



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, **June 22, 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"** and **Chapter 1286 "Nonconforming Uses"** of the City of North Royalton Zoning Code. Request is being made by Shaun Obradovic of Oboy Construction LLC, on behalf of Terry and Lori Olszewski, for a residential addition located at 7775 Royalton Road, also known as PPN: 487-01-010, in Residential R1-A District Zoning. The variances being requested are as follows:

- Variance #1:** Codified Ordinance Section 1270.05(e) "Schedule of Area, Yard and Height Regulations." Code requires that the minimum front yard depth for all residential districts along Royalton Road shall be 100 feet from the centerline of the street. Request is for a variance of 20 feet to construct an addition 80 feet from the centerline of the street.
- Variance #2:** Codified Ordinance Section 1286.06(a) "Extension Prohibited." Code does not permit the enlargement or structural alteration of a nonconforming building except to make it a conforming building. The existing residential structure does not conform to the setback requirements of the R1-A zoning district when the property is located along Royalton Road. Request is for a variance to enlarge the existing nonconforming structure by constructing an addition 80 feet from the centerline of 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 June 21st 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:

7775 Royalton Road
Address

PPN: 487-01-010
Permanent Parcel Number

Occupant, Business or Tenant (if applicable)

121-A
Zoning District Ward No.

HOA Name: NA
Letter of Approval Rec'd: Yes or No
Letter of Denial Rec'd: Yes or No

2. Property Owner:

Terry / Lori Olszewski
Name

7775 Royalton Road
Address

North Royalton Ohio
City, State and Postal Code

Name of Business (if applicable)

216-280-1905
Phone

toloszewski@cox.net
Email (electronic mail)

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

Shaun Obradovic
Name

400 Skyline Drive
Address

Northfield Ohio 44067
City, State and Postal Code

Obay Construction LLC
Name of Business (if applicable)

216-225-1934
Phone

Obay Construction@gmail.com
Email (electronic mail)

For Office Use Only

05/18/2023
Date Application Submitted

\$ 75.00
Application Fee

06/22/2023
Meeting Date Assigned

Check #1645
Payment Information (date, check number, cash, etc.)

BZA-- 23-11
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:

- This one* ☒ **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
- Not this one* ☒ **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.

With this variance it will best suit for the placement of the New Addition to go with the old House.

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

1270.05E Asking for 20ft from center line. That will put new addition at 80 feet. Old House sits at 57 feet. Code requires 100 feet from center line from street.

1286.06(2) A Addition added to non conforming build that doesn't meet set back.

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.

Terry Olszewski / Oboy Construction LLC
Applicant Signature, Printed Name and Title

5-18-2023

Date

Lori Olszewski / Lori Olszewski
Property Owner Signature, Printed Name and Title

5/17/2023

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, Terry + Lori Olszewski (name) of _____
(company, if applicable), hereby certify that I/we are the Owners
(owner(s), executor(s), etc.) of 7775 Royalton Rd. (property address or
permanent parcel number) and further verify that Shaun Obradovic (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.

Terry Olszewski
Signature

5/17/2023
Date

Before me, a Notary Public in and for said county, personally appeared 10:20am 05/17/2023
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 Terry + Lori Olszewski,
Ohio on this 17 day of May, 2023

[Signature]
Notary Signature

my commission expires:
9/5/2027

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: 7775 Royalton Road

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;

without the variance the new addition won't
work with the existing house that is their now

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

with the variance we will be 80 feet to the
front of the new addition which the old house
is sitting at 57 feet.

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.

NO

CITY OF NORTH ROYALTON BOARD OF ZONING APPEALS APPLICATION

1264.08(e)(3) – REASONS FOR GRANTING VARIANCES

Address of subject property: 7775 Royalton Road

No variance shall be granted to allow for the expansion or substitution of a lawful non-conforming use unless the board finds that the applicant will suffer unnecessary hardship if strict compliance with the terms of the Code is required and such hardship must be demonstrated by clear and convincing evidence as to all of the following criteria:

(Please provide any relevant responsive information, including sketches, drawings, photographs or other exhibits.)

