



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:

Address: 11859 GREYFRIARS CIRCLE Occupant, Business or Tenant (if applicable): JOAN + HORTENSIA FILIP
PPN: 484-24-60 Zoning District: R1-A Ward No.:
Permanent Parcel Number

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

2. Property Owner:

Name: JOAN + HORTENSIA FILIP Name of Business (if applicable):
Address: 11859 GREYFRIARS CIRCLE Phone: 216-272-0071
City, State and Postal Code: N. Royalton, OH 44133 Email (electronic mail): HORTENSIA3075@gmail.com

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

Name: SELF Name of Business (if applicable):
Address: Phone:
City, State and Postal Code: Email (electronic mail):

For Office Use Only

Date Application Submitted: 6.17.22 Meeting Date Assigned: 6.28.22
Application Fee: \$ 75.00 Identification Number Assigned: BZA22--07
Payment Information (date, check number, cash, etc.): check Application Fee Received by: KL

Other Application Fee Information

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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.

Roof over patio at rear of house encroaches rear setback line.
The rear property line is angled and without the variance the patio will be too small for reasonable roof.

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

Rear yard setback encroachment for an addition

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.

[Signature] 1 HORTENSIA R. FILIP 6/17/22
Applicant Signature, Printed Name and Title Date

/ _____
Property Owner Signature, Printed Name and Title Date



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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: 11859 GREYFRIARS CIR. N. Royalton, OH 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;

Yes.

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

Not substantial. The minimum necessary for us to have a nice structure patio to fully enjoy the patio.

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

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;

Rear property line is at an angle

- 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

Approved by: TE Tishak
Date: 6/23/22

Devonshire Homeowner's Association
Building Structure Application

Name: Hortensia + Joan Filip Date 6/22/22
Address: 11859 Greyfriars Cir.
Telephone: 216-272-0071
Sublot #: 484-24-60 PPH

1. Type of Improvement..... Deck ☐ Fence ☐ Storage Bldg ☐
Other (Specify) New patio w/ foundation + roof attached to the house.
2. Total area (or length for fence) _____

3. Type of material to be used (general description):
Concrete for the patio and wood beams, roof material.

4. Roof: Material Same as now black
Color asphalt composite

5. Siding: Material None
Color None

6. Gutters: Color white as existing house

7. Trim: Color white

8. Please list additional features or descriptions if needed:

Please see attached drawing of the project. We are also
applying for a variance of 3 feet with the city of North Reynolds
to have better use of our outdoor space.

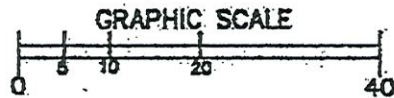
NOTE:
• Denotes Iron Pin Set
■ Denotes Stake Set
— Denotes Direction of Finish Runoff

Elevations Shown = Existing
Proposed

BENCH MARK Elev. = 960.59
Top of hydrant at Sublot No. 72

CONTRACTOR MUST CHECK BENCH MARK WITH
PAVEMENT GRADE BEFORE ANY EXCAVATION
OR WORK IS TO BEGIN.

Top of foundation wall observed to be



OF
SUBLOT NO. 67
DEVONSHIRE WOODS SUBDIVISION PHASE II
RECORDED IN VOL. 261, PG. 46-47
THE CITY OF NORTH ROYALTON
CUYAHOGA COUNTY, OHIO
PERMANENT PARCEL NO. 484-24-60
FOR
W. BISHOP COMPANY

CERTIFICATE:
Iron pin monuments (or stakes) were set at all
points indicated in this map. Dimensions and
elevations are given in feet and decimal parts
thereof. All of which we certify to be correct.

BY
THE HENRY G. REITZ ENGINEERING CO.

BY *P.T. Saylor* SEC. & TREAS.

SCALE 1" = 20'

AUGUST, 1993

APPROVED

ENR. 9-2-93

N. ROYALTON
ENGINEERING DEPT.

DATE

124.81' 959.9
N 41°18'42" E

67

ROOF
OVER SLAB
SLAB
PATIO SLAB

PROPOSED DWLG
FIRST FLOOR
= 964.33
BET. FOOTER
= 954.67

GARAGE
FLOOR
= 963.00

PORCH

LOT FRONTAGE CURVE DATA	
(A)	
Δ = 30°17'10"	
R = 60.00'	
A = 31.70'	
C = 31.33'	
N 79°20'43" W	
(B)	
Δ = 88°25'20"	
R = 20.00'	
A = 23.18'	
C = 21.91'	
N 82°26'42" E	
(C)	
Δ = 20°44'40"	
R = 230.00'	
A = 8.34'	
C = 8.34'	
N 50°16'22" E	

PINS MUST BE SET
PRIOR TO ISSUANCE
OF OCCUPANCY PERMIT

BUILDER AND OWNER HAVE
RESPONSIBILITY FOR FINAL
GRADING AND DRAINAGE.

XTEND FOOTERS TO SOIL BEARING A
CAPACITY ≥ 3000 psf.)

FOOTER TO BE A MINIMUM OF 3'
BELOW NATURAL GRADE

SAN MH FL
ELEV. = 949.0

8" SANITARY SEWER

CONC. WALK

SAN MH FL
ELEV. = 947.4

N 51°18'42" E
Δ = 20°40'00"
R = 200.00'
C = 71.75'
A = 72.14'
N 40°58'42" E

12" WATER MAIN

12" STORM SEWER

STM MH FL
ELEV. = 947.3

GREYFRIARS CIRCLE 60'

HARROW PLACE 60'

