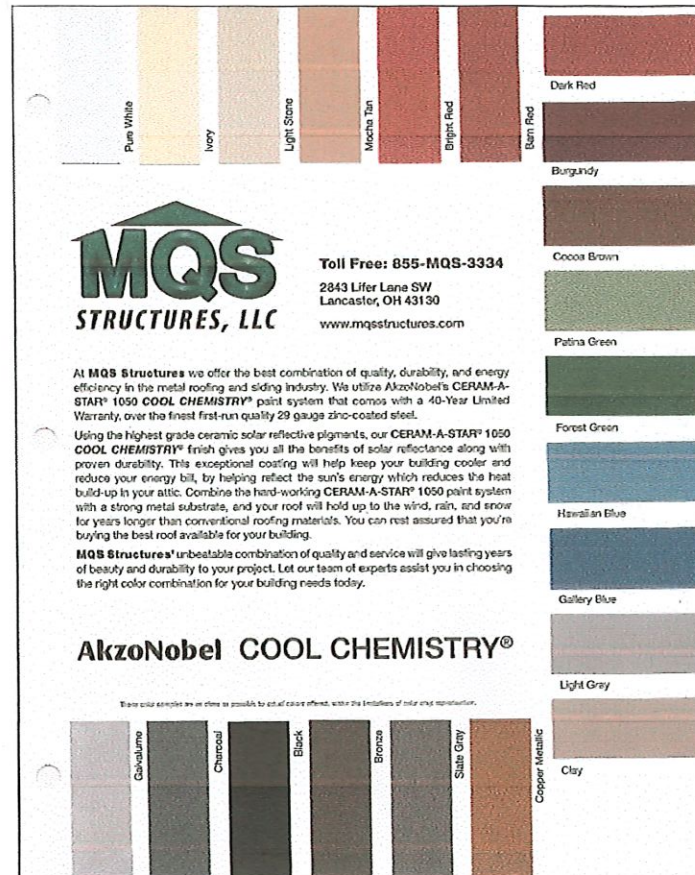
AKINS RD. - 60'







Roof and Siding are 29 gauge painted steel
 -Light Stone Color for the exterior walls
 -Bronze color for the roof
 (Picked colors to compliment/ match the colors of the house)



MQS STRUCTURES, LLC

Toll Free: 855-MQS-3334
 2843 Lifer Lane SW
 Lancaster, OH 43130
www.mqsstructures.com

At **MQS Structures** we offer the best combination of quality, durability, and energy efficiency in the metal roofing and siding industry. We utilize AkzoNobel's CERAM-A-STAR® 1050 COOL CHEMISTRY® paint system that comes with a 40-Year Limited Warranty, over the finest first-run quality 29 gauge zinc-coated steel.

Using the highest grade ceramic solar reflective pigments, our CERAM-A-STAR® 1050 COOL CHEMISTRY® finish gives you all the benefits of solar reflectance along with proven durability. This exceptional coating will help keep your building cooler and reduce your energy bill, by helping reflect the sun's energy which reduces the heat build-up in your attic. Combine the hard-working CERAM-A-STAR® 1050 paint system with a strong metal substrate, and your roof will hold up to the wind, rain, and snow for years longer than conventional roofing materials. You can rest assured that you're buying the best roof available for your building.

MQS Structures' unbeatable combination of quality and service will give lasting years of beauty and durability to your project. Let our team of experts assist you in choosing the right color combination for your building needs today.

AkzoNobel COOL CHEMISTRY®

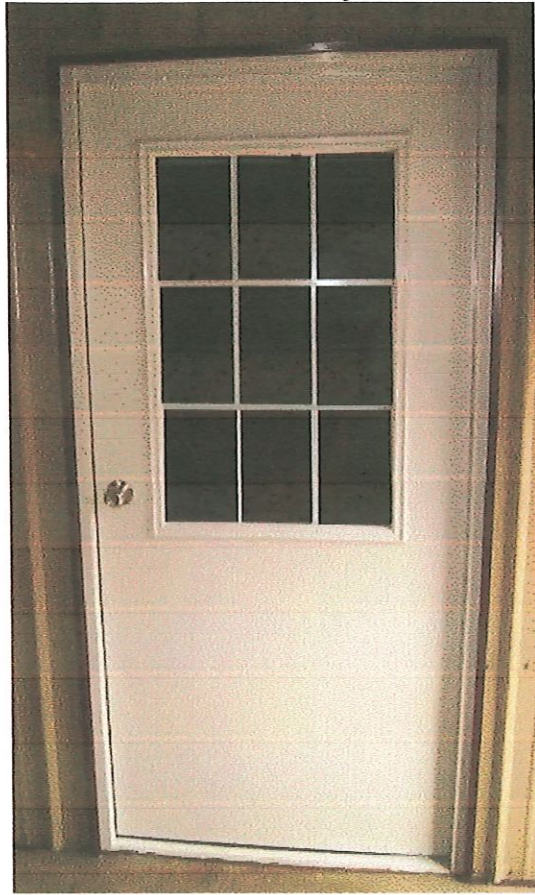
These color samples are as close as possible to actual colors offered, with the limitations of color reproduction.

Color swatches include: Pure White, Ivory, Light Stone, Mocha Tan, Bright Red, Burn Red, Dark Red, Burgundy, Cocoa Brown, Petina Green, Forest Green, Hawaiian Blue, Gallery Blue, Light Gray, Clay, Copper Metallic, Bronze, Black, Charcoal, Galvalume.

16'x12' Overhead Door



6'8' Steel 9-lite Entry Man Door



3 qty 3x4 Single hung Windows