A. Whether the applicant's current non-conforming use has been reduced, modified, or eliminated;

Being modified by adding a addition

B. Whether the applicant's non-conforming expansion or substitution use variance is reasonable for the zoned area. (A material or significant expansion or substitution is not reasonable);

It's Residential use so just adding a addition to House.

C. Whether other non-conforming parcels are located within the zoned area;

possibly

D. Whether the expansion or substitution of the non-conforming use is less detrimental to the zoned area than the existing non-conforming use of the property;

Closer to conformers back still going to be set back from original House.

E. Whether the expansion or substitution of the non-conforming use is immaterial, nominal, or a minimal addition or expansion of the use (20% or less expansion is considered minimal);

the addition is not further increasing the non-conformers of the original House.

F. Whether the essential character of the neighborhood would be altered or whether adjoining properties would suffer any greater detriment as a result of the expansion or substitution of the non-conforming use;

I believe it won't cause any issue with other Houses on the Street

G. Whether the expansion or substitution of the non-conforming use would adversely affect the delivery of governmental services (e.g. water, sewer, garbage collection);

N/A

H. 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;

1900 built

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

yes to be following all codes to comply with the city. by getting the variance it will allow to build the new addition

J. Whether the proposed expansion or substitution will create a new or different non-conforming use;

N/A

K. Whether the expansion or substitution of the non-conforming use will create a nuisance or a threat to public safety.

N/A



Cuyahoga County GIS Viewer



Date Created: 5/25/2023

Legend

- Municipalities
- Right Of Way
- Platted Centerline
- Parcel



1: 1,200



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

DATE



08/10/22

DRAWN BY:

