

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, **September 28, 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. Applicant is requesting a variance of 18 inches 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. Applicant is requesting 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 September 27th 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

lan 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	or the following property:			
12670 Patrici	ADR OC	want / Owner		
Address	Occupant, Bu	Occupant / Owner Occupant, Business or Tenant (if applicable)		
PPN: 4810402	20 P1-A	f		
Permanent Parcel Number	Zoning Distri	t HOA Name: Letter of Approval Rec'd: Yes or No		
		Letter of Denial Rec'd: Yes or No		
2. Property Owner:	- 11 4			
Peter and L)uane Nauh			
Name	Name of Busin	ness (if applicable)		
12670 Vatrue	id Dr. 440-	-554-1792		
Address	Phone	100		
North Royal	ton phha	uk@spectrum.net		
City, State and Postal Code	Email (electron	Email (electronic mail)		
want seems, is				
This request is being n Representative):	nade by the following responsible	e party (Owner / Authorized		
Same as abo				
Name	Name of Busin	ness (if applicable)		
Address	Phone			
City, State and Postal Code	Email (electron	nic mail)		
For Office Use Only				
6/13/2023	7/27/2023	BZA 23 - 14		
Date Application Submitted	Meeting Date Assigned	Identification Number Assigned		
\$ 75	<u> </u>	I.Q.		
Application Fee	Payment Information (date, check num	ber, cash, etc.) Received by		

CITY OF NORTH ROYALTON BOARD OF ZONING APPEALS APPLICATION

	Zoning Appeals review: (please check all that apply)
Type	of Variance:
<u> </u>	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)
	statement establishing and substantiating the justification for the variance to Section 1264.08(e) – reason the variance is needed.
1. I	nstall Solar Panels on South Facing Side which
N	Front of House Roof.
	, , , ,
2.	18" footer on Eve to allow 2 Leve
	Panels " Maximize area"
	Janes programme freed
Descript	ion or the nature of the variance(s) requested and the corresponding Section(s) from
	of North Royalton Code of Ordinances.
(ode # 1477.04A2 Request Variance
0	ode # 1477.04A7 Dequest Variance It Eve Edge of 18" only on South Side Front.
	Front of the one of the one
7	TION C
/-	do it 1117 016 (D) (3) Panels in stalled or
	rout of Pool - Being the Southern Facing Sid
-+	ront of Good - Bene the Southern facing sld
	,

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.

		ntation of data or facts or v sal, suspension or revocatio	iolations of the Ordinances of the
The state of the s	1 / 1 / 1 / 1 / 1 / 1 / 1	sai, suspension of revocation	of this license it issued.
Vetu	V. Male		6/10/23
ApplicantSignatur	re, Printed Name and Tit	le	Date
Peter	A. Hauh		6/10/23
Property Owner Si	gnature, Printed Name a		/ Date
CITY OF	NORTH ROYALTON	I BOARD OF ZONING A	PPEALS APPLICATION
	ority Form (complete that I do not fax or email)	nis form <u>if you are unable to</u>	be present at meeting).
l,		(name) of	
(owner(s), execu-	tor(s), etc.) of		(property address or
		erify that	
of representative)	is authorized to repres	sent my/our interests and r	nake decisions on my/our behalf
when appearing b	efore the North Royalto	on Board of Zoning Appeals	
Signature		Date	
Before me, a Nota	ary Public in and for sai	d county, personally appea	red
who acknowledge	ed that he or she did si	gn the foregoing instrumer	nt and the same is his or her free
act and deed.			
In testimony wher	e of I have hereunto se	t my hand and official seal	at,
Ohio on this	day of	, 20	
Notary Signature			
Seal:			
State of Ohio			
County of Cuyaho	oga		

