



# City of North Royalton

Mayor Larry Antoskiewicz

## Board of Zoning Appeals

David Smerek Building Commissioner

BZA 22-08

### 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, **September 22, 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 (a) "Size, Location, Setbacks and Height for Accessory Buildings and Private Garages"**, of the City of North Royalton Zoning Code. Request is being made by Daniel Jouriles, who is seeking a variance on a non-conforming use parcel. Applicant is proposing to replace existing detached garage with a new detached garage at 5854-5852 Akins Road also known as PPN: 487-08-010, in Residential Single Family (R1-A) District zoning. The variance being requested is as follows:

**Variance #1:** Codified Ordinance Section **1270.12 (a) "Size, Location, Setbacks and Height for Accessory Buildings and Private Garages"**. Request is for a variance of 400 sq. ft. to allow for relief from the 800 sq. ft. maximum permitted for a detached garage. The applicant is proposing to construct a 1,200 sq. ft. 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 September 16<sup>th</sup> 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

Diane Veverka  
Board of Zoning Appeals Acting 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:

5854-5852 AKins Rd.

Address

Occupant, Business or Tenant (if applicable)

PPN: 487-08-010

Permanent Parcel Number

R1A

Zoning District

Ward No.

HOA Name: no

Letter of Approval Rec'd: Yes or No

Letter of Denial Rec'd: Yes or No

### 2. Property Owner:

Daniel Jouriles

Name

Name of Business (if applicable)

10010 Brookside Cir.

Address

440-390-8493

Phone

North Royalton, OH 44133

City, State and Postal Code

danjouriles@sbcglobal.net

Email (electronic mail)

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

Same

Name

Name of Business (if applicable)

Address

Phone

City, State and Postal Code

Email (electronic mail)

### For Office Use Only

Date Application Submitted

9-22-22  
Meeting Date Assigned

\$ 75.00

Application Fee

BZA 22-08

Identification Number Assigned

Cash

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

[Signature]

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.


Seeking a variance for size of detached garage, on a NON-Conforming Use parcel. According to Cuyahoga County Records (see Attached) property converted to a Duplex on 1-1-1959. Removing existing 20x22' garage and rebuilding a 24'x48' divided garage for to allow space for each unit. Relocate current 14'x18' shed to rear of Lot (see Attached).

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

C.O. 1270.12 Seeking variance of <sup>400</sup>~~380~~ Sq. Ft. on garage construction. Current Lot size is 1.07 Acres.

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.

 Daniel Joviles owner 9-6-22  
Applicant Signature, Printed Name and Title Date

\_\_\_\_\_  
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: 5854 AKins Rd.

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, BUT will not allow garage to 2nd unit of Duplex.

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

Minimal

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, other properties do have larger garages + auxiliary buildings

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;

Property was converted into a Duplex 1-1-1959 prior to City Zoning.

- 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;

