



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"**, of the City of North Royalton Zoning Code. Request is being made by Scott Ryan for accessory shelters located at 3222 Perl Court, also known as PPN: 489-26-063, 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 each residential lot to have one accessory building and one accessory shelter. Request is for a variance to construct a second accessory shelter on the property.
- Variance #2:** Codified Ordinance Section 1270.12(a) "Size, Location, Setbacks and Height for Accessory Buildings and Private Garages." Code requires that accessory buildings be located 20 feet from any dwelling. Request is for a variance of 10 feet to place an accessory shelter, defined as a type of accessory building, 10 feet from the dwelling.
- Variance #3:** Codified Ordinance Section 1270.12(a) "Size, Location, Setbacks and Height for Accessory Buildings and Private Garages." Code requires that accessory buildings be located 20 feet from any dwelling. Request is for a variance of 3 feet to place an accessory shelter, defined as a type of accessory building, 17 feet from the dwelling.

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:

3222 PEARL COURT
Address

OCCUPANT
Occupant, Business or Tenant (if applicable)

PPN: 489-26-63
Permanent Parcel Number

RIA
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:

SCOTT RYAN
Name

Name of Business (if applicable)

3222 PEARL CT
Address

216-225-8028
Phone

N. ROYALTON, OH 44133
City, State and Postal Code

GRILLMASTERSCOTT@YAHOO.COM
Email (electronic mail)

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

SAME AS ABOVE
Name

Name of Business (if applicable)

Address

Phone

City, State and Postal Code

Email (electronic mail)

For Office Use Only

5-22-2023
Date Application Submitted

6-22-2023
Meeting Date Assigned

BZA--23-12
Identification Number Assigned

\$ 75.00
Application Fee

Check #2439
Payment Information (date, check number, cash, etc.)

I.Q.
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)

why 5. Narrative statement establishing and substantiating the justification for the variance pursuant to Section 1264.08(e) – reason the variance is needed.

TO HAVE A SHELTER GAZEBO FOR MY GRILLING + BBQ AREA, COVERAGE FROM THE RAIN + SNOW, USE MY GRILL + SMOKER YEAR ROUND.
LOCATION IS BEHIND HOUSE, ABLE TO ACCESS DIRECTLY FROM FAMILY ROOM ON THE CONCRETE PATIO

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

VARIANCE FOR A SECOND SHELTER, CITE SECTION 1270.12(A)
SECOND SHELTER IS 12' 2 1/2" x 9' 6 1/2" (ROOFLINE)
SECTION 1270.12(A) VARIANCE TO HAVE SHELTER "1" 10' FROM HOUSE/DWELLING, REQUESTING 10' VARIANCE
SECTION 1270.12(A) VARIANCE TO HAVE SHELTER "2" 17' FROM HOUSE/DWELLING, VARIANCE REQUEST OF 3'

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.

Scott Ryan / SCOTT RYAN / HOME OWNER 4/22/23
Applicant Signature, Printed Name and Title Date

Scott Ryan / SCOTT RYAN / HOME OWNER 4/22/23
Property Owner Signature, Printed Name and Title Date

CITY OF NORTH ROYALTON BOARD OF ZONING APPEALS APPLICATION

N/A

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: _____

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;

MINIMUM

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 SPECIAL CONDITIONS

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

NO, SHELTER IS FOR YEAR ROUND COVER FROM RAIN + SNOW

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;