BLD/MZ

REVISIONS

08/24/22

05/15/23 05/17/23 

<p>SQUARE FEET:</p> <p>1st floor sq. ft 826 SQ. FT</p>

PROPOSED NEW: ADDITION	
LOCATION : 7775 ROYALTON ROAD NORTH ROYALTON, OH	
OWNER: MR & MRS OLSZEWSKI	

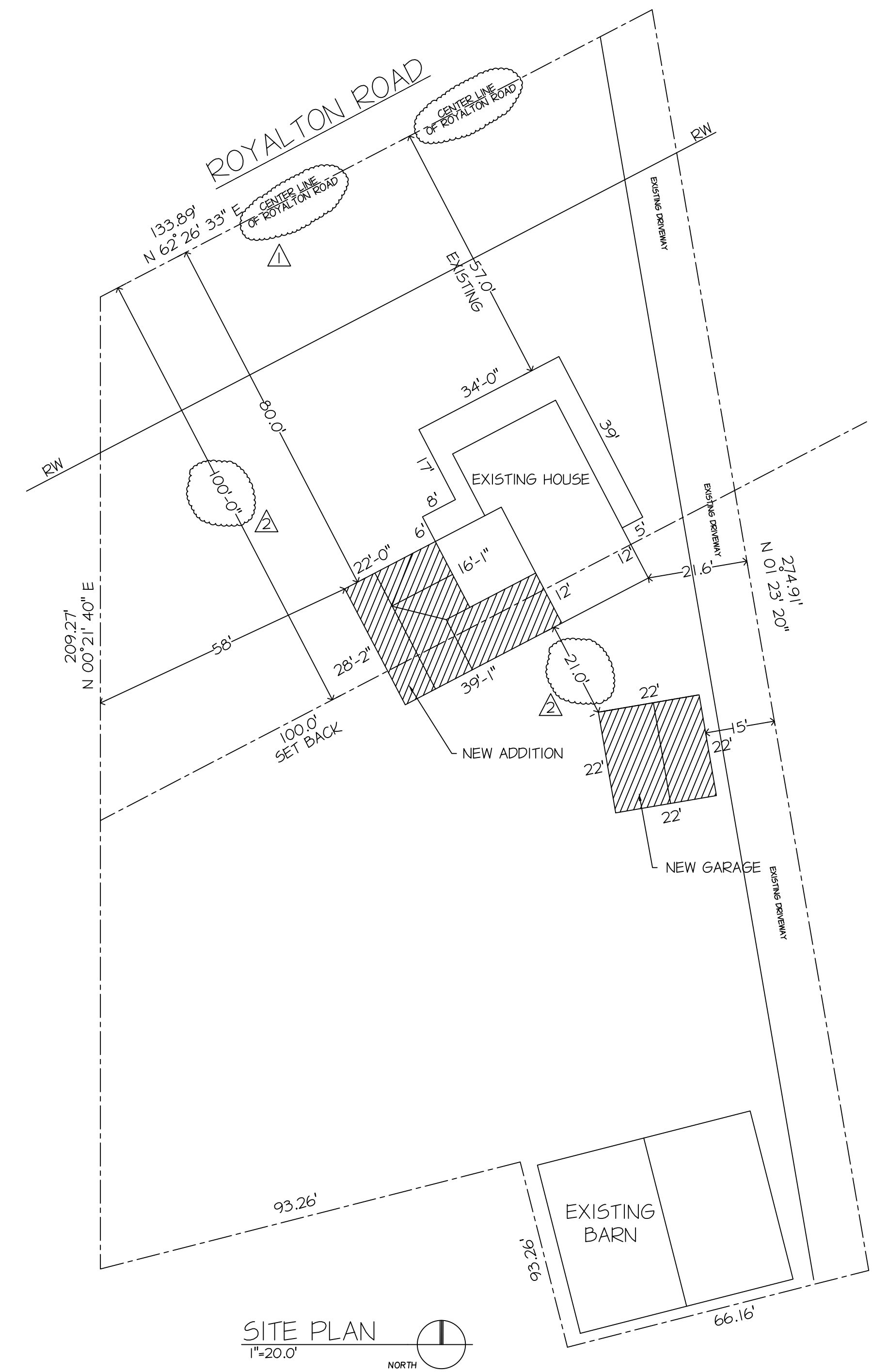


