



# City of North Royalton

Mayor Larry Antoskiewicz

## Board of Zoning Appeals

David Smerek Building Commissioner

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### 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, **May 25, 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 1477 "Regulations for the Use and Installation of Solar Energy Systems"**, of the City of North Royalton Zoning Code. Request is being made by Peter and Diane Hauk for a roof-mounted solar panel installation located at 12670 Patricia Drive, also known as PPN: 481-04-020, in Residential R1-A District zoning. The variances being requested are as follows:

**Variance #1:** Codified Ordinance Section 1477.04(a)(2) "Standards". Code requires that roof mounted solar energy systems shall not be placed within 3 feet of the roof line in any direction. Request is for a variance to place solar energy systems 18 inches from the lower edge of the roof on the south side.

**Variance #2:** Codified Ordinance Section 1477.04(b)(3) "Standards". Code requires that roof mounted solar energy systems shall not be placed on the side of the roof that fronts the street. Request is for a variance to place roof mounted solar energy systems on the side of the roof fronting the street.

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 May 24<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

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:

12670 Patricia Drive

Address

PPN: 48104020

Permanent Parcel Number

Occupant / Owner

Occupant, Business or Tenant (if applicable)

R1-A

Zoning District

Ward No.

HOA Name:

Letter of Approval Rec'd: Yes or No

Letter of Denial Rec'd: Yes or No

### 2. Property Owner:

Peter and Diane Hauk

Name

12670 Patricia Drive

Address

North Royalton, OH 44133

City, State and Postal Code

Name of Business (if applicable)

440-554-1792

Phone

phhauk@spectrum.net

Email (electronic mail)

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

"Same as above"

Name

12670 Patricia Dr.

Address

N. Royalton, OH. 44133

City, State and Postal Code

Name of Business (if applicable)

440-554-1792

Phone

PHHAUK@SPECTRUM.NET

Email (electronic mail)

### For Office Use Only

03/17/2023

Date Application Submitted

\$ 75.00

Application Fee

05/25/2023

Meeting Date Assigned

Check # 3997

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

BZA-- 23-09

Identification Number Assigned

I.R.

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.

The south facing side of my house on Patricia happens to be the front of the house. In order

To get the energy efficiency for solar panels to work as intended they should be facing the sun as much as possible which would be the south side. I am requesting a variance to install the panels on the front of my house.

*I also requesting a second Variance for an 18" length at the Eave Edge on South Side only in order to accomodate 2 Rows of Panels*

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

Request a variance 1477.04 (B) (3) Front of the house is the south facing side which is

optimal for Solar Panel efficiency.

*Code # 1477.04A2 Request Variance of 18" at Eave Edge on South Side of Roof*

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.

Peter H. Hawk  
Applicant Signature, Printed Name and Title

3/10/23  
Date

Peter H. Hawk, Mr.  
Property Owner Signature, Printed Name and Title

3/10/23  
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

6. Written Authority Form (complete this form if you are unable to be present at meeting).  
(submit original – do not fax or email)

I, Peter H. Hawk (name) of N/A  
(company, if applicable), hereby certify that I/we are the Property Owner (owner(s),  
executor(s), etc.) of 12670 Patricia Dr. (property address or permanent parcel  
number) and further verify that James Murphy (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.

Peter H. Hawk  
Signature

4/25/2023  
Date

Before me, a Notary Public in and for said county, personally appeared Peter Hawk  
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 North Royalton,  
Ohio on this 25th day of April, 2023

Irene Scanlon  
Notary Signature

State of Ohio  
County of Cuyahoga

Seal:



IRENE SCANLON  
Notary Public  
State of Ohio  
My Comm. Expires  
April 4, 2028



# CITY OF NORTH ROYALTON BOARD OF ZONING APPEALS APPLICATION

## QUESTIONS RELATIVE TO AREA VARIANCES

Address of subject property: 12670 Patricia Drive, North 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;

The use of the property will benefit from reduced energy costs. Without the variance there

will still be beneficial use of the property.

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

This Variance is in my opinion quite minimal and does not impact at all the reasonable use of

the land or the structure.

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;

I do not believe that the neighborhood would be altered in any way actually and does not

impact surrounding or adjoining properties.

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

No it would not affect any of these things at all.

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 this is not the case with the filing of this variance.

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 this is not the case with the filign of this variance.

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

I know alternate plans may work but would not be as efficient in design without utilizing the south sun facing side of the house for placement of the solar panels.

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

No this is not the case with the filing of this variance

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

No this is not the case with the filing of this ordinance

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

I beleive so.

