



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, **March 23, 2023** 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 of variances to **Chapter 1270 "Residential Districts"**, of the City of North Royalton Zoning Code. Request is being made by Kristina Hegedeos and Dave Cebula for a garage addition at 8442 Royalhaven Drive, also known as PPN: 482-05-051, in Residential R1-A District zoning. The variances being requested are as follows:

Variance #1: Codified Ordinance Section 1270.05 "Schedule of Area, Yard, and Height Regulations." Variance request to allow garage addition to encroach 2'-1" into required 10' side yard setback.

Variance #2: Codified Ordinance Section 1270.12(a) "Size, Location, Setbacks, and Height for Accessory Buildings and Private Garages." Code allows for a dwelling under 1,800 sq. ft. to have an attached garage up to 800 sq. ft. in size. Variance request is for 240 additional sq. ft. to construct a 1,040 sq. ft. attached garage addition.

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: [Board of Zoning Appeals Website](#)

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 March 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

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



City of North Royalton

Mayor Larry Antoskiewicz

Community Development, Building Division

David Smerek, 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:

8442 Royalhaven Drive

Address

PPN: 482-05-051

Permanent Parcel Number

Occupant

Occupant, Business or Tenant (if applicable)

R1-A #1

Zoning District Ward No.

HOA Name: N/A

Letter of Approval Rec'd: Yes or No

Letter of Denial Rec'd: Yes or No

2. Property Owner:

Kristina Hegedeos

Name

8442 Royalhaven Dr.

Address

North Royalton Oh 44133

City, State and Postal Code

Name of Business (if applicable)

440-476-1424

Phone

dmc dmc24@AOL.com

Email (electronic mail)

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

Kristina Hegedeos and Dave Cebula (husband)

Name

Name of Business (if applicable)

Address

Phone

City, State and Postal Code

Email (electronic mail)

For Office Use Only

02/21/2023

Date Application Submitted

03/23/2023

Meeting Date Assigned

BZA23-04

Identification Number Assigned

\$ 75.00

Application Fee

Check # 3348

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

IR.

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.

We own 2 classic cars and 2 vehicles that we drive daily. We would like to park all four vehicles in the garage to keep the integrity of the neighborhood. Dave needs space to keep tools and work on these vehicles. Kristina also paints and does crafts and would utilize the extra garage area for these (hobbies) as well as extra storage since there is no basement.

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

Owner is requesting 2 variances. Variance #1 is a request to allow the attached garage to be 1,190 square feet which is 390 square feet larger than allowed by section 1270.12 which allows a residence up to 1,800 square feet to have a garage no larger than 800 square feet.

The Owner is also asking for a variance to section 1270.05, sideyard setback requirements of 10'-0". Owner is requesting a 2'-1" variance on the south side of the property to allow the new garage addition to be at 7'-11" from the current property line.

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.

Kristina Hegedeos Kristina Hegedeos / owner
Applicant Signature, Printed Name and Title

2-20-2023
Date

David M Cebula DAVID M CEBULA - HUSBAND

Kristina Hegedeos Kristina Hegedeos / owner
Property Owner Signature, Printed Name and Title

2-20-2023
Date

David M Cebula DAVID M CEBULA - HUSBAND

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

N/A

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: 8442 Royalhaven Dr.

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;

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

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;

No

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

No because there isn't anywhere else on the property that the structure can be built