**BLUELINE DESIGN INC., Professional
Design Services**
115 W AURORA ROAD
NORTHFIELD CENTER, OH 44067
1-330-467-3143
1-330-467-9225 FAX

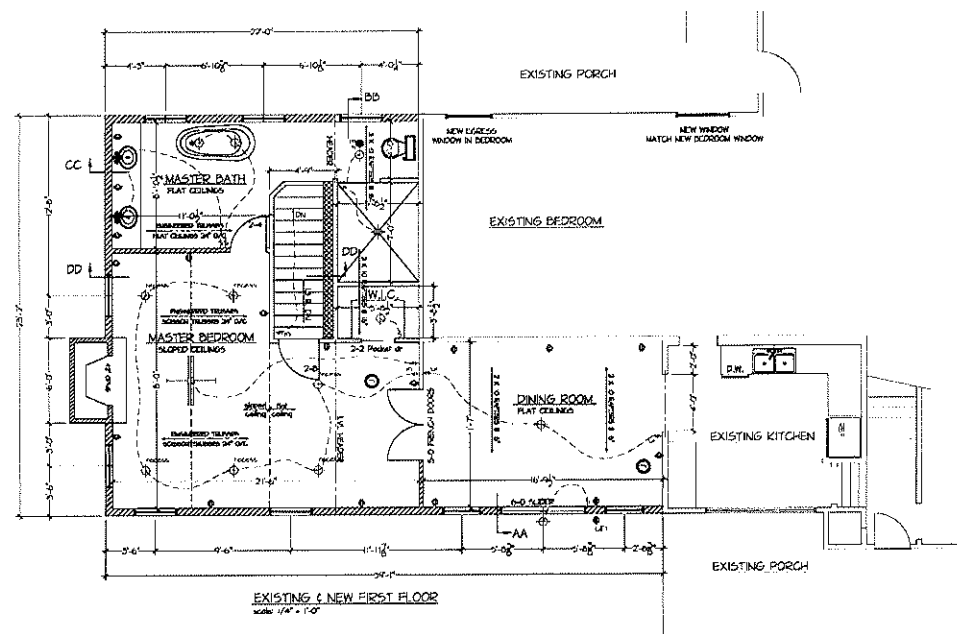
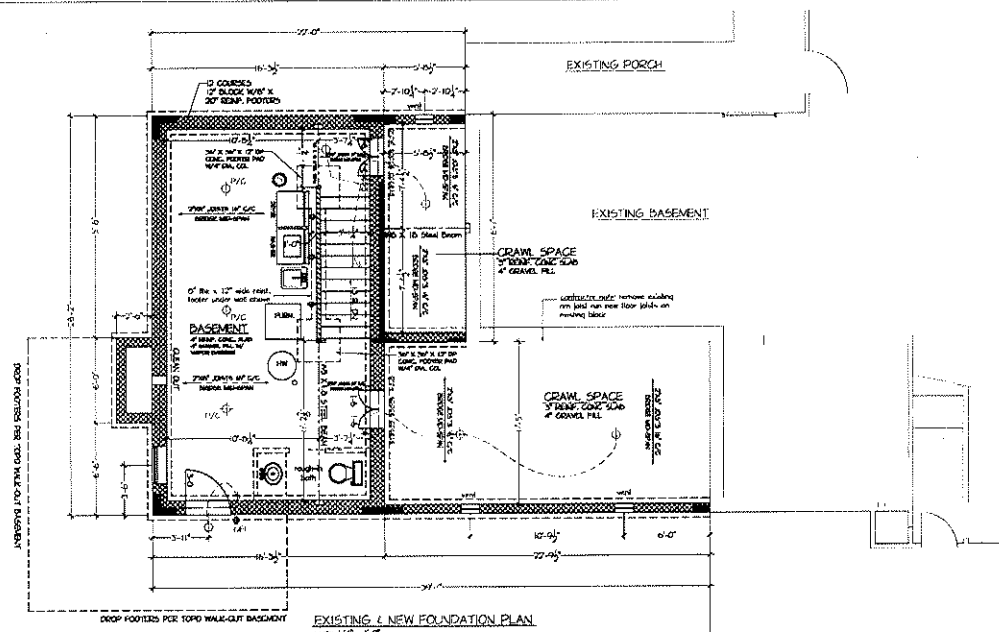
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SHEET NO.

