



City of North Royalton

Mayor Larry Antoskiewicz

Board of Zoning Appeals

David Smerek Building Commissioner

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, **October 20, 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 "Residential Districts"**, of the City of North Royalton Zoning Code. Request is being made by Dan and Jessica Jindra, who are seeking a variance for a proposed single-family home at **18511 Ridge Road** also known as PPN: 486-04-018, in Rural Residential (RRZ) District zoning. The variance being requested is as follows:

Variance #1: Codified Ordinance Section 1270.08 "Front Yards of Developed Blocks."

Requires a minimum front yard setback of 173 feet due to the average setback distance of the existing buildings on either side of the lot. Request is for a variance to increase the setback by 610 feet more than the specified setback requirement.

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

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 16th 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

Ian Russell
Board of Zoning Appeals Secretary
City of North Royalton, Ohio

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 for variance approval for front yard setback. See attached "lot fit plan" and front elevation from final styles. Property was purchased earlier this year to build dream home without consideration of this setback as 3 parcels over (see attached aerial) is set back at least double the variance we are requesting. Also both direct parcels north & south have been told of plan and didn't object. Requesting total setback of 783' less the 173' driveway for a total of 610' Added request setback variance.

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

1270.08 - Front Yards of Developed Blocks
1270.11 - Yards for irregular lots.

See attached lot fit plan, house plans & Lucas County aerial view of like approved ~~var~~ variance.

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] / DAN JENDRA 9/14/22
Applicant Signature, Printed Name and Title Date

[Signature] / DAN JENDRA 9/14/22
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: 18511 RIDGE 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;

No

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

Yes the size of the house will not fit properly without the variance.

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;

Absolutely Not. Zoned RR2 not a neighborhood. No detriment with either adjoining properties as already discussed

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

Not applicable for water or sewer as it is well and septic. Garbage collection will be taken to street

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;

Yes lot is an "L" shaped property and needs
the full width to build dream home.

- 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

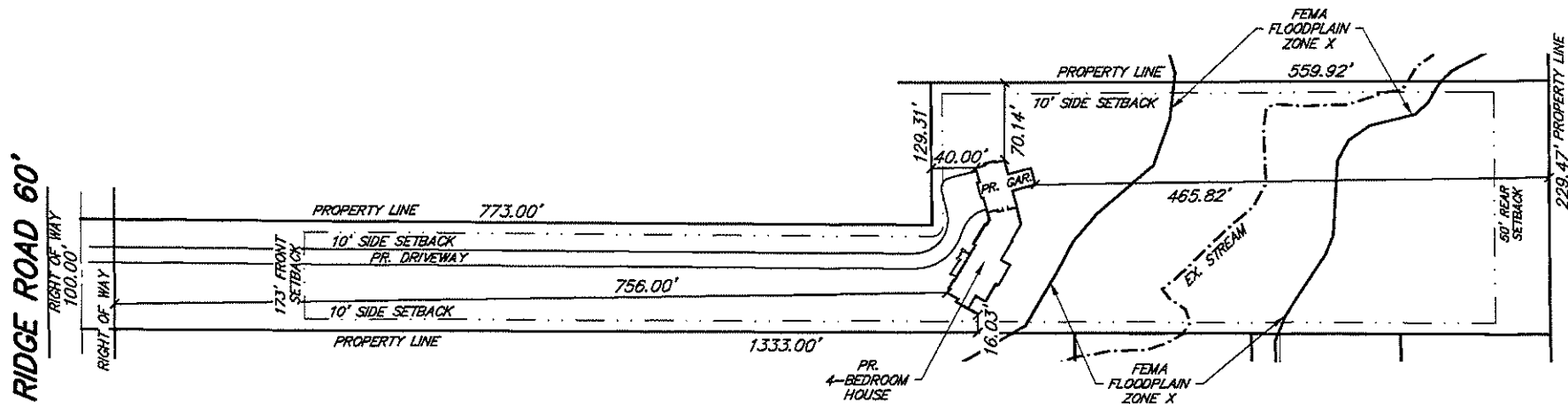
VARIANCE SKETCH

18507 Ridge Road

Situated in the City of North Royalton,

County of Cuyahoga, State of Ohio

PPN: 48604018



GRAPHIC SCALE



(IN FEET)

1 inch = 100 ft.

