



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, **July 27, 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 square feet in size. Applicant is requesting a variance of ~~700 square feet~~ 450 square feet to construct a ~~1,500 square foot~~ 1,250 square foot 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. Applicant is requesting 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 July 26th 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 Ridgely Rd

Address

Occupant, Business or Tenant (if applicable)

PPN: 489-10-11

Permanent Parcel Number

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

N/A

Name of Business (if applicable)

11241 Ridgely Rd

Address

216-857-1395

Phone

N. Royalton Ohio 44133

City, State and Postal Code

Laurel.pattson3@gmail.com

Email (electronic mail)

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

Michael Patton

Name

N/A

Name of Business (if applicable)

11241 Ridgely Rd.

Address

216-857-1395

Phone

N. Royalton Ohio 44133

City, State and Postal Code

Laurel.pattson3@gmail.com

Email (electronic mail)

For Office Use Only

05/24/23

Date Application Submitted

06/22/23

Meeting Date Assigned

BZA-- 23-13.1

Identification Number Assigned

\$ 75.00

Application Fee

Check # 993

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

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.

- 1250 sq ft
- 1500 sq ft 1270.12A VARIANCE OF 450 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 1 OWNER
Applicant Signature, Printed Name and Title

5-23-23
Date

Michael P. Patton

Michael P. Patton 1 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



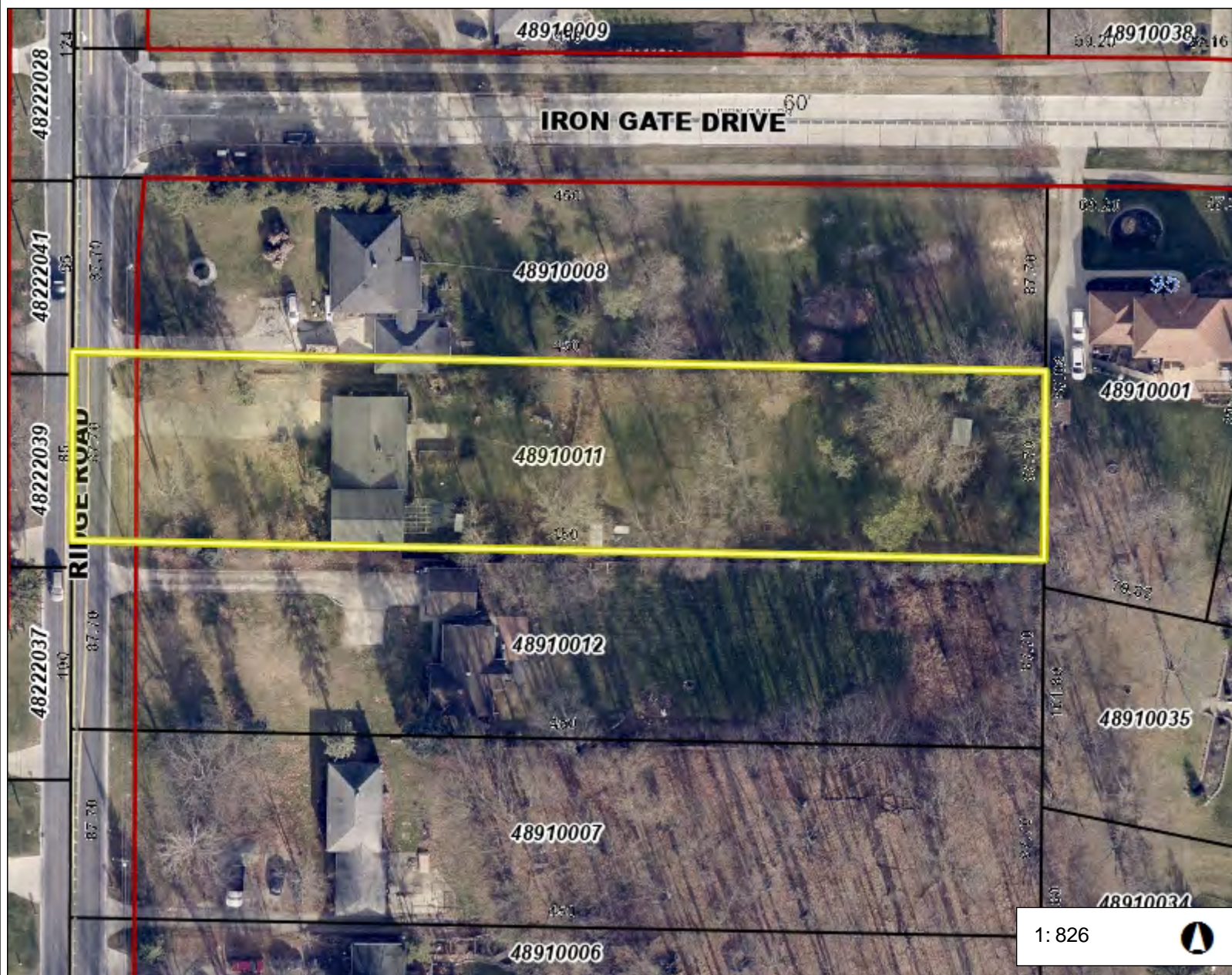
Cuyahoga County GIS Viewer