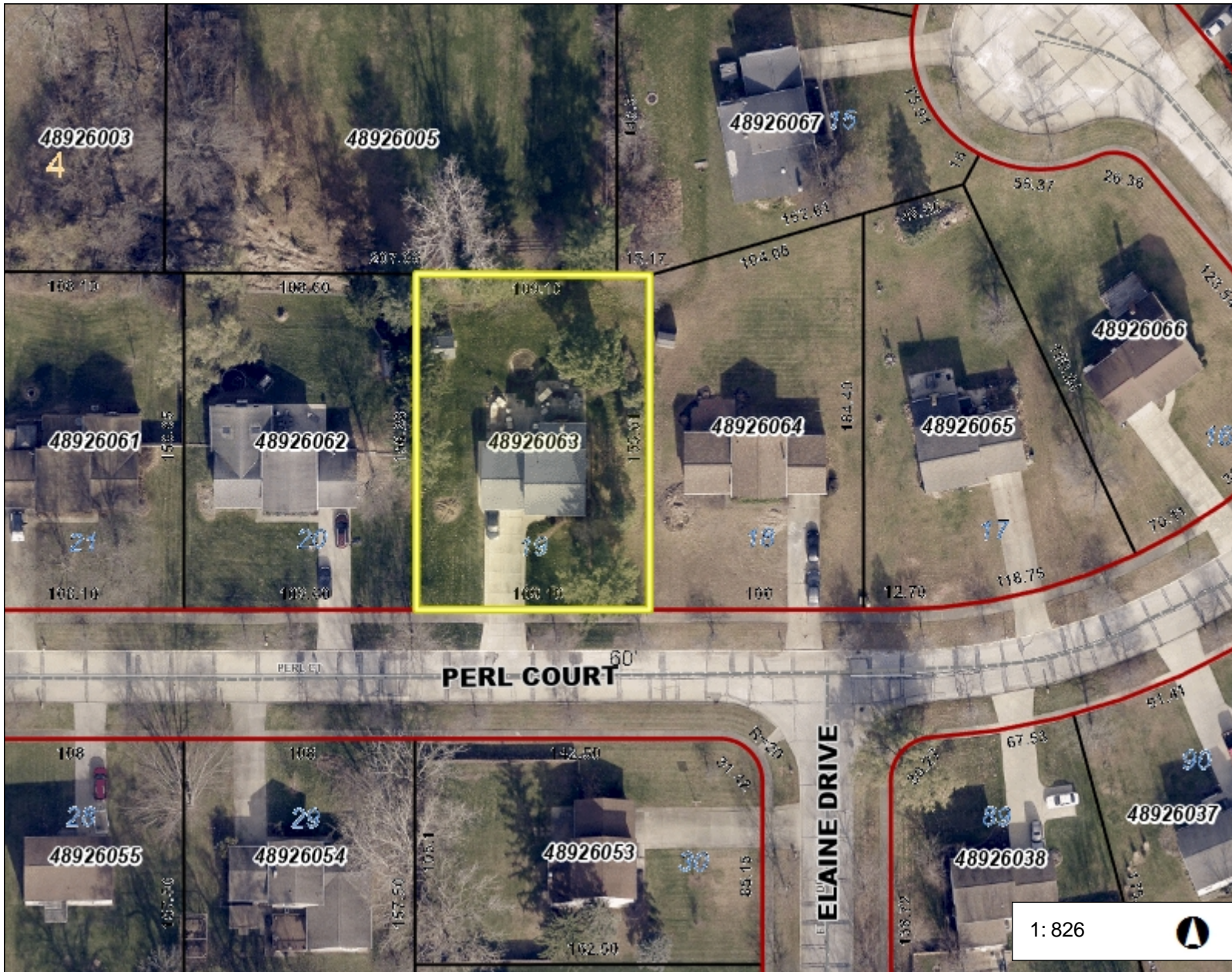
NO SPECIAL CONDITION

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

YES, I FOLLOW THE RULES.



