



# 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 Richard and Giovanna Schamp for an accessory structure at 9778 Vista Drive, also known as PPN: 489-24-051, in Residential R1-A District zoning. The variances being requested are as follows:

- Variance #1:** Codified Ordinance Section 1270.12(a) "Size, Location, Setbacks and Height for Accessory Buildings and Private Garages." Code permits one accessory building to be constructed on a residential lot. Request is for a variance to construct a second accessory building on the property.
- Variance #2:** Codified Ordinance Section 1270.12(a) "Size, Location, Setbacks and Height for Accessory Buildings and Private Garages." Code permits properties between one-half and one acre to construct one accessory building and one accessory shelter for a total of 800 sq. ft. in size. Request is for a variance of 672 sq. ft. to construct a new 1200 sq. ft. accessory building in addition to the existing 272 sq. ft. accessory building.
- Variance #3:** Codified Ordinance Section 1270.12(a) "Size, Location, Setbacks and Height for Accessory Buildings and Private Garages." Code permits an accessory structure to have a 10-foot wall height. Request is for a variance of 4 feet to construct an accessory structure with 14-foot-high walls.
- Variance #4:** Codified Ordinance Section 1270.12(a) "Size, Location, Setbacks and Height for Accessory Buildings and Private Garages." Code permits an accessory structure to be 20 feet in height or as high as the main structure, whichever is less. The applicant's home is 16'-11" in height. Request is for a variance of 10 inches in order to construct an accessory structure that is 17'-9" in height.

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: 440-582-3001

Fax: 440-582-3089



## CITY OF NORTH ROYALTON BOARD OF ZONING APPEALS APPLICATION

### 1. This request is made for the following property:

<u>9778 Vista Dr.</u>	
Address	Occupant, Business or Tenant (if applicable)
<u>PPN: 489-24-051</u>	<u>R1-A</u>
Permanent Parcel Number	Zoning District
	Ward No.
	HOA Name: <u>N/A</u>
	Letter of Approval Rec'd: Yes or No
	Letter of Denial Rec'd: Yes or No

### 2. Property Owner:

<u>Rich/Giovanna Schamp</u>	
Name	Name of Business (if applicable)
<u>9778 Vista Dr.</u>	<u>440-570-1806</u>
Address	Phone
<u>N. Royalton OH 44133</u>	<u>khalya638@yahoo.com</u>
City, State and Postal Code	Email (electronic mail)

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

<u>Rich/Giovanna Schamp</u>	
Name	Name of Business (if applicable)
<u>9778 Vista Dr.</u>	<u>440-570-1806</u>
Address	Phone
<u>N. Royalton OH 44133</u>	<u>khalya638@yahoo.com</u>
City, State and Postal Code	Email (electronic mail)

### For Office Use Only

<u>02/21/2023</u>	<u>03/23/2023</u>
Date Application Submitted	Meeting Date Assigned
<u>\$ 75.00</u>	<u>BZA23--05</u>
Application Fee	Identification Number Assigned
<u>check # 557</u>	<u>I.R.</u>
Payment Information (date, check number, cash, etc.)	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. <sup>(why)</sup> Narrative statement establishing and substantiating the justification for the variance pursuant to Section 1264.08(e) – reason the variance is needed.

The reason for the structure is for car storage. needing the variances for size of the building, overall height. needing a 1200 sq ft building in addition to current accessory shed that will be repaired or removed after new building is up. Currently only storage of property.

6. Description or the nature of the variance(s) requested and the corresponding Section(s) from the City of North Royalton Code of Ordinances. (list variances) 1270.12 <sup>A</sup>

Asking for 1072 sq ft to keep current accessory building with adding new one. Asking for a variance for overall height of building. house is 16' 11 in, building will be 17' 9 - needing 10 in variance request.

asking for overall wall height variance requesting 4 ft. variance. - overall 14 ft. to accommodate Shering that is purchased.

## Question #5

needing a 1200 sq ft building in addition to my current accessory shed that will be repaired or removed after the new building is up. It is currently my only storage on the property.

I also needing the building to have 14 ft side wall height to accommodate the storage shelving already purchased.

The overall height I am requesting require a higher overall peak. Home peak is 16.11 ft. The location of the building will sit lower than overall house as dirt/land is lower elevation.



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]  
Applicant Signature, Printed Name and Title

2/21/23  
Date

[Signature]  
Property Owner Signature, Printed Name and Title

2/21/23  
Date

### CITY OF NORTH ROYALTON BOARD OF ZONING APPEALS APPLICATION

NA

**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: 9778 Vista Dr. N. Royalton 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;

variances needed for size - overall 1200 sq ft,  
height - 17.9 ft and for wall height  
14 ft.

