



# 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, **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 Michael and Laurel Patton for an accessory building located at 11241 Ridge Road, also known as PPN: 489-10-011, 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 properties between one-half and one acre to have an accessory building up to 800 sq. ft. in size. Request is for a variance of 700 sq. ft. to construct a 1,500 sq. ft. accessory building.

**Variance #2:** Codified Ordinance Section 1270.12(a) "Size, Location, Setbacks and Height for Accessory Buildings and Private Garages." Code permits an accessory building to have a maximum wall height of 10 feet. Request is for a variance of 2 feet to construct an accessory building with a wall height of 12 feet.

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.

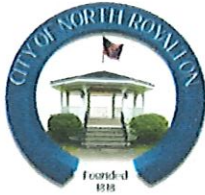
You can view the meeting live by entering the following link on your phone or computer or you may attend the meeting in person at North Royalton City Hall.

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 21<sup>st</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:

11241 Ridge Rd

Address

PPN: 489-10-11

Permanent Parcel Number

Occupant, Business or Tenant (if applicable)

R1A

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:

Michael & Laurel Patton

Name

11241 Ridge Rd

Address

N. Royalton Ohio 44133

City, State and Postal Code

N/A

Name of Business (if applicable)

216-857-1395

Phone

Laurel.pattson3@gmail.com

Email (electronic mail)

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

Michael Patton

Name

11241 Ridge Rd.

Address

N. Royalton Ohio 44133

City, State and Postal Code

N/A

Name of Business (if applicable)

216-857-1395

Phone

Laurel.pattson3@gmail.com

Email (electronic mail)

### For Office Use Only

05/24/23

Date Application Submitted

\$ 75.00

Application Fee

06/22/23

Meeting Date Assigned

Check # 993

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

BZA-- 23-13

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.

STORE BOAT AND ANTIQUE CARS

PLAN TO REMOVE EXISTING STRUCTURE  
CHICKEN COUPE TO BE REMOVED

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

- 1500 SQ FT 1270.12A VARIANCE OF 700 SQ FT
- 12' WALLS FOR 10' DOORS 1270.12A VARIANCE OF 2 FT



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.

Michael P. Patton

Michael P. Patton, OWNER

Applicant Signature, Printed Name and Title

5-23-23

Date

Michael P. Patton

Michael P. Patton, OWNER

Property Owner Signature, Printed Name and Title

5-23-23

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

### QUESTIONS RELATIVE TO AREA VARIANCES

Address of subject property: 11241 Ridge 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;

Yes

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

1 - BOAT

5 - ANTIQUE VEHICLES

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;