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

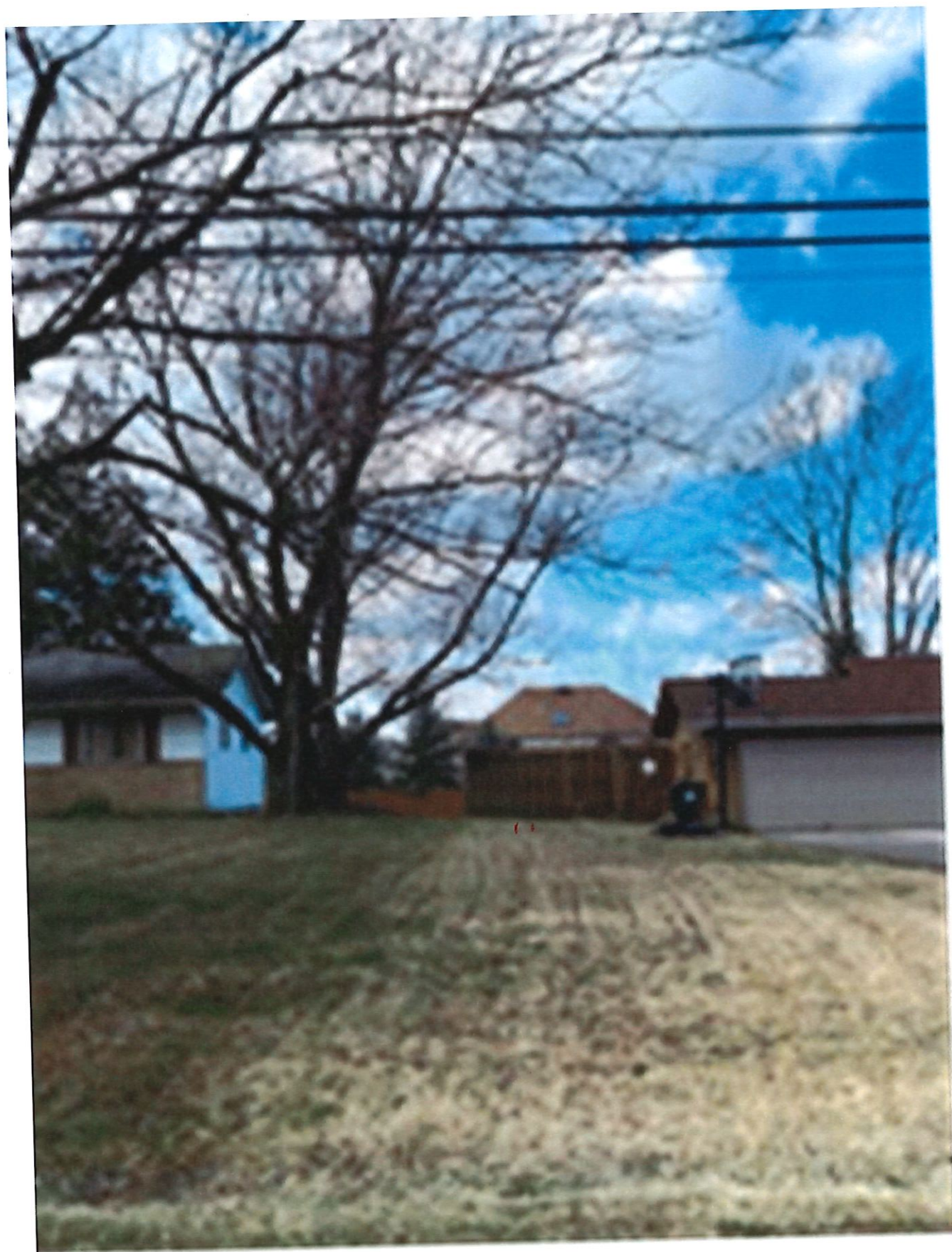
No

- 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 we are trying to stay within the zoning by requesting the variance