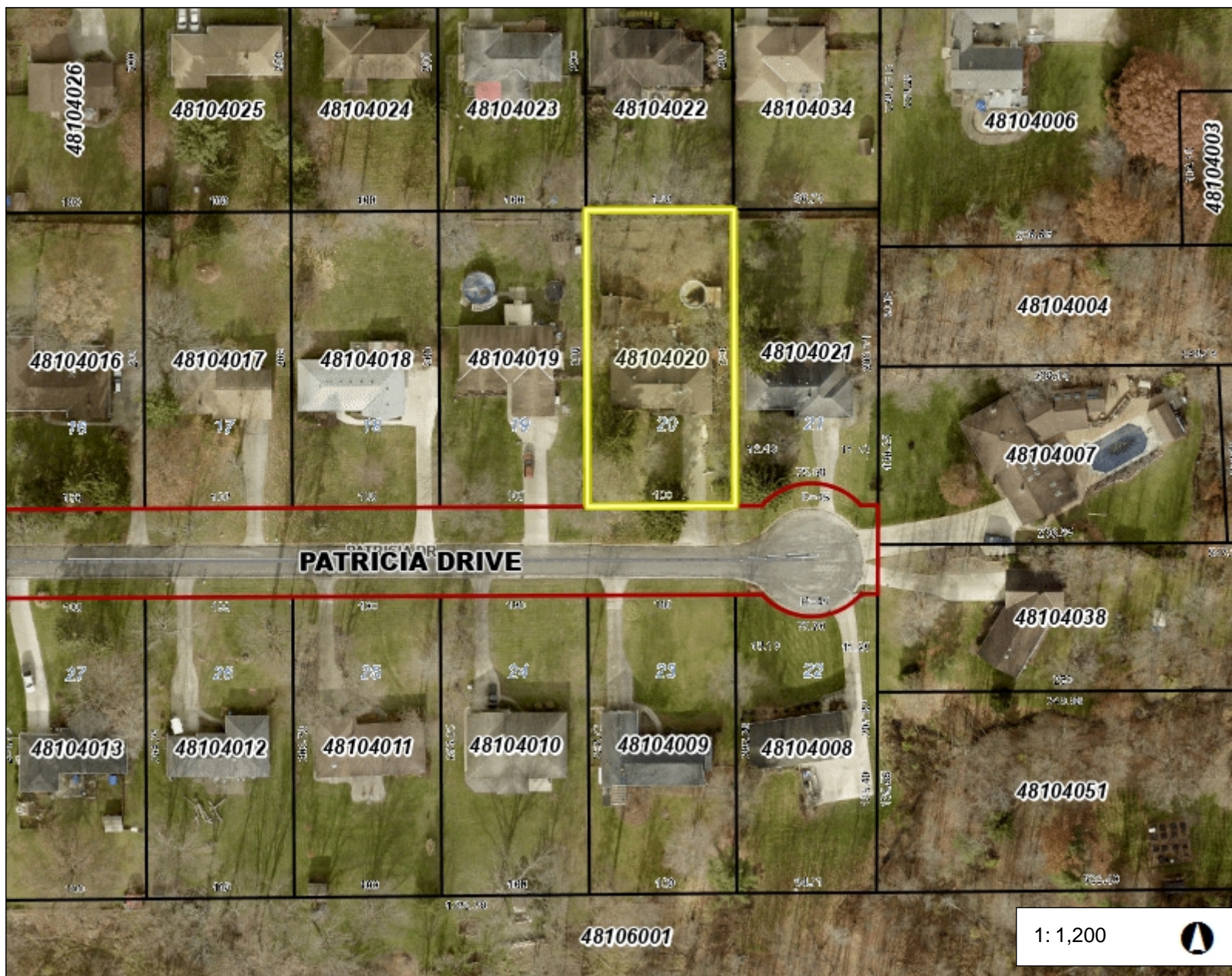
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# Cuyahoga County GIS Viewer