Lewis Land Professionals, Inc.
Civil Engineering & Surveying
8691 Wadsworth Rd. Suite 100 Wadsworth, Ohio 44281
Phone: (330) 335-8232
www.landprosinc.com

PROJ. No. 22-061 DRAWING NAME 22-061.dwg

DATE	DESCRIPTION	BY
3/2/22	OFF PLAN	KAS
3/2/22	VARIANCE SKETCH	KAS

LOT FIT PLAN

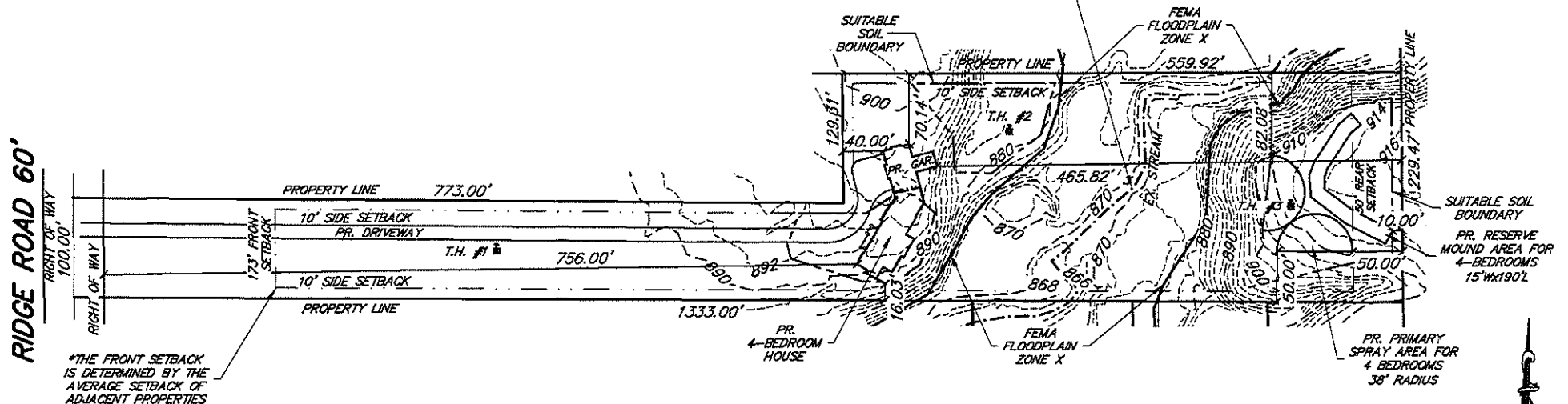
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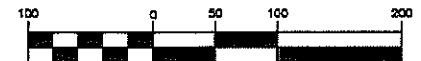
NOTE:
A SEPTIC FORCE MAIN WILL NEED TO BE
BORED UNDER THE FLOODPLAIN & STREAM
FROM THE HOUSE TO THE PRIMARY SPRAY
AREA SHOWN. BEDROCK MAY BE PRESENT,
AND BORING THROUGH BEDROCK MAY BE
REQUIRED. ADDITIONALLY, A TEMPORARY
UTILITY CROSSING PERMIT FROM THE ARMY
CORPS OF ENGINEERS IS REQUIRED TO CROSS
THE STREAM WITH INSTALLATION EQUIPMENT
AND A WETLAND DELINEATION MAY BE
REQUIRED BY THE ARMY CORPS OF ENGINEERS.



*THE FRONT SETBACK
IS DETERMINED BY THE
AVERAGE SETBACK OF
ADJACENT PROPERTIES

*NOTE:
A VARIANCE IS REQUIRED BY THE CITY OF
NORTH ROYALTON TO BUILD A HOUSE IN
THE LOCATION SHOWN ON THIS PLAN.

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

NOTES:

1. PROPOSED SEPTIC AREAS ARE SIZED FOR A 4-BEDROOM HOUSE.
2. TOPOGRAPHIC INFORMATION SHOWN IS FROM THE CUYAHOGA COUNTY GIS WEBSITE.
3. SETBACKS SHOWN PER CITY OF NORTH ROYALTON ZONING CODE FOR THE RRZ RURAL RESIDENTIAL DISTRICT.
4. SEE SOIL EVALUATION PERFORMED BY CONSERVATION SCIENCE, LLC DATED 2/10/2022.
5. THIS IS A PRELIMINARY PLAN AND NOT INTENDED FOR CONSTRUCTION. A SEPTIC SYSTEM PLAN AND LOT IMPROVEMENT PLAN WILL NEED TO BE PROVIDED TO THE REVIEWING GOVERNMENT AGENCIES IN ORDER TO GET CONSTRUCTION PERMITS.
6. LEWIS LAND PROFESSIONALS, INC. MAKES NO GUARANTEE THAT A HOUSE PLAN AND/OR SITE PLAN (INCLUDING DRIVEWAYS, PORCHES, DECKS, SIDEWALKS, ACCESSORY BUILDINGS, POOLS, PONDS, AND WALKOUTS) WHICH EXCEED THE BUILDING ENVELOPE SHOWN, OR GREATER THAN 4 BEDROOMS, WILL BE APPROVED FOR CONSTRUCTION.

DATE	DESCRIPTION	BY
3/28/22	LOT FIT	RAS

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Civil Engineering & Surveying

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Phone: (330) 335-8232

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PROJ. No. 22-061 DRAWING NAME 22-061.dwg

Parcel

Address

48604018 | JINDRA, DANIEL J. & JESSICA A. | 18507 RIDGE RD | NORTH ROYA