CITY OF NORTH ROYALTON BOARD OF ZONING APPEALS APPLICATION

QUESTIONS RELATIVE TO AREA VARIANCES

Address of subject property: 12670 Patricia Dn. North Royalton, OH 441					
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; There will Still be beneficial WH 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 will not impact at all the reasonable use of the Land or 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; Does Not Impact Neighborhood or Surrounding Orational Properties. Increase Property Value Advaller					
D. Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, garbage collection); No Nove of Huis would be impacted.					
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; **Moderate Control of					

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; Mo None af Hus apples					
- 100 100 the sign in aggrees					
G. Whether the property owner's predicament feasibly can be obviated the than a variance; Alternate plans would mean Residucione by Mohally Over 35% of the Last lifeture ROI is decreased. H. Whether the granting of the variance will create a nonconforming lot proof the Zoning Code; Wo	luction of, making it				
I. Whether special conditions or circumstances exist as a result of actions	of the owner;				
J. Whether the spirit and intent behind the zoning requirement would be justice done by granting a variance. T Humb G	e observed and substantial				



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 **COVER PAGE** 7.800 KW DC PHOTOVOLTAIC SYSTEM VICINITY MAP PROJECT DATA **GENERAL NOTES** PROJECT 12670 PATRICIA DR. 1. ALL ELECTRICAL MATERIALS SHALL BE NEW AND LISTED BY RECOGNIZED ELECTRICAL TESTING LABORATORY CUSTOM MADE EQUIPMENT SHALL HAVE **ADDRESS** COMPLETE TEST DATA SUBMITTED BY THE MANUFACTURER ATTESTING TO ITS SAFETY 2, OUTDOOR EQUIPMENT SHALL BE AT LEAST NEMA 3R RATED NORTH ROYALTON, OH 44133 2. OUT DOOR EDUPMENT SHALL BE CASH NEWS AN ANIED 3. ALL METALLIC EQUIPMENT SHALL BE CASH NEWS AN ANIED 4. ALL SPECIFIC WINING IS BASED ANIEL SECTION OF THE USE OF THE SECTION SHALL DETAIN ELECTRICAL PERMITS PRIOR TO INSTALLATION AND SHALL COORDINATE ALL INSPECTIONS, TESTING PETER HAUK OWNER 7.269 KW AC 7.800 KW DC SCOPE COMMISSIONING AND ACCEPTANCE WITH THE CLIENT, UTILITY CO. AND CITY INSPECTORS AS NEEDED. B.THE ELECTRICAL CONTRACTOR SHALL VERIEY 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 TRINA SOLAR 390W Modules **GSOLAR** TSM-390DE09.05 INCLUDE THE COST TO REPLACE MAIN BREAKER OR ENLARGE MAIN CAPACITY. 7. DRAWINGS ARE DIAGRAMMATIC ONLY, ROUTING OF RACEWAYS SHALL BE OPTION OF THE CONTRACTOR UNLESS OTHERWISE NOTED AND SHALL BE SOLAR EDGE COORDINATED WITH OTHER TRADES. 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. SE6000H-US (240V) 9. IF THE DISTANCES FOR CABLE RUNS ARE DIFFERENT THAN SHOWN, THE CONTRACTOR SHALL NOTIFY THE ELECTRICAL ENGINEER TO VALIDATE THE ELECTRICAL 16, 3W, 120/240V EXISTING WIRE SIZE, FINAL DRAWINGS WILL BE RED-LINED AND UPDATED AS APPROPRIATE. 