Cuyahoga County GIS Viewer



Date Created: 5/24/2023

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

24978

24977

BUILDING LOCATION & IMPROVEMENT PLAN

CITY OF NORTH ROYALTON
ROYALTON SEC. 20

Perm Pct No

Owner

Builder WINSLOW HOMES

Owners Signature

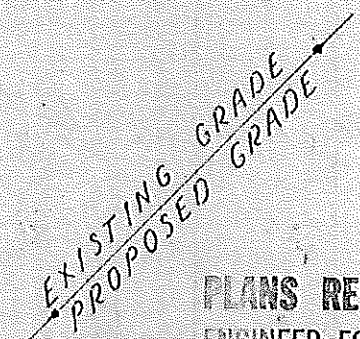
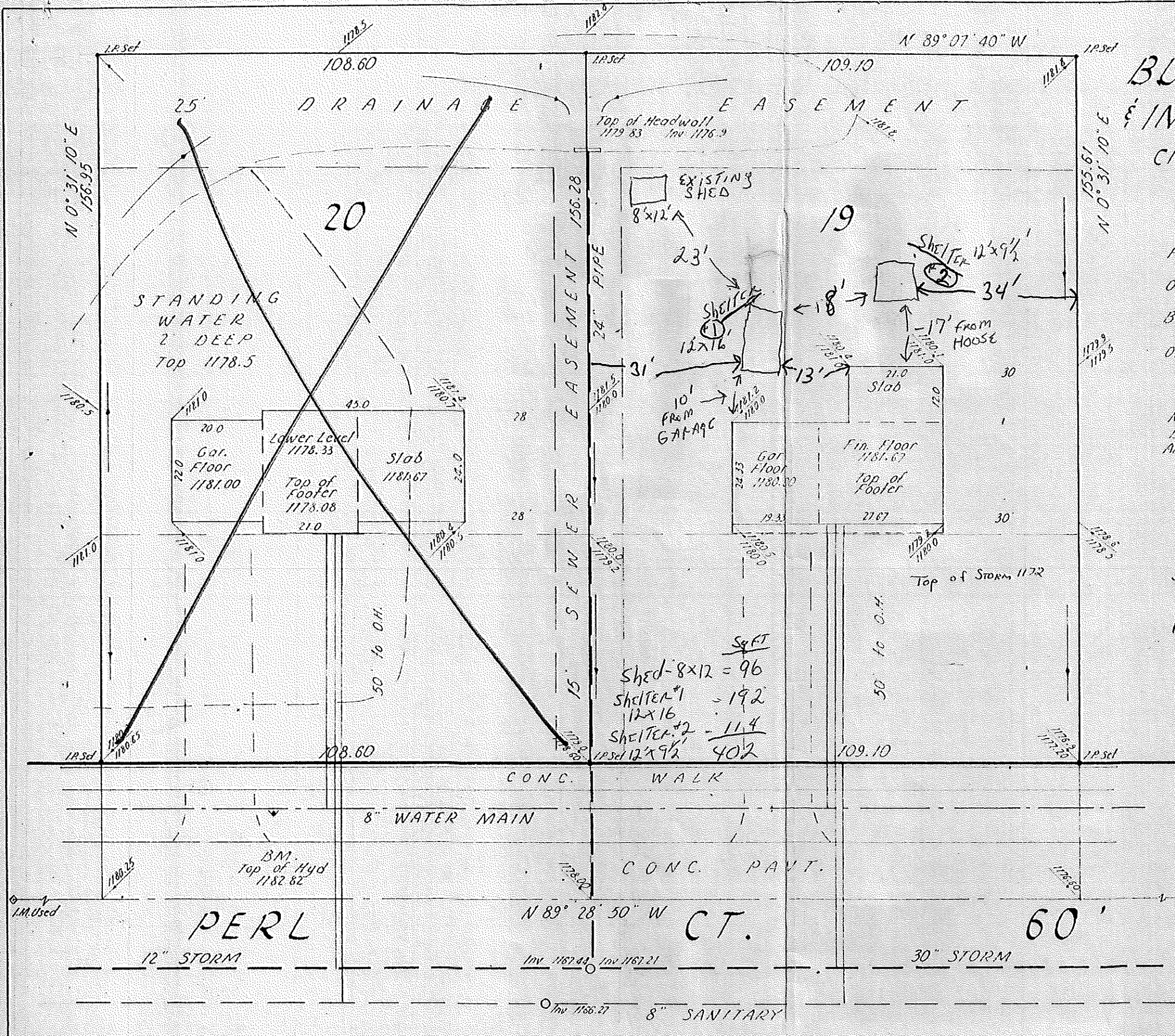
Monuments were found or set as shown.
Distances are given in feet and decimals.
All of which I certify to be correct.

Robert J. Bohring
Registered Surveyor No. 5000
SLABE & MACKAY

SCALE 1" = 20'