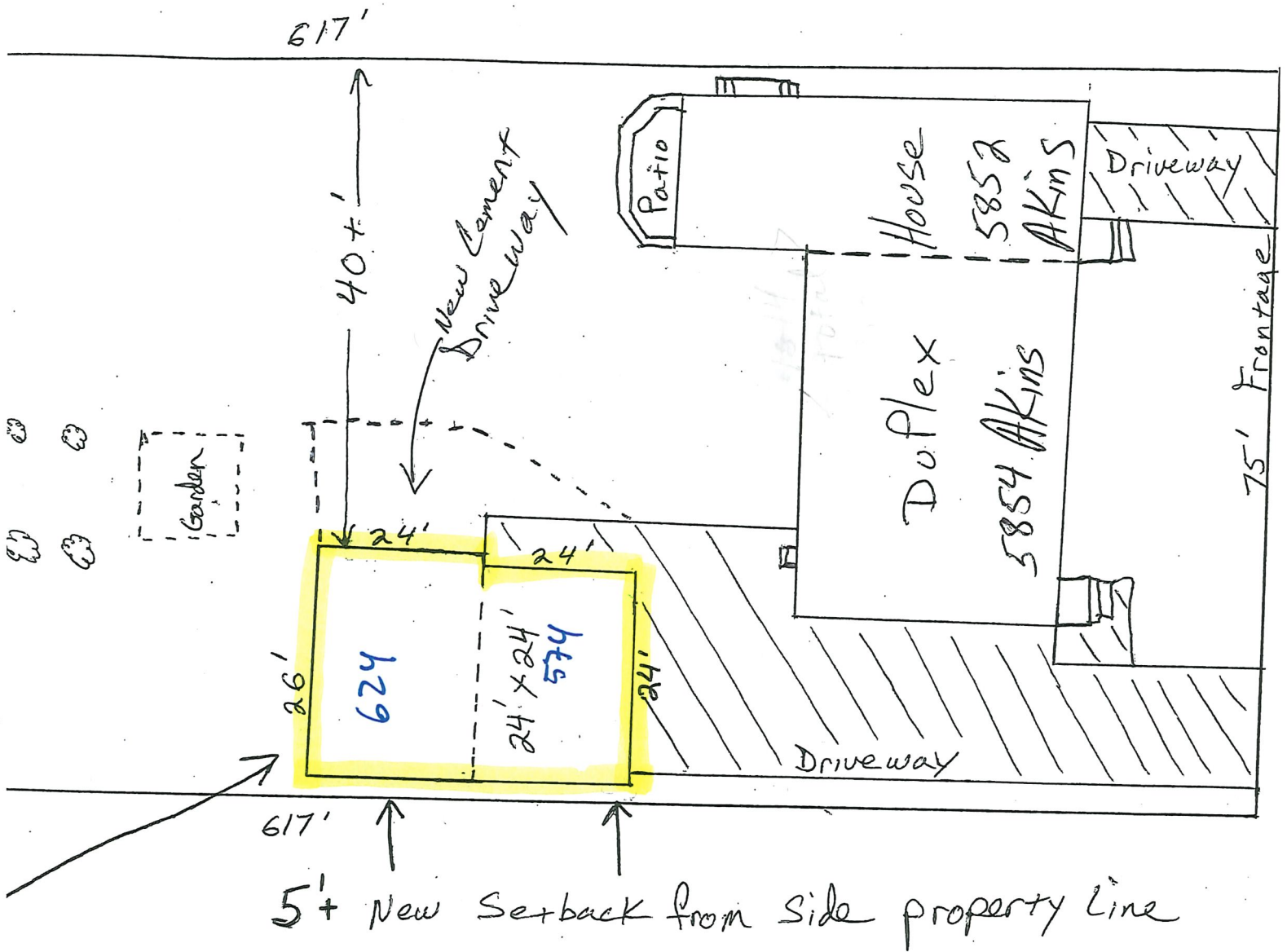
*Currently property is a nonconforming property.*