A4



PARCEL # 48701010
7775 ROYALTON ROAD
NORTH ROYALTON, OHIO



DATE _____

08/09/22

DRAWN BY:

$$\text{N}_2\text{O}_2/\text{NO}^+$$

REVISIONS

48/24.22

SQUARE FEET

Let f be a function on \mathbb{R}^n such that $f \in L^1(\mathbb{R}^n)$ and $f \in L^2(\mathbb{R}^n)$. Let \hat{f} denote the Fourier transform of f . Show that $\hat{f} \in L^1(\mathbb{R}^n)$ and $\hat{f} \in L^2(\mathbb{R}^n)$.

826 SQ. FT.


PROPOSED NEW: ADDITION

LOCATION : 7775 ROYALTON ROAD NORTH ROYALTON, OH

OWNER: MR & MRS OLSZEWSKI

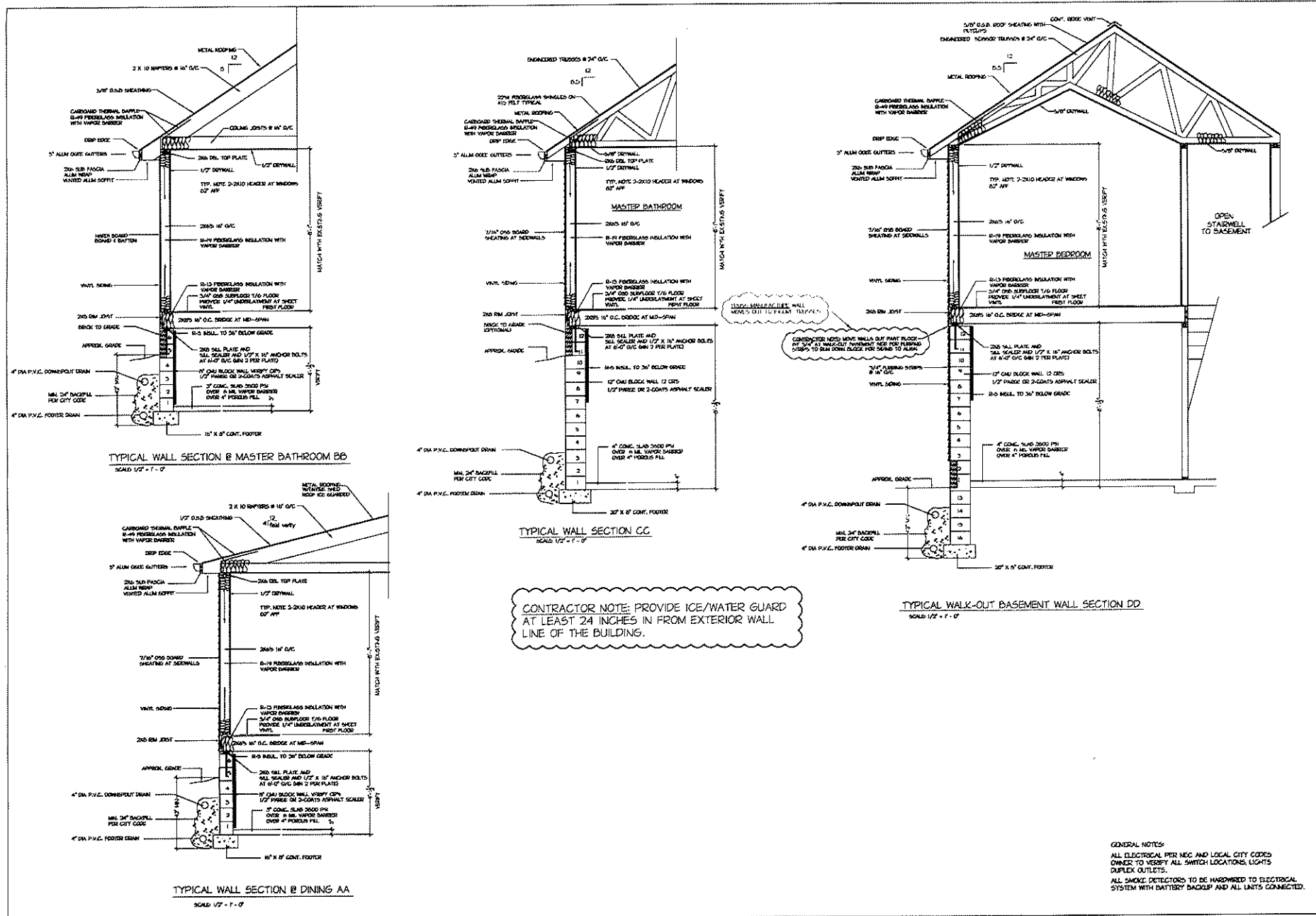


BALUINE DESIGN INC. Professional Design Services
115 W. ALBERTA ROAD
WESTFIELD CENTER OH 44067
440-332-4143
1-800-441-8228 FAX

 WWW.BALUINEDESIGN.COM

SHEET NO.