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

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

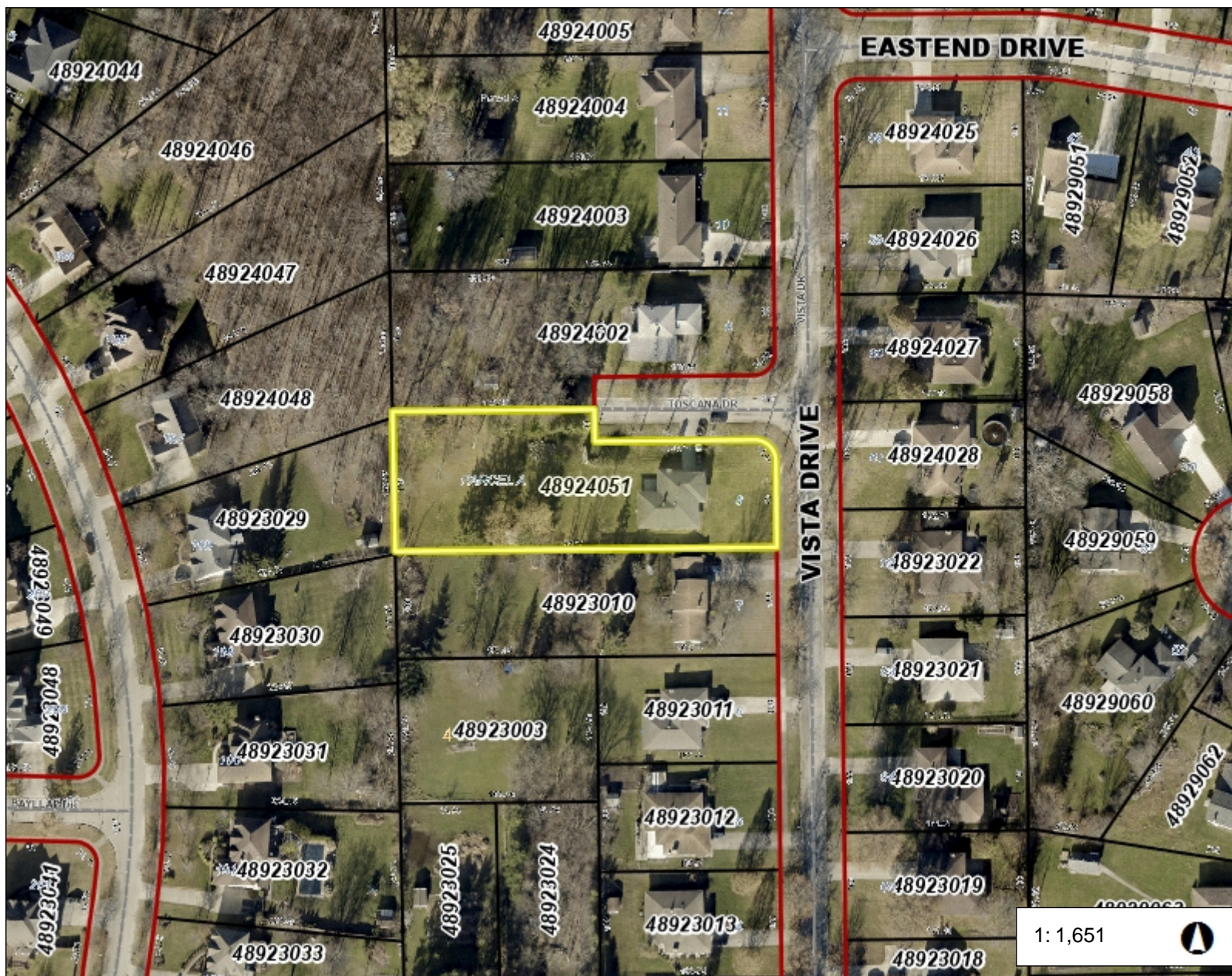
J. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting a variance.