Cuyahoga County GIS Viewer



Date Created: 2/21/2023

Legend

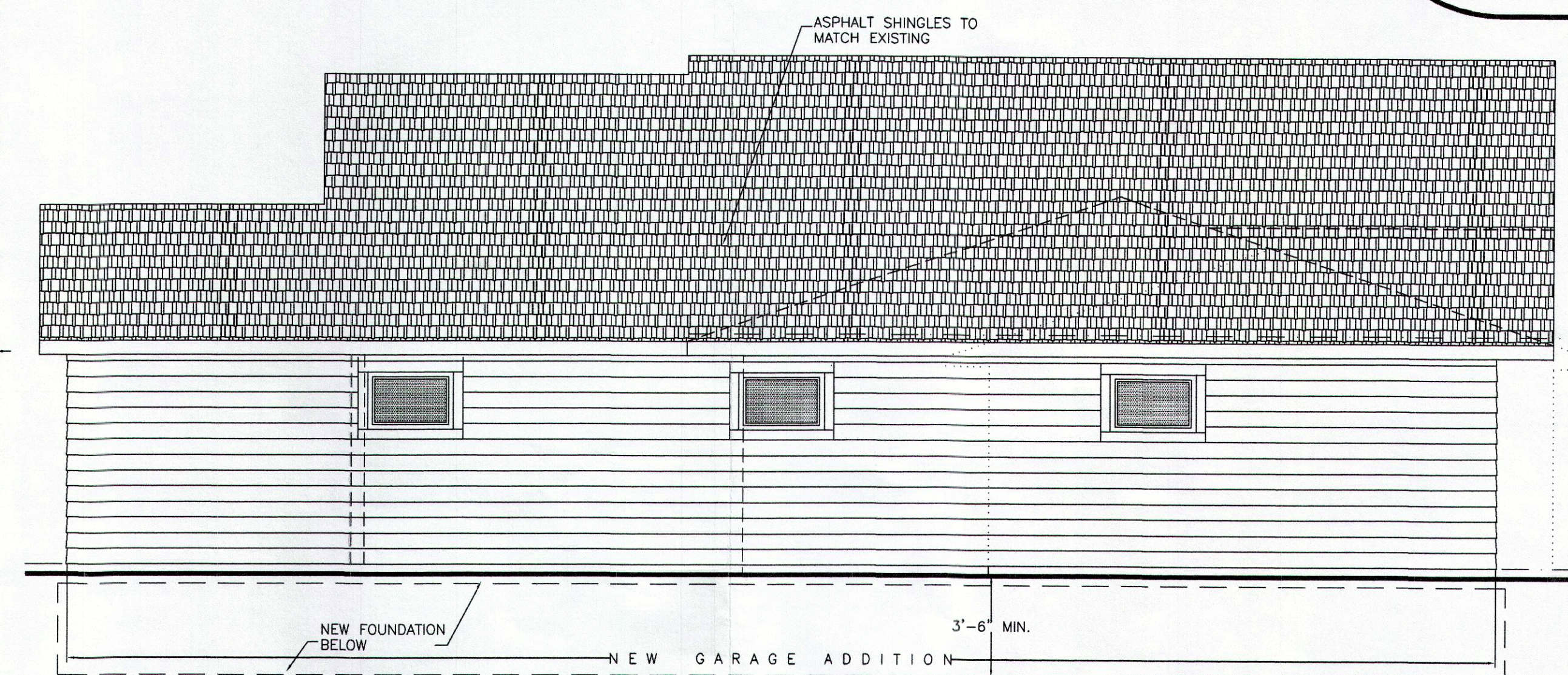
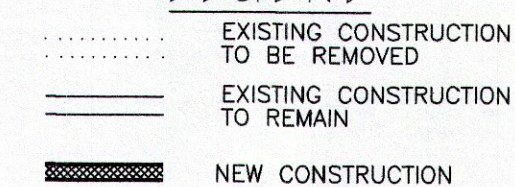
- Municipalities