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

*No, Dwelling converted into a League Duplex 1-1-1959.*

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

*Yes*

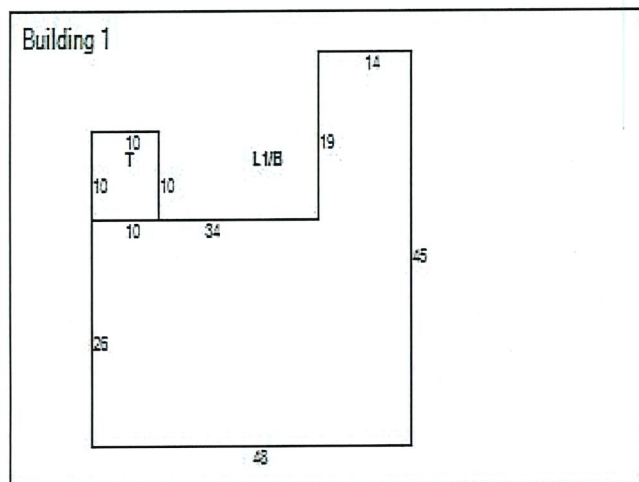


$$24 \times 26 = 624$$

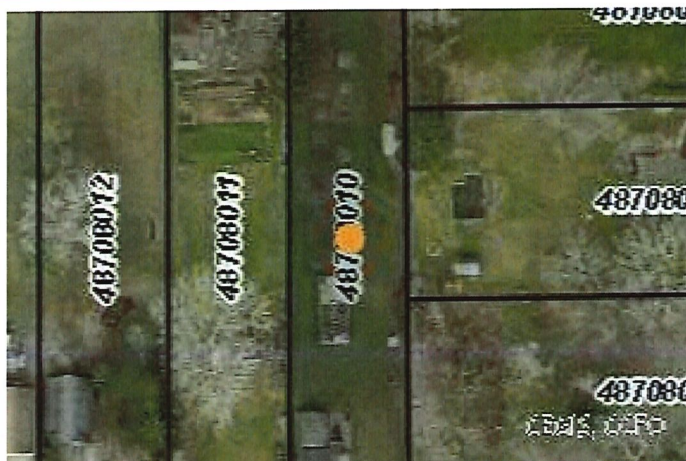
$$24 \times 24 = \frac{576}{1,200}$$

**Owner** JOURILES, DANIEL N  
**Address** 5854 AKINS RD  
 NORTH ROYALTON, OH. 44133  
**Land Use** (5200) R - 2-FAMILY PLATTED LOT  
**Legal Description** 13 AEHOFFMAN EP 2523.88FT E OF CL RIDGE RD 0032 ALL  
**Neighborhood Code** 07209

## SKETCH



## MAP VIEW



## BUILDING INFORMATION

Building Record Number	1	Occupancy	2-FAMILY	Story Height	1
Style	RANCH	Year Built	1957	Exterior Walls	ALUM/VINYL
Condition	AVERAGE	Construction Quality	C / AVERAGE	Roof Type	GABLE
Roof Material	ASPH-SHINGLE	Heat Type	FORCED-AIR	Air Conditioning	NONE
Attic Type	NONE	Basement Type	BASEMENT	Basement Square Feet	1,514
Basement Finished	No	Rooms	8	Bedrooms	4
Bathrooms (Full/Half)	2/0	Garage Type	DETACHED	Garage Capacity	2
Year Garage Built	1961	Garage Size	440	Living Area Basement	
Living Area 1	1,514	Living Area 2		Living Area Upper	
Living Area Total	1,514	Floor Location		Party Wall	

## LAND

Code	Frontage	Depth	Acreage	Sq Ft
PRM	75	614	1	43,560

## VALUATION

2021 Values	Taxable Market Value	Exempt Market Value	Abated Market Value	Assessed Taxable Value
Land Value	\$36,800	\$0	\$0	\$12,880
Building Value	\$144,800	\$0	\$0	\$50,680
Total Value	\$181,600	\$0	\$0	\$63,560
Land Use	5200			TWO FAMILY DWELLING

## PERMITS

Tax Year	Reason	Tax Change	Exempt Change	Percent Complete	Reinspect	Notes
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## IMPROVEMENTS

Type	Description	Size	Height Depth
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## SALES

Date	Buyer	Seller	Price
4/30/1998	Jouriles, Daniel N	Swirynski Louise & Emil	\$99,000
7/18/1988	Swirynski Louise & Emil	Swirynski Louise	\$32,500
7/18/1988	Swirynski Louise	Avis Margaret L	\$0
1/1/1975	Avis Margaret L		\$0