N/A

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

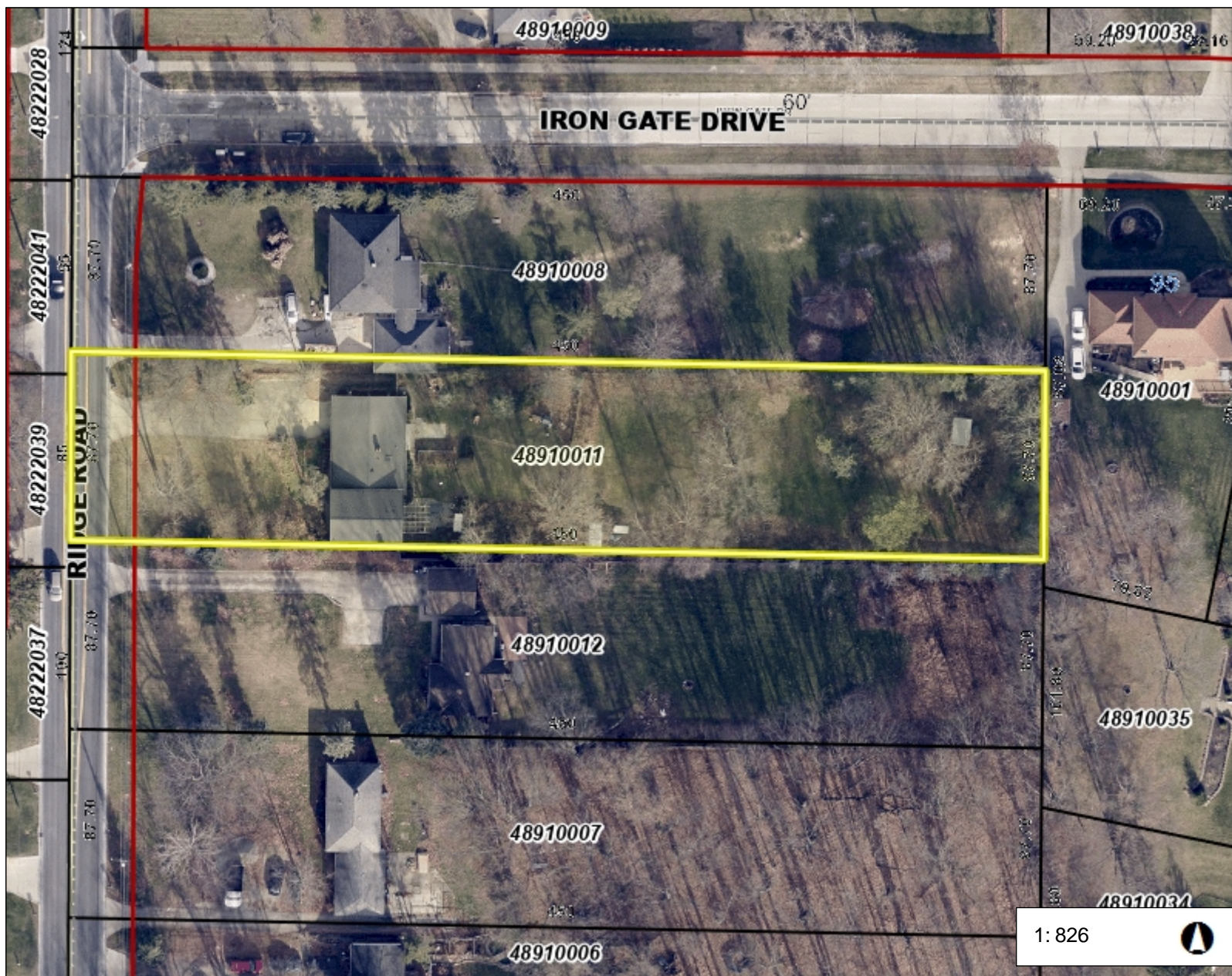
J. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting a variance.

LESS THINGS IN FRONT YARD





# 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



TOPOGRAPHY FOR

JOSEPH MITRO

of part of Orig. Donation Trwp. Section 12 Now in