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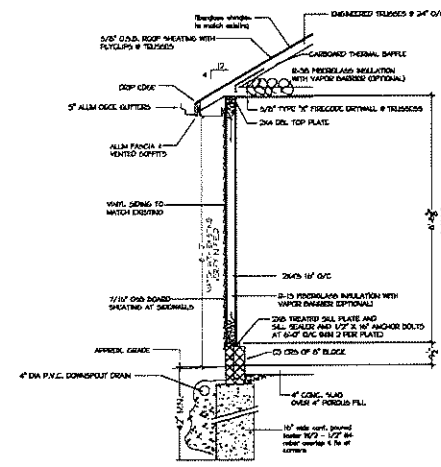
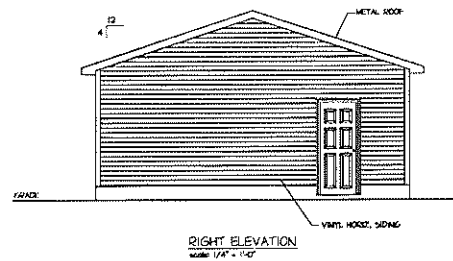
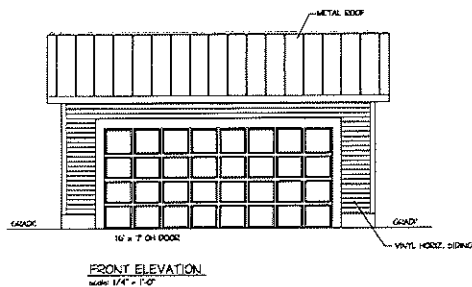
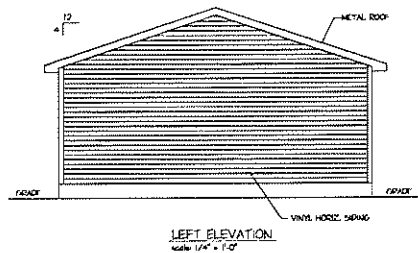
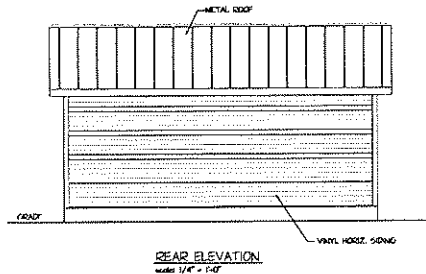
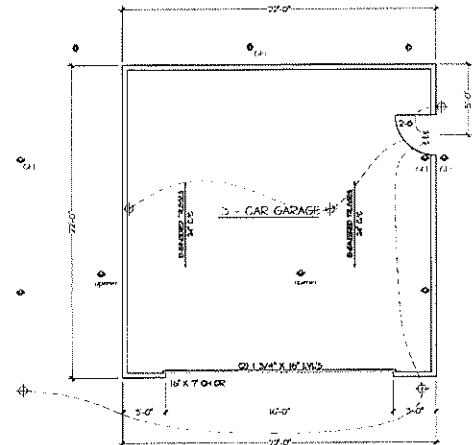
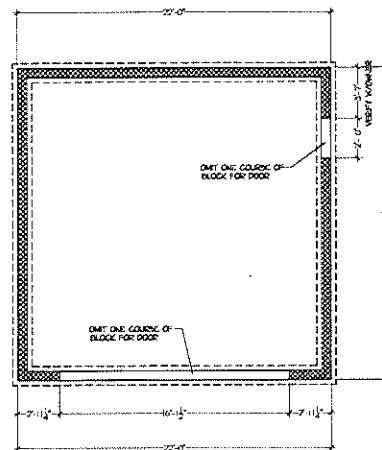
DATE
08/10/22
DRAWN BY:
ELIYAH
REVISIONS
08/24/22
SQUARE FEET
1st floor sq. ft. 826 SQ. FT.

PROPOSED NEW: ADDITION
LOCATION: 7775 ROYALTON ROAD NORTH ROYALTON, OH
OWNER: MR & MRS OLSZEWSKI

BLUELINE DESIGN INC. Professional Design Services
 115 W. ALBANY ROAD
 ALBANY, OH 44607
 330.944.1144
 WWW.BLUELINEDESIGN.COM

SHEET NO.
A2

GENERAL NOTES:
 ALL ELECTRICAL PER NEC AND LOCAL CITY CODES
 OWNER TO VERIFY ALL SWITCH LOCATIONS, LIGHTS
 DUPLEX OUTLETS.
 ALL SMOKE DETECTORS TO BE HARDWIRED TO ELECTRICAL
 SYSTEM WITH BATTERY BACKUP AND ALL UNITS CONNECTED.



TYPICAL WALL SECTION @ GARAGE
SCALE: 1/2" = 1'-0"

DATE

08/19/22

DRAWN BY

1/1/2022

REVISIONS

08/24/22

SQUARE FEET

garage floor sq. ft.

484 SQ. FT.

PROPOSED NEW: ADDITION
LOCATION : 7775 ROYALTON ROAD NORTH ROYALTON, OH
OWNER: MR & MRS OLSZEWSKI

BLUELINE DESIGN INC. Professional Design Services
13300 E. 13th Ave. Suite 100
Denver, CO 80231
303.751.1330
WWW.BLUELINEDENIGN.COM

SHEET NO.

A3