Date Created: 3/31/2023

## Legend

- Municipalities
- Right Of Way
- Platted Centerline
- Parcel

200 0 100 200 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



# ROOF MOUNT INSTALLATION OF 7.800 KW DC PHOTOVOLTAIC SYSTEM

**COVER PAGE**

PROJECT DATA			GENERAL NOTES			VICINITY MAP	
PROJECT ADDRESS	12670 PATRICIA DR, NORTH ROYALTON, OH 44133		<div>1. ALL ELECTRICAL MATERIALS SHALL BE NEW AND LISTED BY RECOGNIZED ELECTRICAL TESTING LABORATORY CUSTOM MADE EQUIPMENT SHALL HAVE COMPLETE TEST DATA SUBMITTED BY THE MANUFACTURER ATTESTING TO ITS SAFETY</div> <div>2. OUTDOOR EQUIPMENT SHALL BE AT LEAST NEMA 3R RATED</div> <div>3. ALL METALLIC EQUIPMENT SHALL BE GROUNDED</div> <div>4. ALL SPECIFIC WIRING IS BASED ON THE USE OF COPPER.</div> <div>5.CONTRACTOR SHALL OBTAIN ELECTRICAL PERMITS PRIOR TO INSTALLATION AND SHALL COORDINATE ALL INSPECTIONS, TESTING COMMISSIONING AND ACCEPTANCE WITH THE CLIENT, UTILITY CO. AND CITY INSPECTORS AS NEEDED.</div> <div>6.THE ELECTRICAL CONTRACTOR SHALL VERIFY THE EXACT LOCATIONS OF SERVICE POINTS AND SERVICE SIZES WITH THE SERVING UTILITY COMPANY AND COMPLY WITH ALL UTILITY COMPANIES REQUIREMENTS. IF THE SOLAR BACK FED BREAKER IS OVER THE BUSS SIZE 20% LIMIT, CONTRACTOR SHALL INCLUDE THE COST TO REPLACE MAIN BREAKER OR ENLARGE MAIN CAPACITY.</div> <div>7. DRAWINGS ARE DIAGRAMMATIC ONLY, ROUTING OF RACEWAYS SHALL BE OPTION OF THE CONTRACTOR UNLESS OTHERWISE NOTED AND SHALL BE COORDINATED WITH OTHER TRADES.</div> <div>8. IF THE ROOF MATERIAL OR ROOF STRUCTURE NOT ADEQUATE FOR PV INSTALLATION, CALL ENGINEER PRIOR TO INSTALL. THE CONTRACTOR IS RESPONSIBLE TO VERIFY THAT THE ROOF IS CAPABLE OF WITHSTANDING THE EXTRA WEIGHT.</div> <div>9. IF THE DISTANCES FOR CABLE RUNS ARE DIFFERENT THAN SHOWN, THE CONTRACTOR SHALL NOTIFY THE ELECTRICAL ENGINEER TO VALIDATE THE WIRE SIZE. FINAL DRAWINGS WILL BE RED-LINED AND UPDATED AS APPROPRIATE.</div> <div>10. WHENEVER A DISCREPANCY IN QUALITY OF EQUIPMENT ARISES ON THE DRAWING OR SPECIFICATIONS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ALL MATERIAL AND SERVICES REQUIRED BY THE STRICTEST CONDITIONS NOTED ON THE DRAWINGS OR IN THE SPECIFICATIONS TO ENSURE COMPLETE COMPLIANCE AND LONGEVITY OF THE OPERABLE SYSTEM REQUIRED BY THE ARCHITECT/ENGINEERS.</div>				
OWNER	PETER HAUK						
SCOPE	7.800 KW DC	7.269 KW AC					
	20	TRINA SOLAR 390W Modules TSM-390DE09.05					
ELECTRICAL INFORMATION	1	SOLAR EDGE SE6000H-US (240V)					
	EXISTING	1φ, 3W, 120/240V					
	MAIN SERVICE PANEL BUSBAR RATING	125A					
	MAIN SERVICE BREAKER RATING	100A					
BUILDING INFORMATION	TWO STORY BUILDING						
	CONSTRUCTION TYPE: V-B						
	OCCUPANCY: R						
	ROOF TYPE	COMPOSITION SHINGLE					
	FRAMING	2"X4" @ 24" O.C					
RACKING INFORMATION	IRONRIDGE RACKING						
AHJ	CITY OF NORTH ROYALTON						
APN	48104020						