MAY 7, 1976

1. NEED TOP OF FOOTER ELEV.

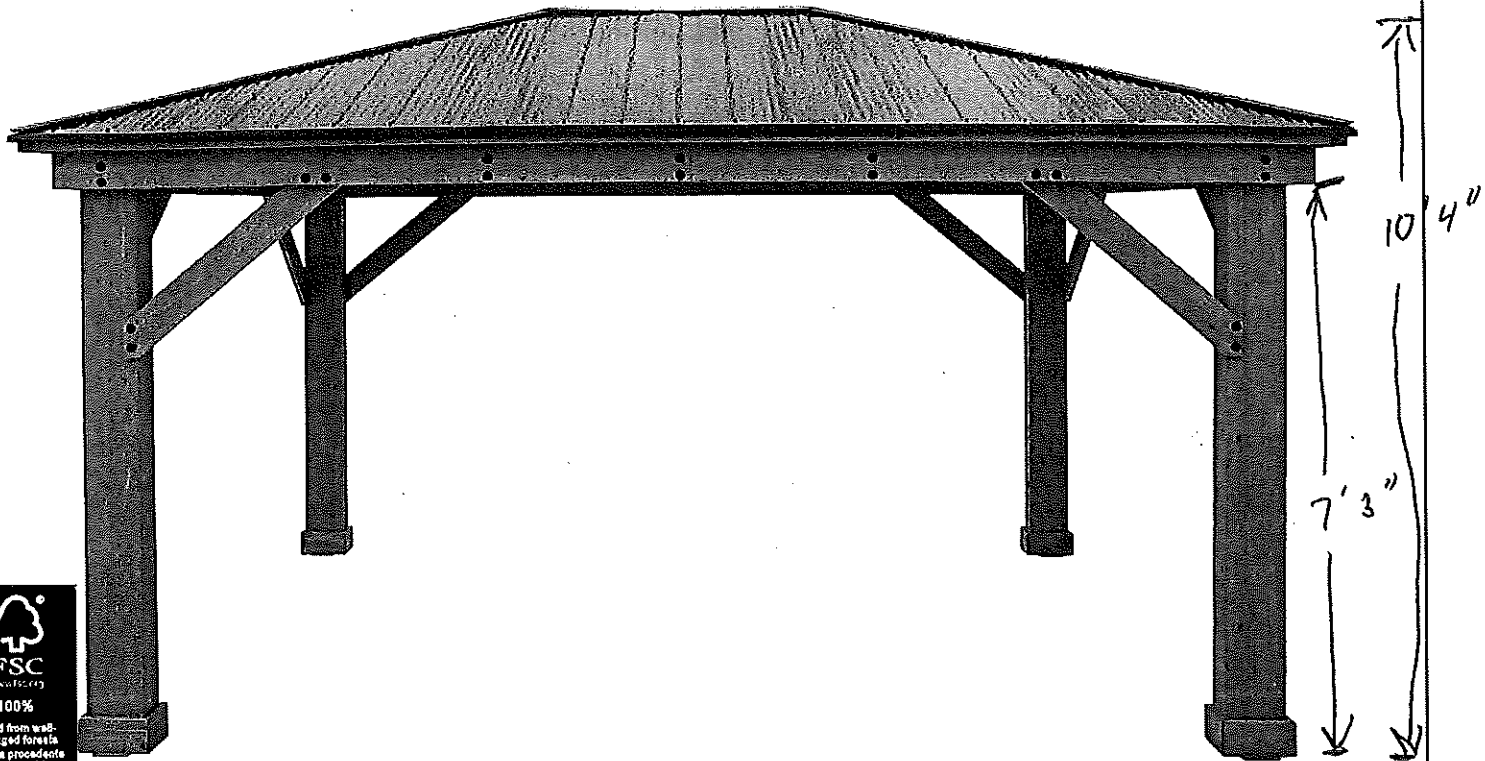


PLANS REVIEWED
ENGINEER FOR
NORTH ROYALTON, OHIO
DATE 5/12/76
BY _____
ACCEPTED _____
RESUBMIT _____



3.7m x 4.9m (12.1' x 16.1') WOOD GAZEBO with ALUMINUM ROOF

Installation and Operating Instructions – YM12944



IMPORTANT, RETAIN FOR FUTURE REFERENCE: READ CAREFULLY

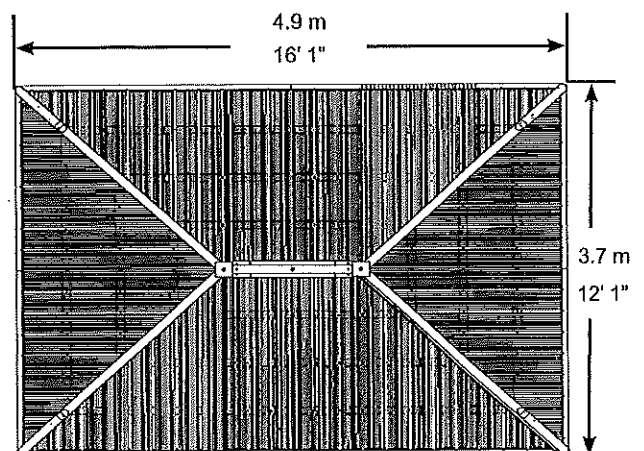
HEIGHT:
3.15m / 10'4"

Revised 08-25-2020

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Manufactured by:
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800-856-4445

Basepoint Business Centre: Rivermead Drive, Westlea, Swindon SN5 7EX Phone: 0800-118-2476
J.P. Coenstraal 7, The Bridge, The Hague, 2595 WP, Netherlands Phone: 08005676990