## Taxes

2021 Taxes	Charges	Payments	Balance Due
Tax Balance Summary	\$4,131.48	\$4,131.48	\$0.00



5854 Atkins Rd

8-17-22





5854 Akins

8-17-22





5854 Alins Rd

8-17-22





5854

AKins Rd

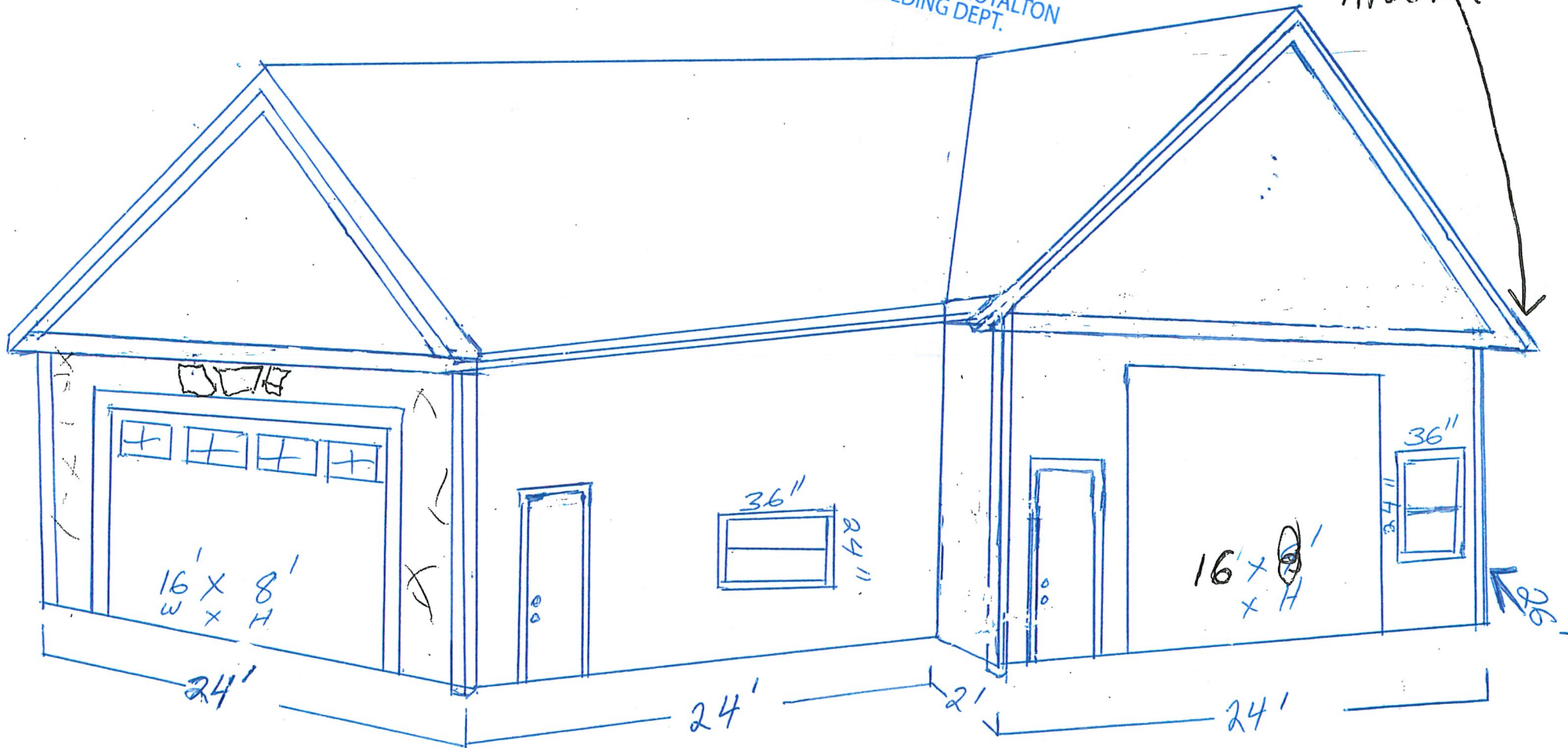
Garage

RECEIVED

AUG 04 2022

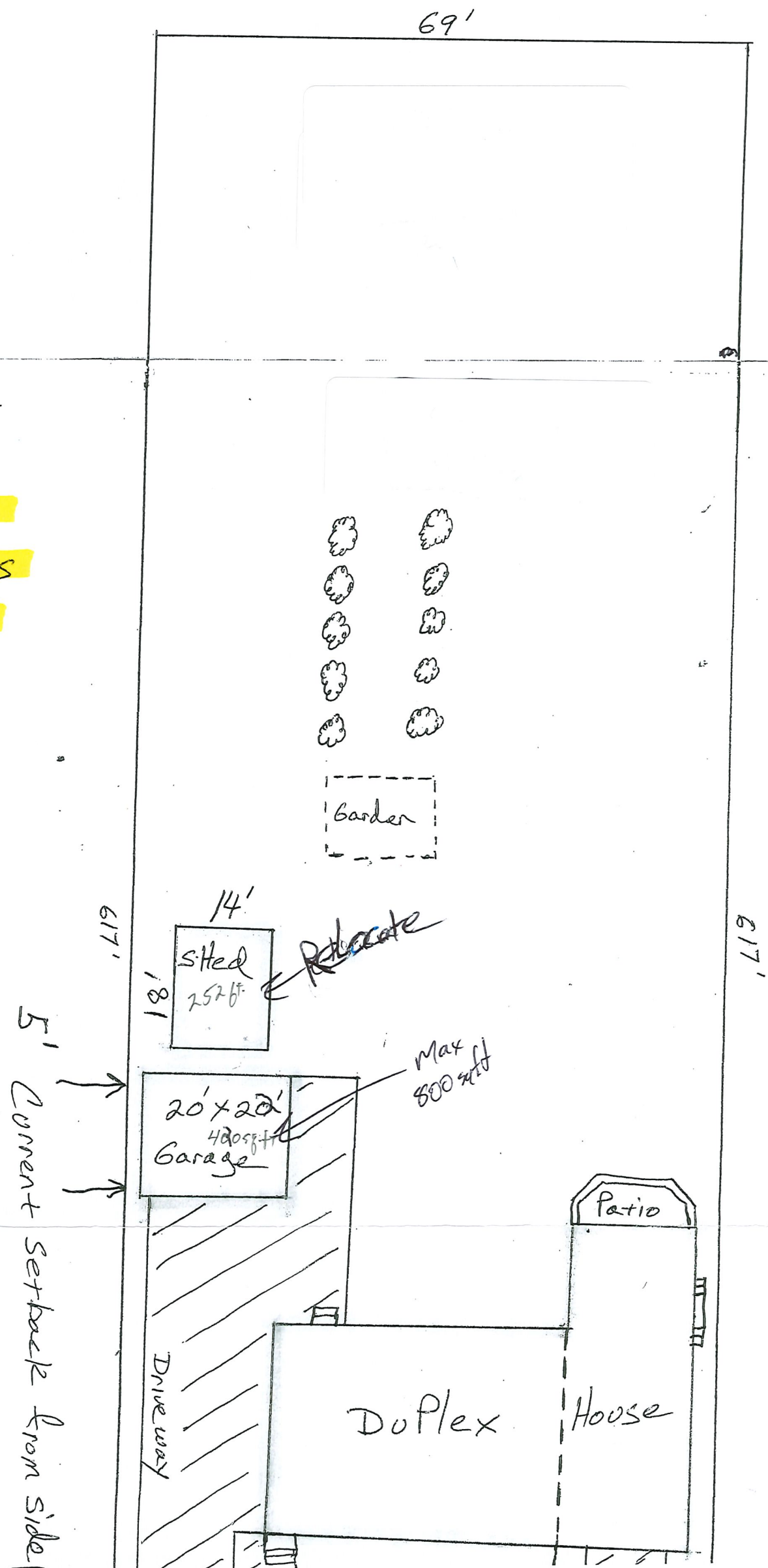
CITY OF NORTH ROYALTON  
BUILDING DEPT.

12" Overhang  
All The Way  
Around





Current  
Structures  
Location



69'

New  
Structures  
Location

New  
Location

14'  
Shed  
252

18 inch footers  
4 inch Pad with Fiber Glass  
18 inch footers  
18 inch rebar in each footer  
standing up every 3 ft tied  
into 16 foot of rebar laying down  
4 inches of stone

25+'  
25+'

Garden

5' + New Setback from Side Property Line

26'  
24' x 24'  
Garage  
24'

40+'

1200 Proposed  
Allowed  
800 sq ft

Patio

Duplex

House

Driveway

Driveway

75' Fronting



5854 Alkins

8-17-22





59

[illegible]