LOT AREA	0.46 ACRES						
LIVING AREA	1,224 SQFT						
CODE REFERENCES							
THE INSTALLATION OF SOLAR ARRAYS AND PHOTOVOLTAIC POWER SYSTEMS SHALL COMPLY WITH THE FOLLOWING CODES:							
2015 (IBC) INTERNATIONAL BUILDING CODE 2015 (IMC) INTERNATIONAL MECHANICAL CODE 2015 (IPC) INTERNATIONAL PLUMBING CODE 2015 (IFC) INTERNATIONAL FIRE CODE 2018 (IRC) INTERNATIONAL RESIDENTIAL CODE 2017 (NEC) NATIONAL ELECTRIC CODE							
ALL OTHER ORDINANCE ADOPTED BY THE LOCAL GOVERNING AGENCIES							
PHOTOVOLTAIC NOTES							
1. ROOFTOP MOUNTED PHOTOVOLTAIC PANELS AND MODULES SHALL BE TESTED, LISTED AND IDENTIFIED UL 1703.							
2. SOLAR SYSTEM SHALL NOT COVER ANY PLUMBING OR MECHANICAL VENTS							
3. MODULES AND SUPPORT STRUCTURES SHALL BE GROUNDED.							
4. SOLAR INVERTER MUST HAVE A MANUFACTURE INSTALLED DISCONNECTING MEANS THAT PREVENTS PARALLEL FEEDING UTILITY LINES DURING POWER OUTAGE.							
5. REMOVAL OF AN INTERACTIVE INVERTER OR OTHER EQUIPMENT SHALL NOT DISCONNECT THE BONDING CONNECTION BETWEEN THE GROUNDING ELECTRODE CONDUCTOR AND THE PHOTOVOLTAIC SOURCE AND/OR OUTPUT CIRCUIT GROUNDED CONDUCTORS.							
6. ALL PV MODULES AND ASSOCIATED EQUIPMENT AND WIRING SHALL BE PROTECTED FROM ANY PHYSICAL DAMAGE.							
7. LIVE PARTS OF PV SOURCE CIRCUITS AND PV OUTPUT CIRCUITS OVER 150V TO GROUND SHALL NOT BE ACCESSIBLE TO OTHER THAN QUALIFIED PERSONS WHILE ENERGIZED.							
8 .INVERTER IS EQUIPPED W/ INTEGRATED GFCI, THUS PROVIDING GROUND FAULT PROTECTION							
9. ALL CONDUCTORS SHALL BE COPPER AND 90 DEG RATED							
10. ALL ELECTRICAL EQUIPMENT SHALL BE LISTED BY A RECOGNIZED ELECTRICAL TESTING LABORATORY OR APPROVED BY THE DEPARTMENT.							
11. THE OUTPUT OF A UTILITY INTERACTIVE-INVERTER SHALL BE PERMITTED TO BE CONNECTED TO THE SUPPLY SIDE OF THE SERVICE DISCONNECTING MEANS AS PER 230.82(6)							
12. A SINGLE CONDUCTOR SHALL BE PERMITTED TO BE USED TO PERFORM THE MULTIPLE FUNCTIONS OF DC GROUNDING, AC GROUNDING AND BONDING BETWEEN AC AND DC SYSTEMS SIZED AS PER SEC 250.122							
13. EQUIPMENT GROUND CONDUCTOR REQUIRED IN RACEWAYS SIZED PER CEC 250-122.							
14. PER ART 250.92. NON-CURRENT CARRYING METAL PARTS OF EQUIPMENT SHALL BE EFFECTIVELY BONDED TOGETHER. BOND BOTH ENDS OF RACEWAYS							
UNIT INDEX							
MSP	Main Service Panel	SSP	Service Sub Panel		Micro Inverter / Optimizer		
UM	Utility Meter	PV	PV Load Center				
PM	Production Meter	PVS6	Sunpower PV Supervisor		Solar Module		
IM	Itron Meter	IQ	IQ Combiner Box				
INV	Inverter	J/B	Junction Box		36" Setback		
ACD	AC Disconnect	EV	EV Outlet				
RSC	Rapid Shutdown Controller	BB	Battery Backup		18" Setback		
RSB	Rapid Shutdown Box	AT	Auto Transformer				
		SEM	Solar Edge Meter Enclosure		EMT / FMT / PVC / RMC type conduit/ Romex NM Cable/ FNMT (Fluid non-metalic tube)		
		DP	Distribution Panel				