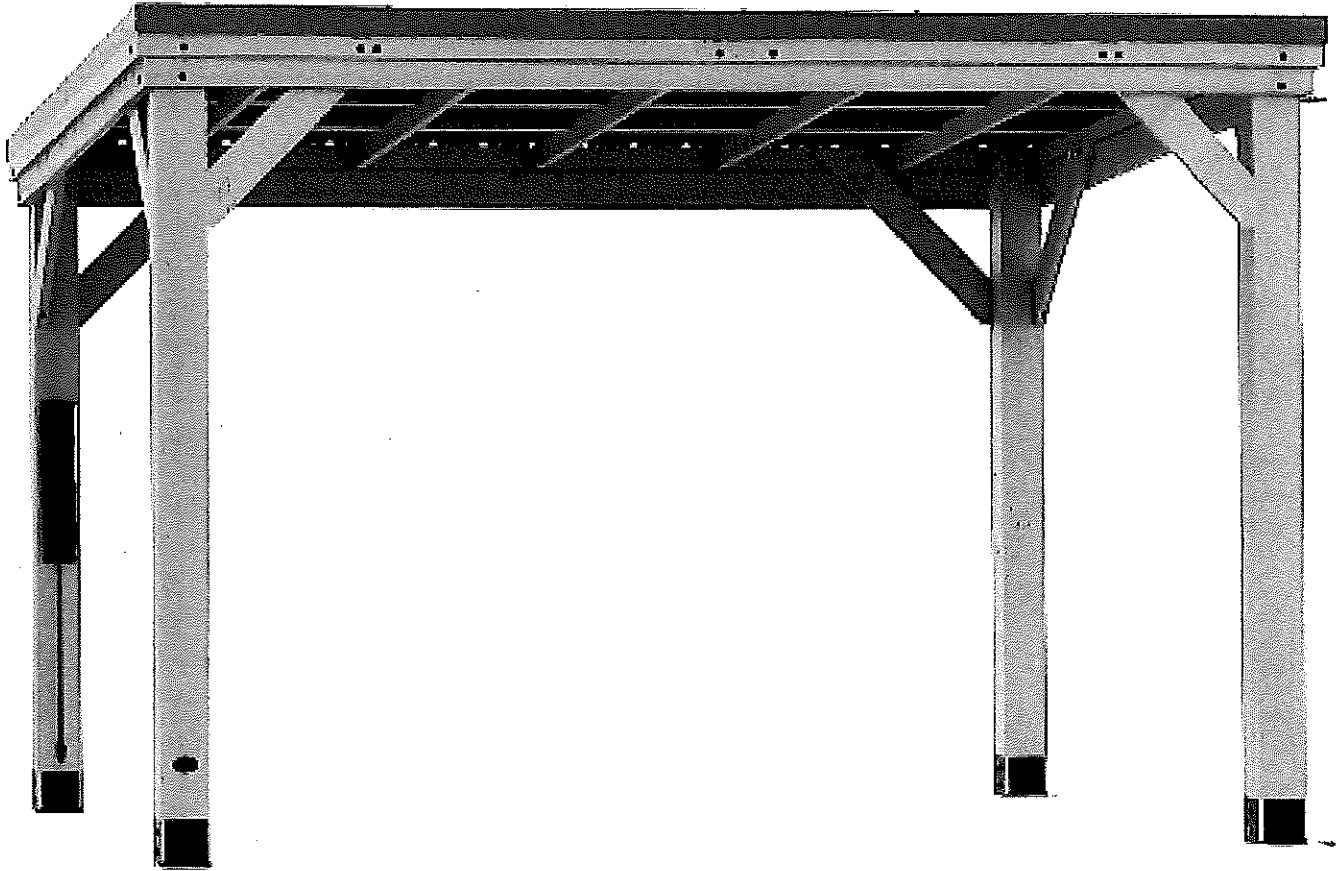
12x9.5 Arcadia Gazebo

MODEL # : 2306073



WARNING

Cancer and Reproductive Harm
www.P65Warnings.ca.gov



Please visit www.backyarddiscovery.com

For the most up to date assembly manual, to register your product, or to order replacement parts *Para obtener instrucciones en español, visite* www.backyarddiscovery.com



EASY STEP-BY-STEP
3D INTERACTIVE INSTRUCTIONS
DOWNLOAD THE FREE APP



INSTALLATION
SERVICES
AVAILABLE!

See inside for details

OWNER'S MANUAL - BASIC SETUP DIMENSIONS & ASSEMBLY NOTES

It is critically important that you start with square and level footings, concrete pad or deck to attach your structure

- Pay close attention to the items needed for each step. Make sure you are using the correct hardware for each step. Using incorrect hardware may result in improper assembly
- Remember to double check for underground utilities and overhead electrical lines

Post mounts are provided with your structure which allows you to permanently install your structure to a pre-existing or new wood or concrete surface. See Anchor Instructions for further details and recommendations.

- The hardware to attach the post mounts to the structure is included.
- The hardware to mount the structure permanently to a concrete surface is included.
- The hardware to mount the structure permanently to a wood deck is NOT included and will need to be purchased separately. You must ensure there is ample structural support under the deck before permanently attaching.