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

Cuyahoga County
Enterprise GIS
PUTTING CUYAHOGA COUNTY ON THE MAP



Cuyahoga County GIS Viewer



Date Created: 6/27/2023

Legend

- Municipalities
- Right Of Way
- Platted Centerline
- Parcel

1: 1,691



282 0 141 282 Feet

Projection:
WGS_1984_Web_Mercator_Auxiliary_Sphere

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TOPOGRAPHY FOR

JOSEPH MITRO

Of part of Orig. Royaltown Twp. Section 12. Now in the City of North Royaltown, County of Cuyahoga, State of Ohio

Joe Slake

Registered Surveyor No. 3748

SLABE & MACKAY

CIVIL ENGINEERS & SURVEYORS

MAY 1966

SCALE 1" = 20'

450.00' ±

87.70

450.00' ±

Sanitary Treatment installation to conform with requirements of the City of North Royaltown & County Board of Health.

IN NEIGHBORS' YARD
STATION 148
84'

Fin. Floor 100.54
37.2
98.0

Gar. Floor 98.30
28.2
97.6
13

CONCRETE
10.25
94.96
95.1
98.2

Sumo Pump Regd.
67.42
Gar. Floor 98.00
Living Room Fin. Floor 99.00
Top of footer 90.84
43.83

Cam. Room 96.50
23.42
33.3
99.0
98.50

22.3
Gar. Floor 101.83
20.2
43
101.8
101.3
44
25.10
101.02
28.67
91.70

220
Fin. Floor 104.68
59
102.0
101.6

Owner Joe Mitro
Perm. Pct. No. 489-10-11

118.5' ±

140' ±

90° to prop Drive

San Conn
Storm Conn.

Bottom of bank
Top of bank

163.4' ±

171.4' ±

13' & 8' minimum side line clearance required

apply to Board of Zoning appeals for variance to use one side yard less than 13'
Paul O. Frankle

I.P.Fd & Used

87.70 Deed & Obs.

I.P.Fd & Used

Rim 94.77
Inv. 76.37
Rim 96.64
Inv. 91.54

12" SANITARY
12" STORM

Rim 103.15
Inv. 93.05
Rim 103.50
Inv. 97.10

31' BIT. CONC. PAVT.

2269.62 Deed
2269.15 Obs.

Conc Nail Set

RK Nail Used
Mon box
0.71' ±

RIDGE RD.

RD.