yes, for overall structure & heading for storage





# Cuyahoga County GIS Viewer



Date Created: 2/21/2023

## Legend

- Municipalities
- Right Of Way
- Platted Centerline
- Parcel

1:1,651



275 0 138 275 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





# Cuyahoga County GIS Viewer



Date Created: 2/21/2023

## Legend

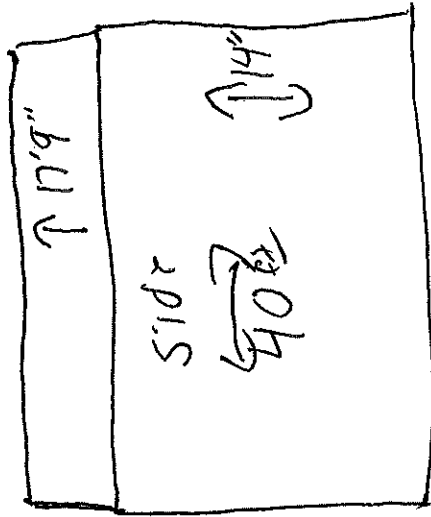
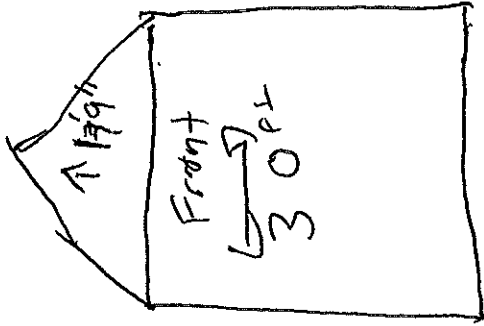
- Municipalities
- Right Of Way
- Platted Centerline
- Parcel

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



# Lot Consolidation

Made For  
**Richard & Giovanna Schamp**

Known as being Sublot Number 8 in the Emerman Corporation's Valley Vista Subdivision of part of Original Royalton Township Section Numbers 19 and 20 as shown by the recorded plat in Volume 196, Page 9 of the Cuyahoga County Map Records, and part of Original Royalton Township Section Number 20 .  
Now in the City of North Royalton, County of Cuyahoga, State of Ohio

Order No. 22-110 • F.B. See Folder/Data Collector • Schamp - 9778 Vista Dr - N Royalton.dwg

## Property Information

Parcel No's: 489-24-001, 489-24-029  
Owner: Richard & Giovanna Schamp  
Address: 9778 Vista Dr.  
City/State: North Royalton, OH 44133  
Deed: AFN 202002050417  
Parcel 1 (-001)  
Parcel 2 (-029)

## References

- Valley Vista Subd Vol. 196, Pg 9
- Royal Valley Development Stage 4 Vol. 253, Pgs 33-34
- Title and Adjoiner Deeds

## Survey Legend

obs Denotes Observed Distance or Angle  
r or rec Denotes Record Distance or Angle  
u Denotes Used Point, Distance or Angle  
fd Denotes Point Found  
P.O.B. Place of Beginning  
P.P.O.B. Principal Place of Beginning  
R/W Denotes Right of Way  
C Denotes Centerline  
P Denotes Property Line  
I.P.S. Denotes Iron Pin Set and capped  
6752/7477  
O Denotes Iron Pipe Found  
● Denotes Iron Pin Found  
"Point found" Denotes Distances point was found  
X.XX' N from property corner  
X.XX' E

## Acceptance

I(We) the undersigned Richard Schamp and Giovanna Schamp, owners of the land shown on this map and designated as PPN 489-24-001 and PPN 489-24-029, do hereby accept this Lot Consolidation as shown hereon.

Richard Schamp

Giovanna Schamp

## Notary

State of Ohio County S.S. before me a Notary Public in and for said County and State did personally appear the above signed Richard Schamp and Giovanna Schamp who did acknowledge the signing of the foregoing instrument to be their free act and deed, in testimony whereof I have hereunto set my hand and official seal at \_\_\_\_\_, Ohio this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public

I hereby state that this plat is a true and accurate representation of the premises shown hereon, and was based on an actual survey performed on the ground, and is in accordance with the Minimum Standards for boundary surveys as adopted by the State of Ohio Chapter 4733-37 of the Ohio Administrative Code. All to the best of my knowledge, information and personal beliefs. Distances are given in feet and decimal parts thereof. Courses are given to the Ohio North State Plane Grid, and are used to indicate angles only.