the City of North Angellton. County of Cayuga, State of Ohio

Chas. Clark

Registered Surveyor No. 1748

SLABE & MACKAY

SAATCHI & SAATCHI



SCALE 1:10

Joe Mitro  
403-10-11

489-10-11

Owner	Perm	Vol	No
...	...	...	...

Perm. Pet. No.

# RIDGE

R.D.

60

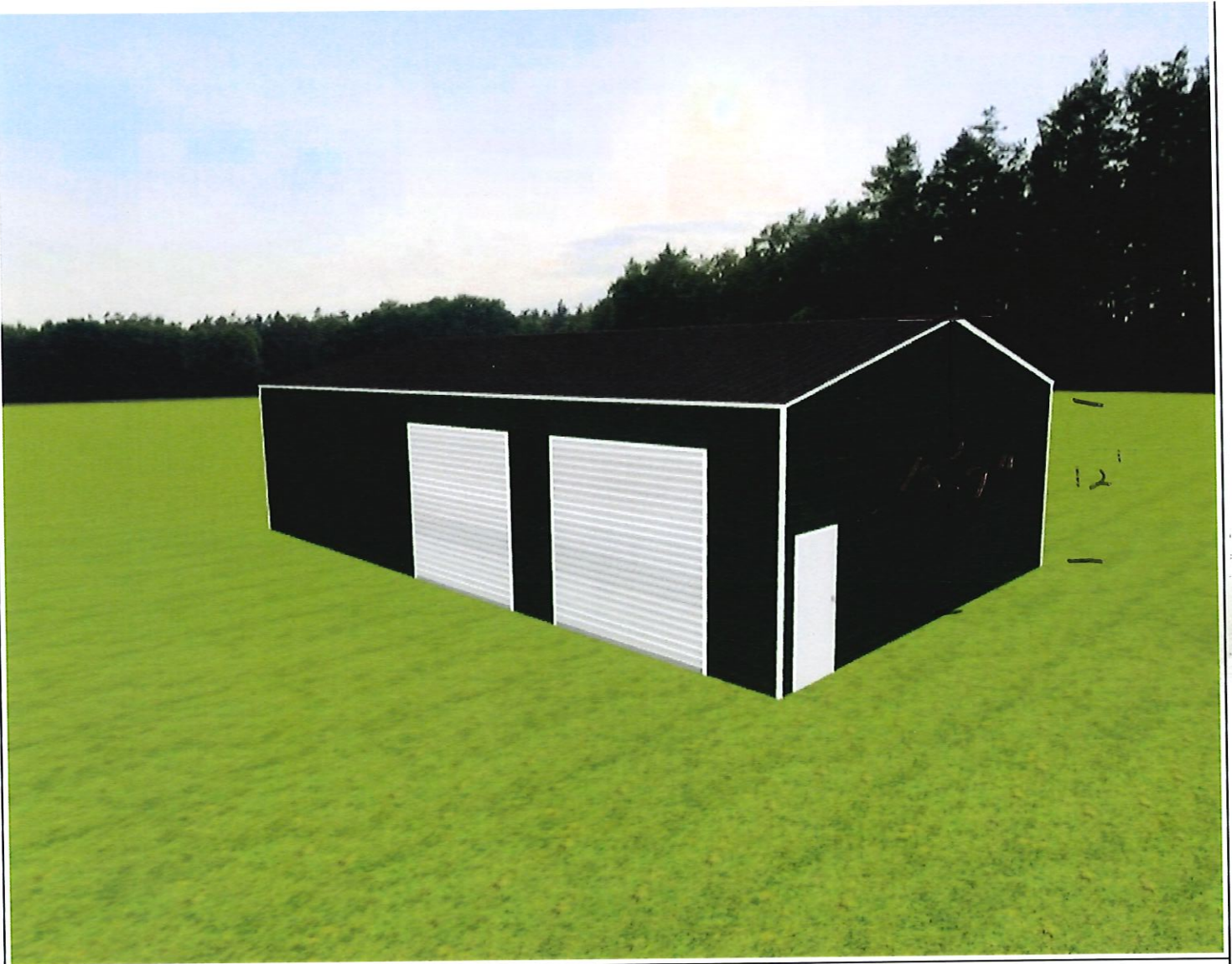
**BENCH MARK**  
 "H" in Hyd.  
 100.00 Assumed