60'

BENCH MARK
14" in Hyd.
100.00 Assumed

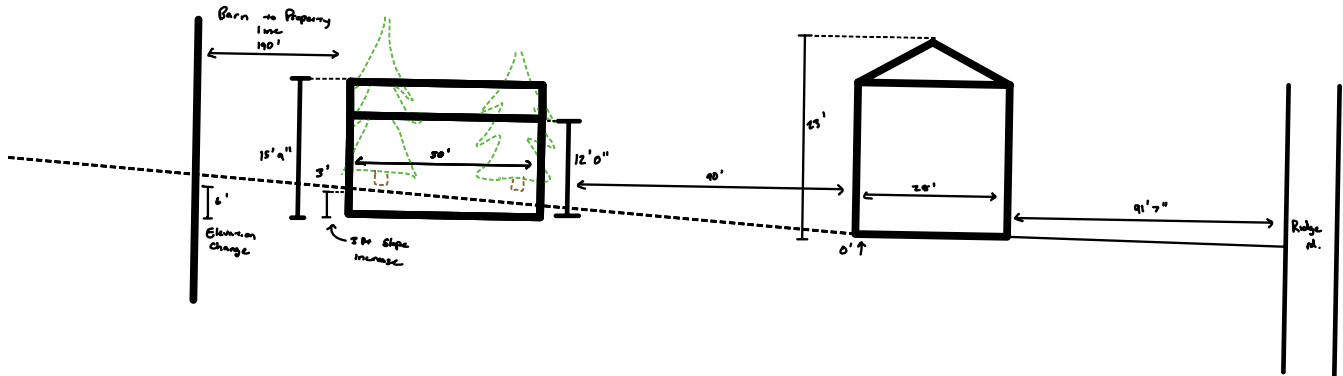


TYPICAL

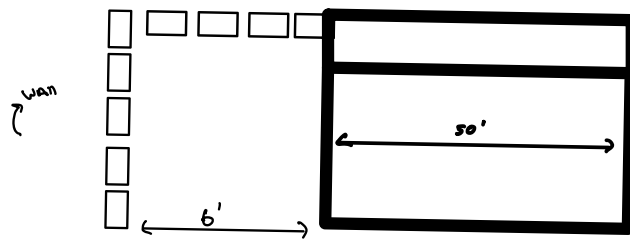
WALLING 20' ±

11241 Ridge Rd Proposed Addition

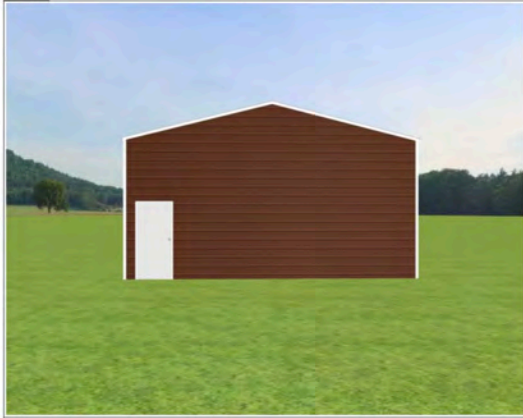
Elevation View



Retaining Wall



BUILDING VIEW



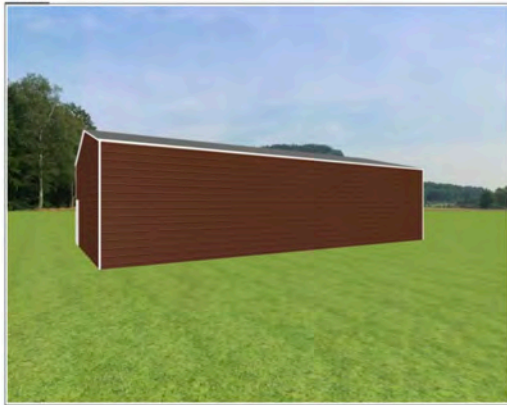
FRONT

BUILDING VIEW



BACK

BUILDING VIEW



RIGHT

BUILDING VIEW



LEFT

2D DRAWING 1



LEGENDS

- Storage Door Storage Door Framework Work in Door Work in Door Framework Windows Windows Framework Open Hall
- Close Wall Distance Storage Length (3000) Capable



