**HOFMANN-METZKER, INC.**

REGISTERED PROFESSIONAL SURVEYORS  
24 BEECH ST. - P.O. BOX 343  
BEREA, OHIO 44017  
(440) 234-7350  
EMAIL: rich@hm-surveying.com

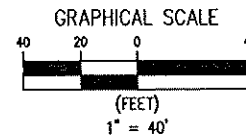
Registered Surveyor No. 7477  
Richard Metzker

July 18, 2022  
Date

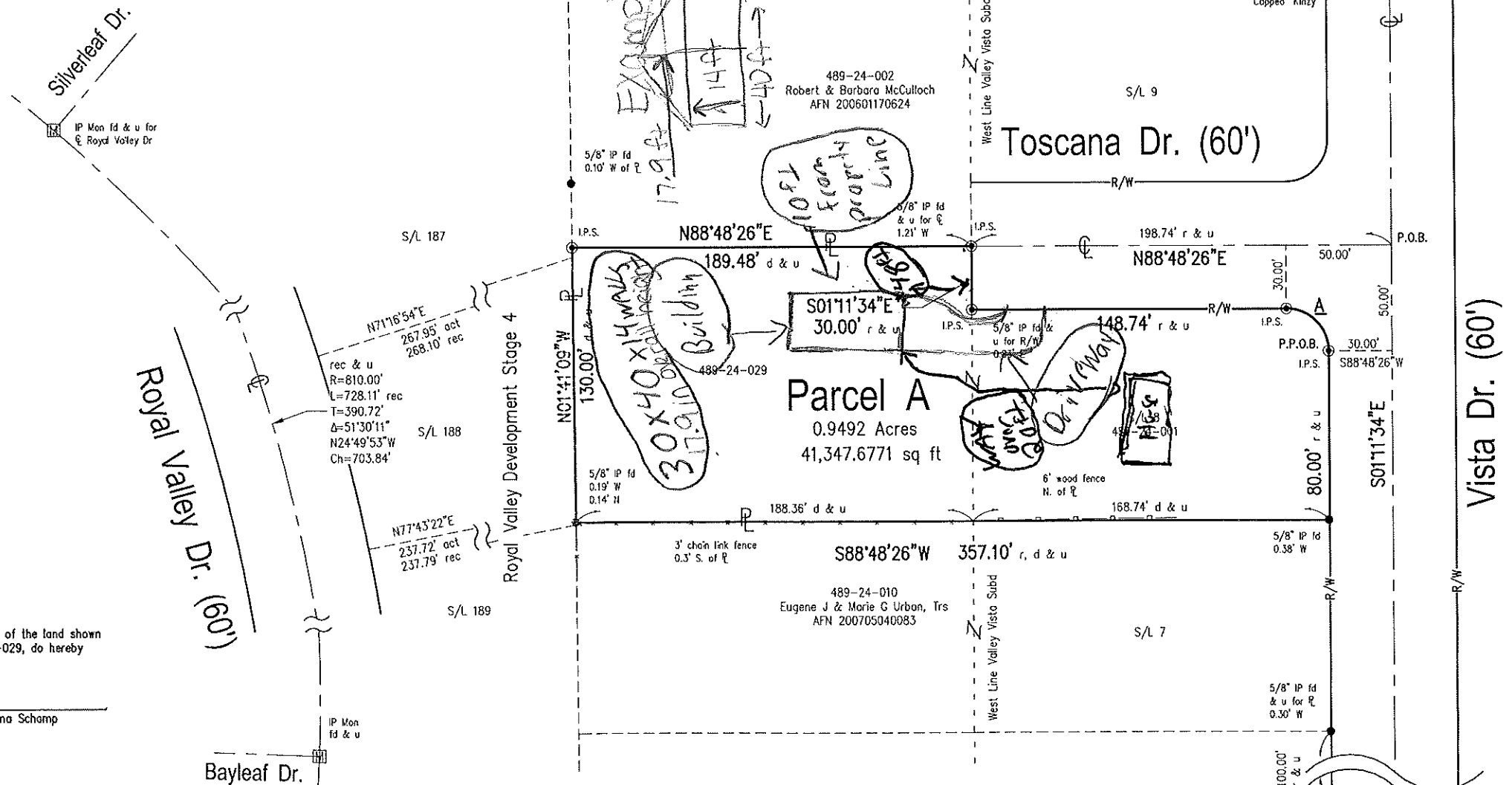


## Basis of Bearings

Ohio North State Plane Grid  
000T VRS Network NAD 83 (2011)  
July 2021



The intent of this Map is to Consolidate Parcels  
489-24-001 and 489-24-029



## Approvals

Approved by the Engineer of the City of North Royalton, Ohio on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

City Engineer, Justin Hazelton

## Curve Data

A r & u  
R=20.00'  
L=31.42'  
T=20.00'  
Δ=90°00'00"  
S46°11'34"E  
Ch=28.28'