NORTH ROYALTON

## REAL ESTATE APPRAISAL RECORD

SABO ANDREW &amp; ETHEL M

487-8-10

AKINS 75 32 ALL

13 AEOHOFF- EP 2523.88FT E  
MAN OF CL RIDGE RD  
487-8-10 615 810 1 0233A

PURCHASE PRICE 1000

DATE PURCHASED 2-21-55

INFO. FROM TR. BK

GROSS RENTAL

AFFIDAVIT OF COST

NOTICE OF VALUATION

P H O T O

## LAND VALUE COMPUTATION L-190

FEET FRONT	FEET DEEP	% FOR DEPTH	% FOR TRIA.	% FOR C. I.	SIZE FACTOR	19 UNIT	REAPP. VALUE	19 UNIT	REAPP. VALUE
75	583	140.25			105.04	8	840		
EQUALIZED AND ADJUSTED FOR 1960									
75	584	140.15			105.11	10	1050		
1964 RE-APPRAISAL									
75	584	13200			99.00	12	1190		
TOTAL									

LAND  
MEMORANDA

## BLDG. ALTERATIONS, REMODELING OR OTHER CHANGES

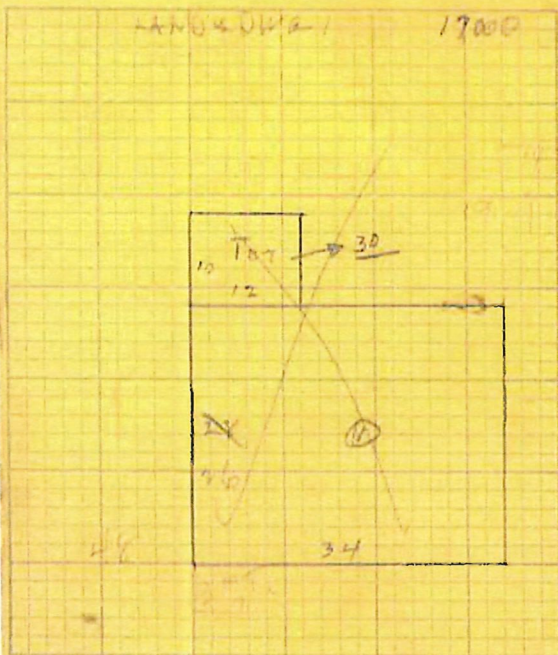
TAX YEAR	PERMIT RECORD OR PETITION NO.	CHARACTER OF CHANGE APPRAISER'S NAME AND DATE	VALUE
		DRUG COMPLETE 1956	
1956	62	KINDAL PAUL 6/21/56	5150
1958	7262	REINSPECT 1959 NOVEMBER 1959 CS 7-22-58	
1959	5948	REMODELED TO 12 ft. from BLANK 6/21/59	
1959		NEW GARD MADE FOR 1959	
TOTAL CHANGES CARRIED FORWARD			

John J. Carney, Auditor, Cuyahoga County, Ohio



NO. 5854 STREET AKINS

## SKETCH OF BUILDING



FRONT

Dwelling or  
Store Card

YEAR

PERMIT RECORD NO.

REINSPECT NO.

PERMIT NO.

DATE OF PERMIT

ESTIMATED COST

YR. BUILT 1955

REMODELED

AGE 1 YRS.

AGE DEP. 3 %

OTHER REMARKS

KIND OF BLDG. DWG - 1 FAM

15 B - FR

STORIES

DIMENSIONS

AREA

FACTOR

19

VALUE

15

34 X 28

952

45

4294

12

12 X 10

120

20

436

X

X

X

X

X

X

X

X

X

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VALUE

REPRODUCTION VALUE OF MAIN BLDG. 10

DEPRECIATED VALUE— 97 % GOOD

OTHER BUILDINGS

WALLS

FLOOR

ROOF

STY.

DIMENSIONS

AREA

FACTOR

REPRO. VALUE

YR. BUILT

%GOOD

GARAGE -0-

X

X

X

X

X

X

INSPECTION RECORD

DATE

19

DUP.