*H. m. Hgd.*  
*100.00 Assumed*

*H. m. Hgd.*  
*100.00 Assumed*

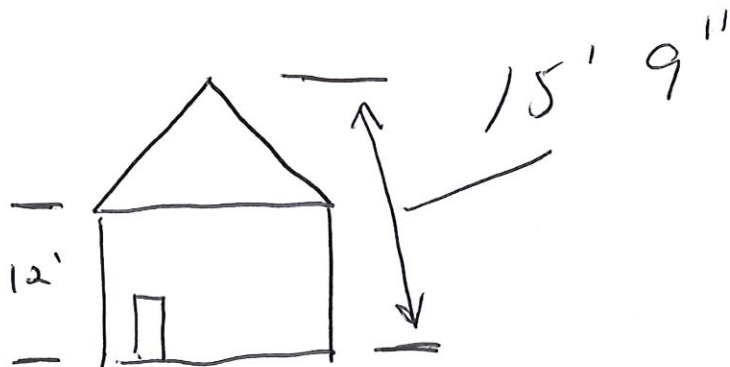
45 17402



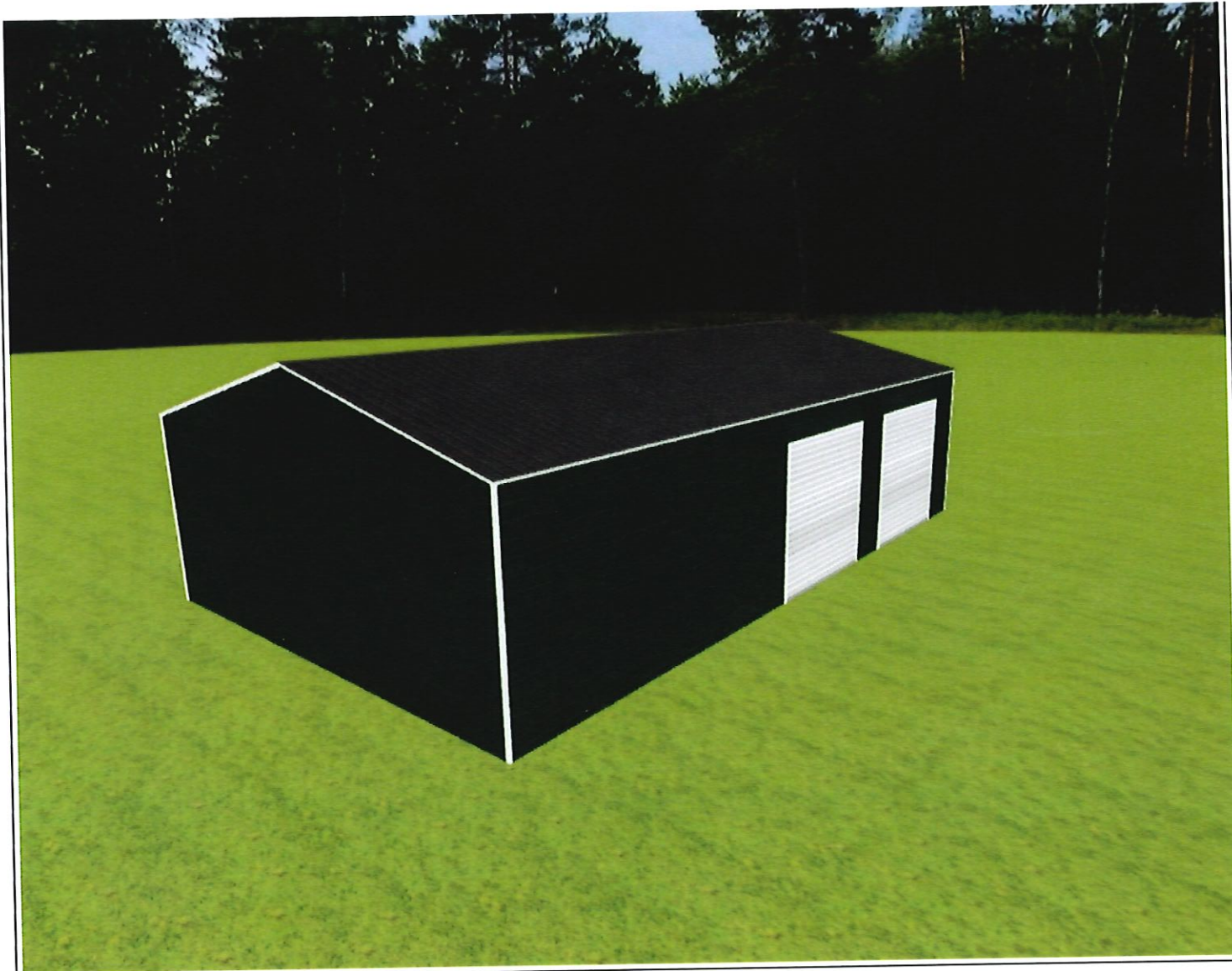


VIEW IMAGE 1

12-3  
Roof  
Pitch

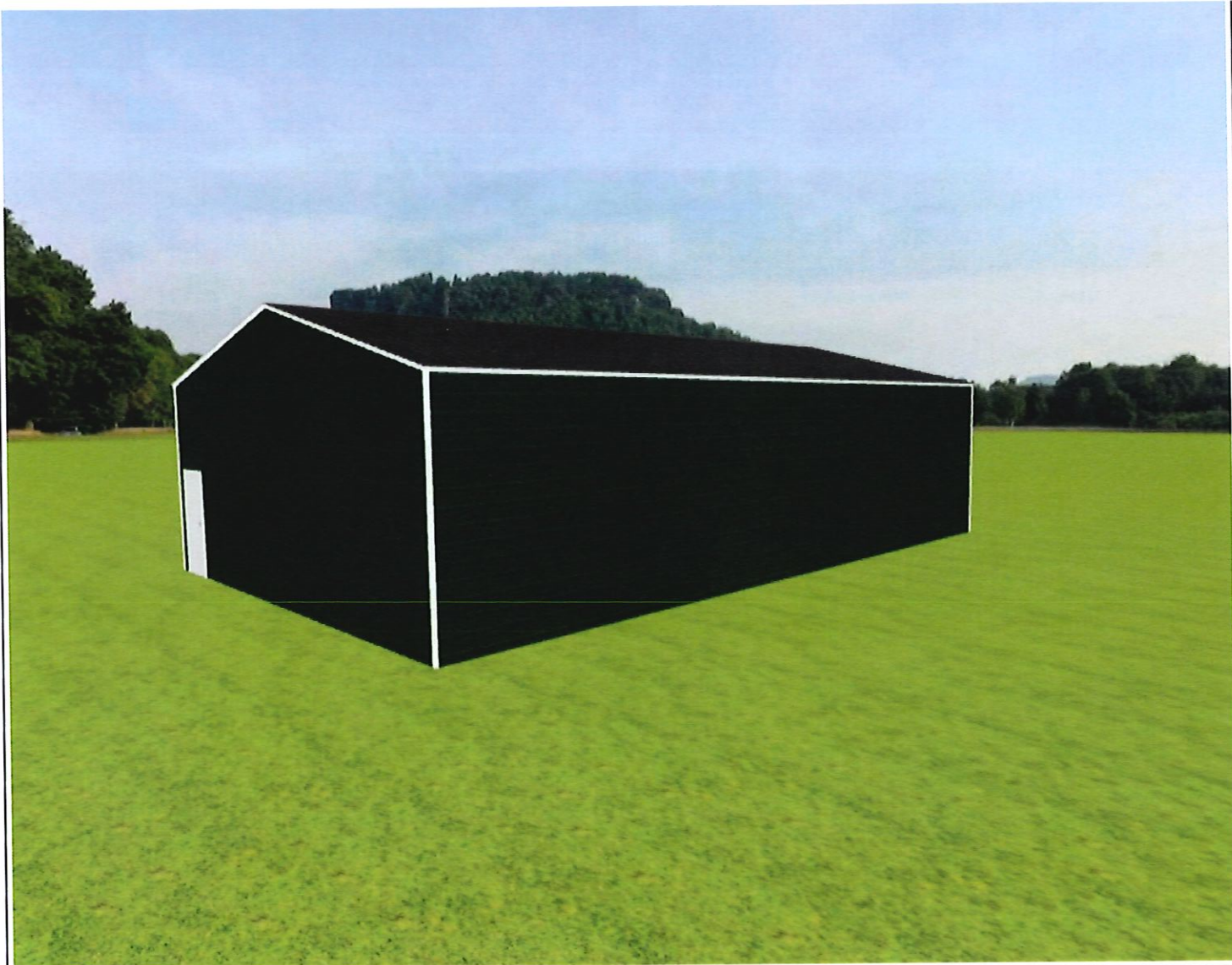


HOUSE  
23'

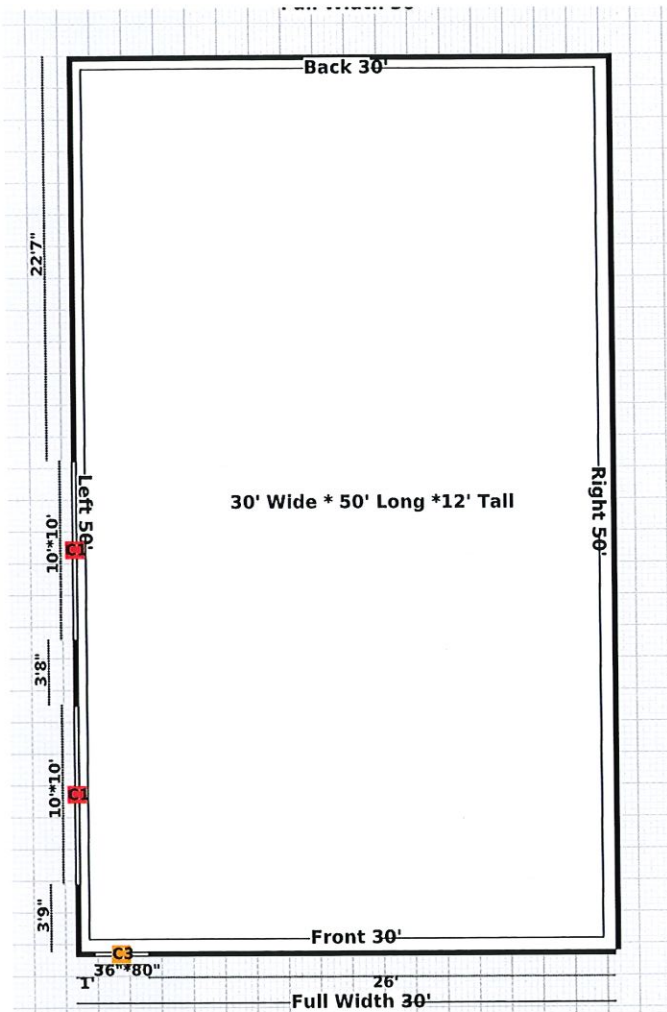


VIEW IMAGE 3





VIEW IMAGE 2



# LEGENDS

- C1 Garage Door
- C2 Garage Door Frameout
- C3 Walk in Door
- C4 Walk in Door Frameout
- C5 Windows
- C6 Windows Frameout
- C7 Open Wall
- C8 Close Wall
- C9 Distance
- C10 Storage Length (Utility)
- C Cupola