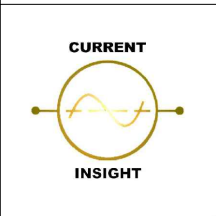
CONTRACTOR

Ag Solar

Address:  
1285 Wagon Wheel Drive  
Springdale, AR 72764

Phone Number:  
(476) 426-3735

Drafted By:



Current Insight, LLC

2852 W. Amini Way  
South Jordan, UT  
84095

PETER HAUK  
12670 PATRICIA DR,  
NORTH ROYALTON, OH 44133

APRIL 07, 2023	

AS INDICATED	0

PV SYSTEM	
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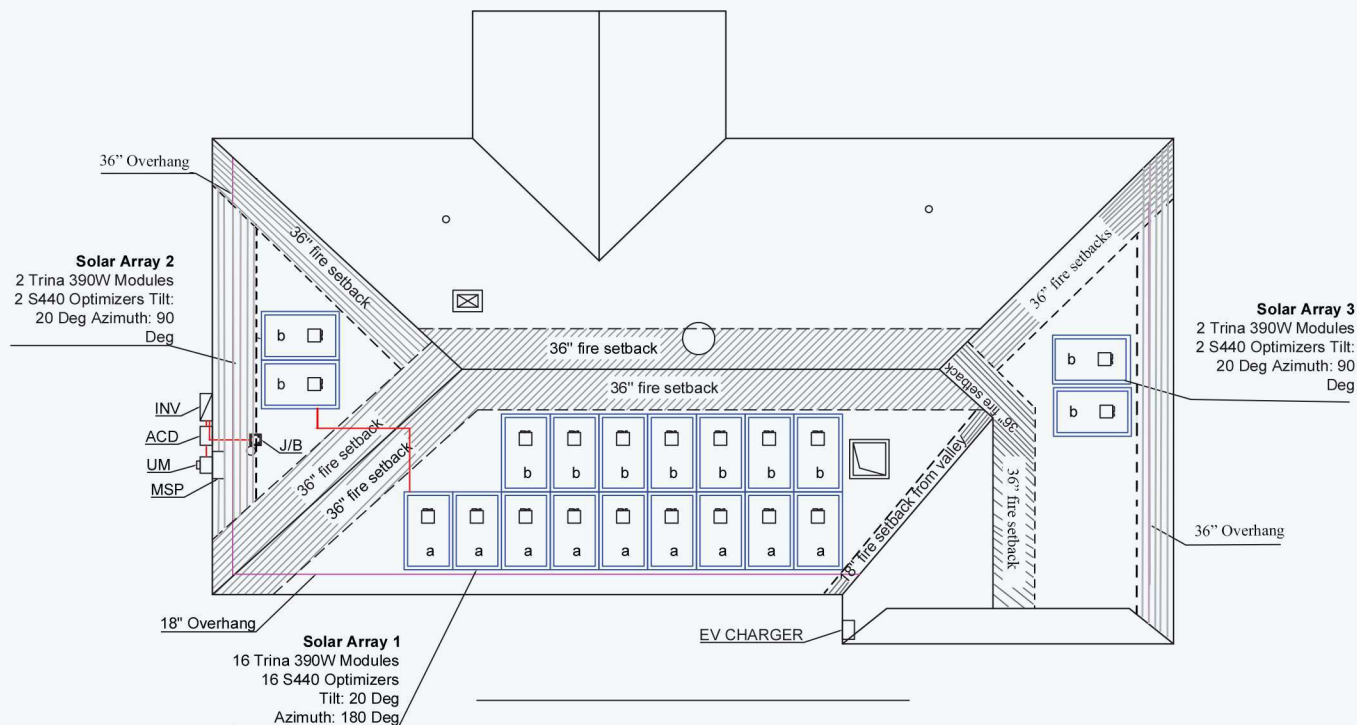
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# PHOTOVOLTAIC SYSTEM 7.800 KW DC

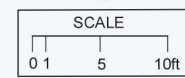
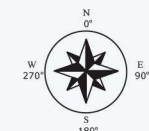
20	Trina Solar 390W Modules (TSM-390DE09.05)
20	Solar Edge S440 Power Optimizers
1	Solar Edge 6.0 Kw Inverter SE6000H-US (240V)

Note: All the photovoltaic systems wires that are on the roof and side of the building shall be protected against physical damage using RMC Conduit or other approved conduit installed 7/8" above roof.

ROOF AREA CALCULATIONS  
FIRE SPRINKLERS - NO  
TOTAL ROOF AREA (SQ.FT.) - 2,355  
SOLAR AREA (SQ.FT.) - 420  
% OF COVERED AREA - 17.8%



Patricia Dr



## ROOF PLAN

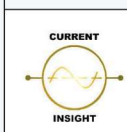
**AGSOLAR**

CONTRACTOR

**Ag Solar**

Address:  
1285 Wagon Wheel Drive  
Springdale, AR 72764  
Phone Number:  
(476) 426-3735

Drafted By:



Current Insight, LLC

2852 W. Amini Way  
South Jordan, UT  
84095

PETER HAUKE  
12670 PATRICIA DR,  
NORTH ROYALTON, OH 44133

APRIL 07, 2023

AS INDICATED

PV SYSTEM

1