



# 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, **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 27<sup>th</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:

12670 Patricia Dr.  
Address

Occupant / Owner  
Occupant, Business or Tenant (if applicable)

PPN: 48104020  
Permanent Parcel Number

R1-A  
Zoning District

Ward No.

HOA Name:

Letter of Approval Rec'd: Yes or No

Letter of Denial Rec'd: Yes or No

### 2. Property Owner:

Peter and Diane Hawk  
Name

Name of Business (if applicable)

12670 Patricia Dr.  
Address

440-554-1792  
Phone

North Royalton,  
City, State and Postal Code

phhawk@spectrum.net  
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

6/13/2023  
Date Application Submitted

7/27/2023  
Meeting Date Assigned

BZA--23-14  
Identification Number Assigned

\$ 75  
Application Fee

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.

1. Install Solar Panels on South Facing Side which is Front of House Roof.

2. 18" footer on Eave to allow 2 Level Panels "Maximize Area"

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

Code # 1477.04A2 Request Variance at Eave Edge of 18" only on South Side Front.

Code # 1477.04(B)(3) Panels installed on Front of Roof – Being the Southern Facing Side.

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.

Peter H. Hawk  
Applicant Signature, Printed Name and Title

6/10/23  
Date

Peter H. Hawk  
Property Owner Signature, Printed Name and Title

6/10/23  
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: 12670 Patricia Dr. North Royalton, OH 44133

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 use 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  
or adjoining Properties. Increase Property Value  
Actually.

D. Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, garbage collection);

No None of this 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;

No not in this line

- 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 None of this applies*

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

*Alternate plans would mean reduction of efficiency by probably over 35% making it not cost effective ROI is decreased.*

- 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.

*I think so.*





# Cuyahoga County GIS Viewer



Date Created: 3/31/2023

## 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



## COVER PAGE

AGSOLAR

## CONTRACTOR

Ag Solar

Address:  
1285 Wagon Wheel Drive  
Springdale, AR 72764

Phone Number:  
(476) 426-3735

Drafted By:

Current Insight, LLC

2852 W. Amini Way  
South Jordan, UT  
84095

PETER HAUK  
12670 PATRICIA DR.  
NORTH ROYALTON, OH 44133

APRIL 07, 2023

AS INDICATED

PV SYSTEM

0

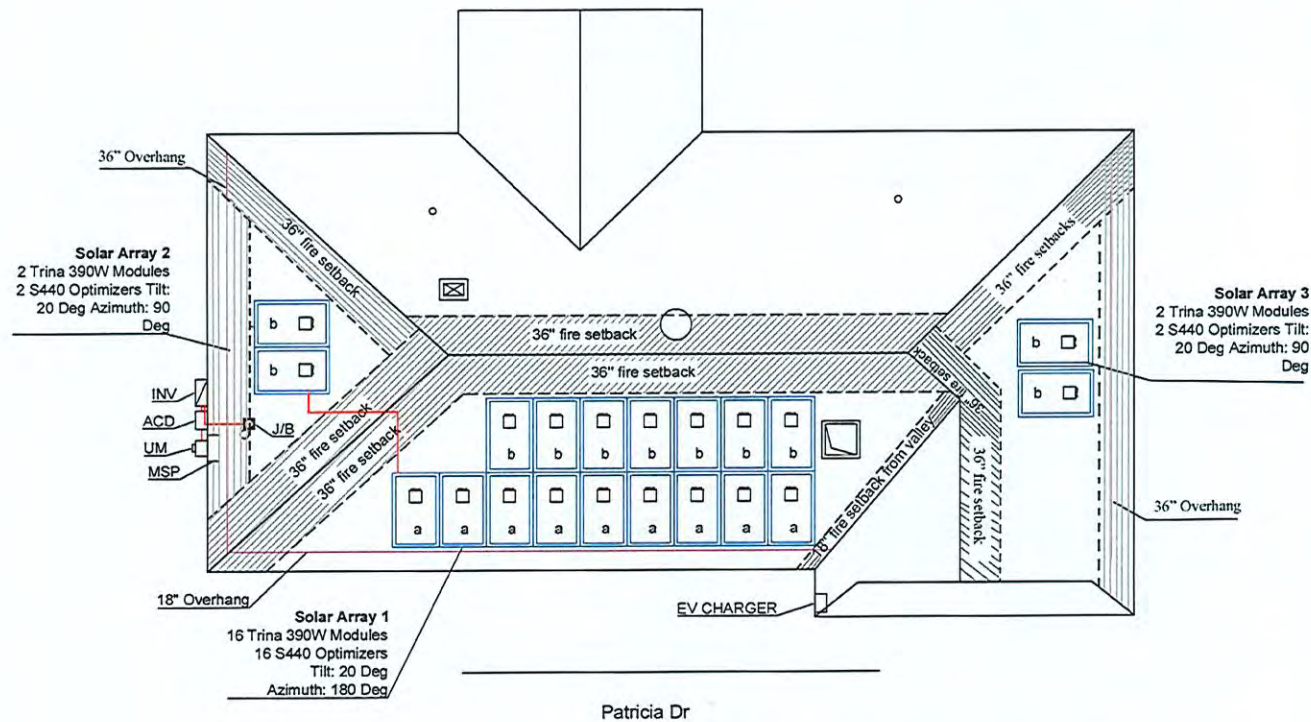


# PHOTOVOLTAIC SYSTEM 7.800 KW DC

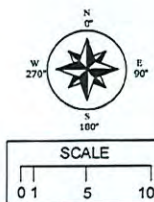
20	Trina Solar 390W Modules (TSM-390DE09.05)
20	Solar Edge S440 Power Optimizers
1	Solar Edge 6.0 Kw Inverter SE6000H-US (240V)

Note: All the photovoltaic systems wires that are on the roof and side of the building shall be protected against physical damage using RMC Conduit or other approved conduit installed 7/8" above roof.

ROOF AREA CALCULATIONS  
FIRE SPRINKLERS - NO  
TOTAL ROOF AREA (SQ.FT.) - 2,355  
SOLAR AREA (SQ.FT.) - 420  
% OF COVERED AREA - 17.8%



Patricia Dr



## ROOF PLAN

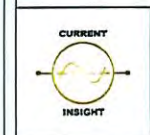
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APRIL 07, 2023

AS INDICATED

PV SYSTEM

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