- Right Of Way
- Platted Centerline
- Parcel

138 0 69 138 Feet

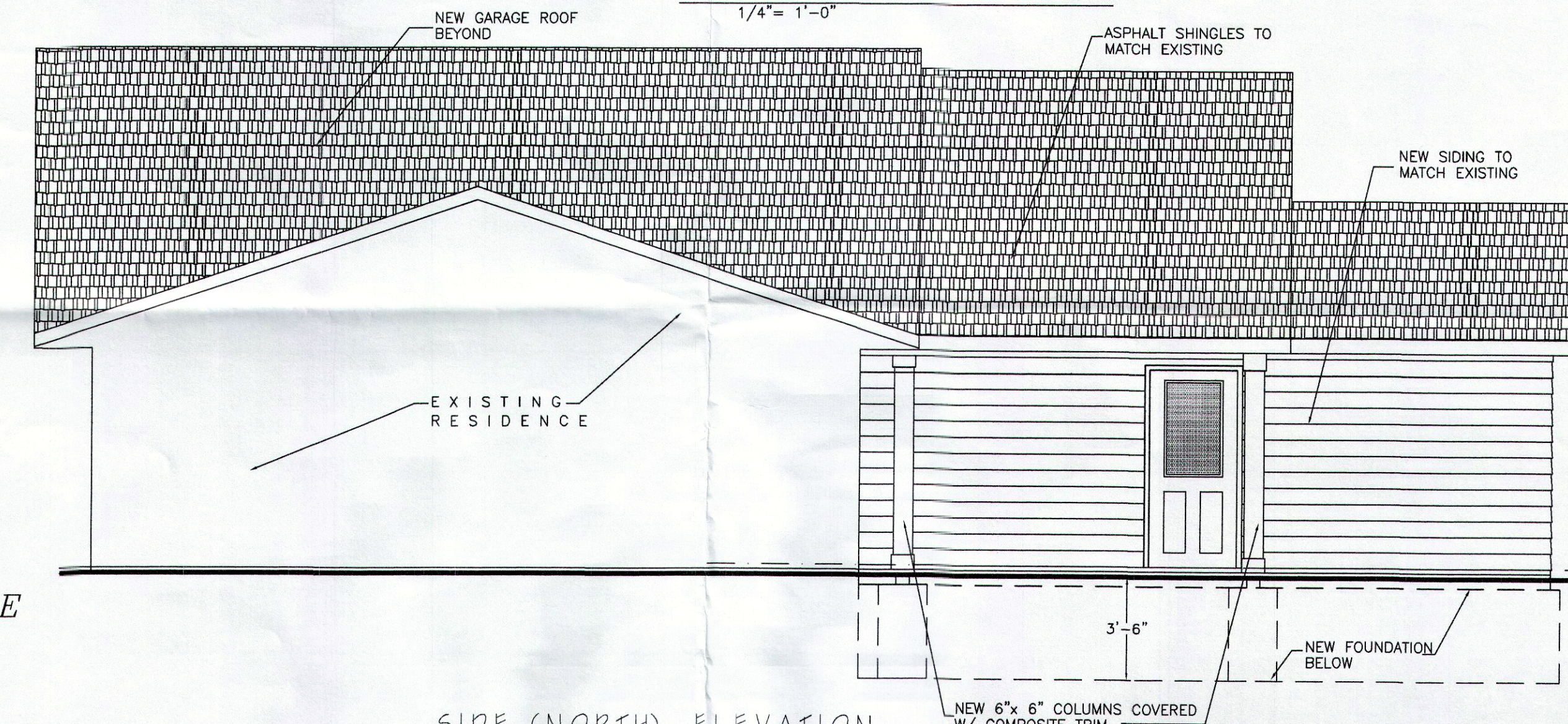
Projection:
WGS_1984_Web_Mercator_Auxiliary_Sphere