10. WHENEYER A DISCREPANCY IN QUALITY OF EQUIPMENT ARISES ON THE DRAWING OR SPECIFICATIONS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR INFORMATION 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. MAIN SERVICE PANEL 125A BUSBAR RATING SATELLITE VIEW MAIN SERVICE 100A BREAKER RATING PHOTOVOLTAIC NOTES BUILDING TWO STORY BUILDING 1. ROOFTOP MOUNTED PHOTOVOLTAIC PANELS AND MODULES SHALL BE TESTED, LISTED AND IDENTIFIED UL 1703. INFORMATION CONTRACTOR 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 CONSTRUCTION TYPE: V-B Ag Solar OCCUPANCY: R COLINGE. 5. REMOVAL OF AN INTERACTIVE INVERTER OR OTHER EQUIPMENT SHALL NOT DISCONNECT THE BONDING CONNECTION BETWEEN THE GROUNDING. 3. LEBUNDA DE CONDUCTOR AND THE PHOTOVOLTAIC SOURCE AND/OR OUTPUT CIRCUIT GROUNDED CONDUCTORS. 6. ALL PY MODULES AND ASSOCIATE EQUIPMENT AND WIRING SHALL BE SOV TO GROUND SHALL DAMAGE. 7. LIVE PARTS OF PY SOURCE CIRCUITS AND PO UTPUT CIRCUITS OVER 180Y TO GROUND SHALL NOT SIE. COMPOSITION SHINGLE Address: TYPE 1285 Wagon Wheel Drive ACCESSIBLE TO OTHER THAN QUALIFIED PERSONS WHILE ENERGIZED. 8. INVERTER IS EQUIPPED W/ INTEGRATED GFCI, THUS PROVIDING GROUND FAULT PROTECTION Springdale, AR 72764 8.INVENTER IS EQUIPPED WIN TEACH TO BE COMPETANT OF ROWING SOCION AND THE TOTAL CLOW. 9. ALL CONDUCTORS SHALL BE COMPETAND 80 DES 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. FRAMING 2"X4" @ 24" O.C Phone Number: (476) 426-3735 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 RACKING IRONRIDGE RACKING AND BONDING BETWEEN AC AND DC SYSTEMS SIZED AS PER SEC 250,122 INFORMATION 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 SHEET INDEX CITY OF NORTH ROYALTON AHJ Drafted By: 0 COVER PAGE APN 48104020 ROOF PLAN LOT AREA 0.46 ACRES 1.1 SITE PLAN SINGLE LINE DIAGRAM LIVING AREA 1,224 SQFT WIRE SIZE CALCULATIONS CODE REFERENCES CODE REQUIRED SIGNAGE 5 ATTACHMENT LAYOUT THE INSTALLATION OF SOLAR ARRAYS AND MODULE DATA SHEET PHOTOVOLTAIC POWER SYSTEMS SHALL COMPLY Current Insight, LLC WITH THE FOLLOWING CODES: INVERTER DATA SHEET UNIT INDEX OPTIMIZER DATA SHEET 2852 W. Amini Way South Jordan, UT RACKING DATA SHEET SSP Service Sub Panel MSP Main Service Panel Micro Inverter / 84095 2015 (IBC) INTERNATIONAL BUILDING CODE ATTACHMENT DATA SHEET D5 PV PV Load Center Optimizer UM Utility Meter 2015 (IMC) INTERNATIONAL MECHANICAL CODE Suppower PV Supervisor D6 GROUNDING SPECS PVS6 PM Production Meter 2015 (IPC) INTERNATIONAL PLUMBING CODE Solar Module 2015 (IFC) INTERNATIONAL FIRE CODE IQ Combiner Box IQ IM Itron Meter PETER HAUK 2018 (IRC) INTERNATIONAL RESIDENTIAL CODE Junction Box 36" Setback J/B 12670 PATRICIA DR. INV Inverter 2017 (NEC) NATIONAL ELECTRIC CODE NORTH ROYALTON, OH 44133 EV Outlet FV 18" Setback ACD AC Disconnect BB Battery Backup APRIL 07, 2023 EMT / FMT / PVC RSC Rapid Shutdown Controller AT Auto Transformer / RMC type conduit/ AS INDICATE RSB Rapid Shutdown Box SEM Solar Edge Meter Enclosure ALL OTHER ORDINANCE ADOPTED BY THE Romex NM Cable/ LOCAL GOVERNING AGENCIES FNMT (Fluid non-metalic tube) PV SYSTEM DP Distribution Panel