% COMP.—UNFINISHED

VIEWED BY [Signature]

DATE

19

DUP.

% COMP.—VALUE ADDED

APPRAISED BY

DATE

19

DUP.

% COMP.—VALUE ADDED

APPROVED BY SUP.

DATE BLDG. COMPLETED

TOTAL VALUE

CHANGES TO DATE

REVISED VALUE

For 1958  
only

SEE NEW

CARD FOR

1959

5198

5198

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## OCT 59.

OWNER

AVIS EARLEY MARGARET

**PURCHASE PRICE**

DATE PURCHASED \_\_\_\_\_

**INFO. FROM**

**GROSS RENTAL**

### AFFIDAVIT OF COST

## NOTICE OF VALUATION



OWNER

AVIS EARLEY MARGARET

**PURCHASE PRICE**

DATE PURCHASED.

**INFO. FROM**

**GROSS RENTAL**

### AFFIDAVIT OF COST

## NOTICE OF VALUATION

## LAND VALUE COMPUTATION

[illegible]

LAND  
MEMORANDA

**BLDG. ALTERATIONS, REMODELING OR OTHER CHANGES**

[illegible]

John J. Carter, Auditor, Cuyahoga County, Ohio



OCCUPANCY				CONSTRUCTION				SIZE				GRADE				AGE				REMOD'D				COND.				PHY. DEP.				FUNCT. DEP.				REPL. VALUE				PHYSICAL VALUE				ACTUAL VALUE			
DWLG. 2 FAM				1-5 + 12 FR								3410				1957				NO				G				30								11254				7878							
1 GAR				1958				2 CAR				3				1961				NO				G				8								460				419							
2																																															
FOUNDATION				ATTIC & BSMT. FIN.																																											
TILE WALLS				ATTIC FL. & STAIRS																																											
CEMENT BLK. WALLS				FIN. ATTIC AREA																																											
CONCRETE WALLS				FIN. BSMT. AREA																																											
BRICK WALLS				RECREATION RM. BSMT.																																											
STONE WALLS				GARAGE IN BSMT.																																											
PIERS				ROOMS																																											
BASEMENT AREA				BSMT.				1ST.																																							
1/4				1/4				1/4				2ND.				3RD.																															
EXTERIOR WALLS				4TH.				5TH.																																							
SIDING ON SHEATHING				INTERIOR FINISH																																											
SINGLE SIDING				b				1ST				2ND				3RD																															
WOOD SHINGLES				PINE																																											
COMPO. SHINGLES				ENAMELED																																											
STUCCO ON FRAME				KNOTTY PINE																																											
STUCCO ON TILE OR C. B.				HARDWOOD																																											
FACE BRICK VENEER				PLASTER BD.																																											
FACE BR. ON TILE OR C. B.				WALL BOARD																																											
COM. BRICK VENEER				CELOTEX																																											
COM. BR. ON TILE OR C. B.				UNFIN. INT.																																											
SOLID COM. BRICK																																															
STONE VENEER																																															
ASBESTOS SHINGLE				INT. COND.																																											
BLANKET INSULATION				LAYOUT																																											
ROOF INSULATION				HEATING																																											
ROOF TYPE				HOT AIR																																											
HIP				GABLE																																											
MANSARD				FLAT																																											
GAMBREL				VAPOR																																											
ROOFING				AIR COND.																																											
ASPHALT SHINGLE				FLOOR FURNACE																																											
WOOD SHINGLE				PIPELESS FURNACE																																											
ASBESTOS SHINGLE				NO HEATING SYST.																																											
SLATE				OIL BURNER																																											
TILE				COAL STOKER																																											
FLOORS				GAS BOILER																																											
CEMENT				GAS CONV.																																											





# Cuyahoga County GIS Viewer

48708047



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48708003

48708019

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48708025

48708029

48708028

48708004

Cuyahoga County  
**Enterprise GIS**

PUTTING CUYAHOGA COUNTY ON THE MAP  
407.74007

Date Created: 8/5/2022

This map is a user generated static output from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.  
THIS MAP IS NOT TO BE USED FOR NAVIGATION.