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.

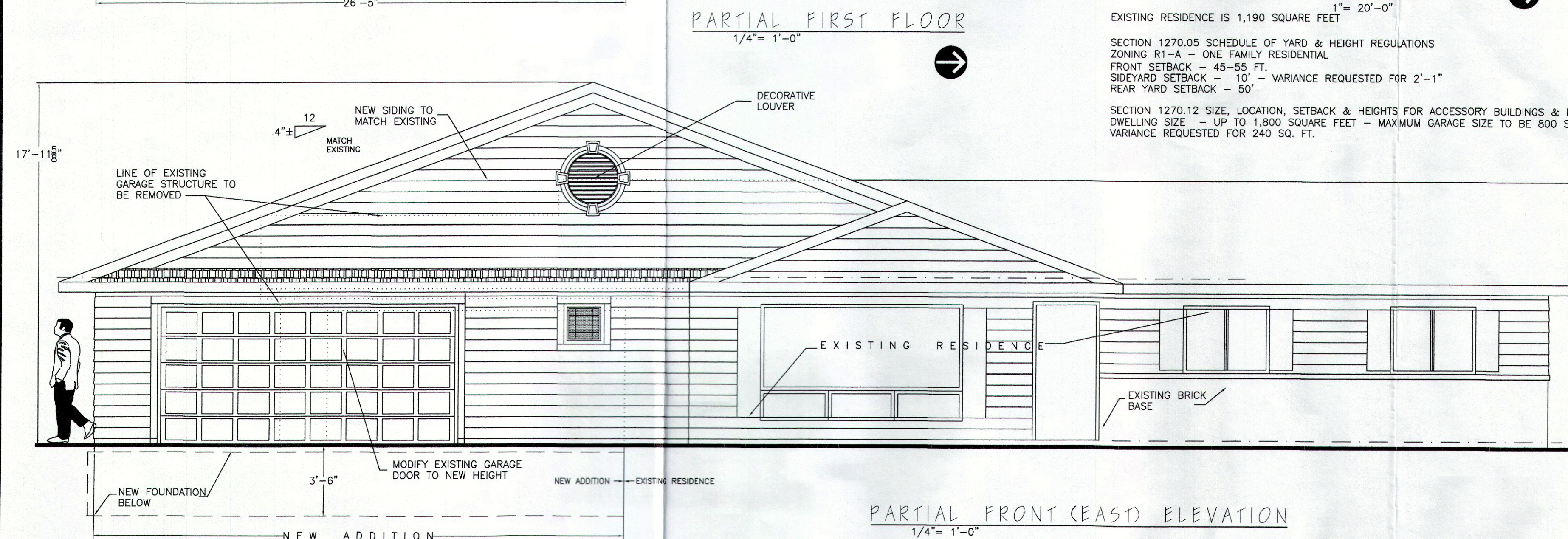
THIS MAP IS NOT TO BE USED FOR NAVIGATION



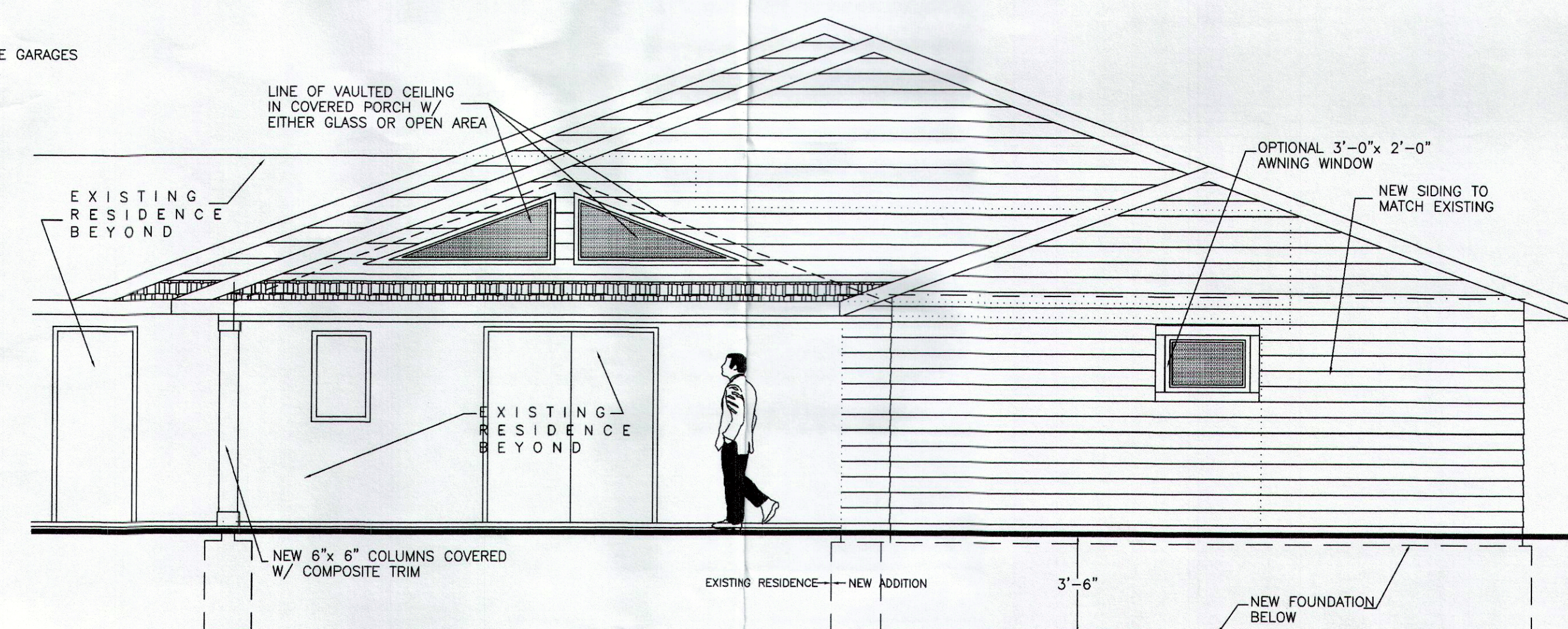
SIDE (SOUTH) ELEVATION



SIDE (NORTH) ELEVATION
1/4" = 1'-0"



PARTIAL FRONT (EAST) ELEVATION
1/4" = 1'-0"



PARTIAL REAR (WEST) ELEVATION
1/4" = 1'-0"

D A V I D S A B O L * A R C H I T E C T * L L C * 1 0 0 6 5 E c h o H i l l D r i v e * B r e c k s v i l l e * O h i o * 4 4 1 4 1 * (4 4 0) 8 2 1 - 7 3 0 3 * S a b o l . A r c h a @ g m a i l . c o m *

FILE NO. SABOL_23\CEBULA-HEGEDEOS_A1
SCALE 1/4" = 1'-0"
REVIEW 2/9/23
BZA/DD REVIEW 2/15/23
BZA 2/20/23

SK-3