

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 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 July 26th at 12:00 p.m. local time. PLEASE NOTE: THE PUBLIC HEARING FORM <u>MUST BE NOTARIZED</u> 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:

Occupant / Owner RICIA D Occupant, Business or Tenant (if applicable) Address PPN: HOA Name: Permanent Parcel Number Zoning District Ward No. Letter of Approval Rec'd: Yes or No Letter of Denial Rec'd: Yes or No 2. Property Owner: Name Name of Business (if applicable) U Address Phone City, State 3. This request is being made by the following responsible party (Owner / Authorized **Representative):** ame as above Name of Business (if applicable) Name ý Address Phone City, State and Postal Code Email (electronic mail) For Office Use Only 6/13/2023 BZA-- 23 -Date Application Submitted Identification Number Assigned Meeting Date Assigned \$ 75 **Application Fee** Payment Information (date, check number, cash, etc.) Received by

CITY OF NORTH ROYALTON BOARD OF ZONING APPEALS APPLICATION

4. Board of Zoning Appeals review: (please check all that apply)

Type of	of Variance:
V	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
\square	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.

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

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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.

Signature, Printed Name and Title Applicar

Property Owner Signature, Printed Name and Title

CITY OF NORTH ROYALTON BOARD OF ZONING APPEALS APPLICATION

7. Written Authority Form (complete this form <u>if you are unable to be present at meeting</u>). (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 decisio	ns 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 where	of I have hereunto set	t my hand and official seal at	,
011 // /			

Ohio on this ______, 20____, 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 Dn. 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;

beneficial use of the prope There will St. tas.

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

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;

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

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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;

PAGE 6 OF 13 THIS AND OTHER FORMS ARE AVAILABLE ON NORTHROYALTON.ORG REV 04-19-2023

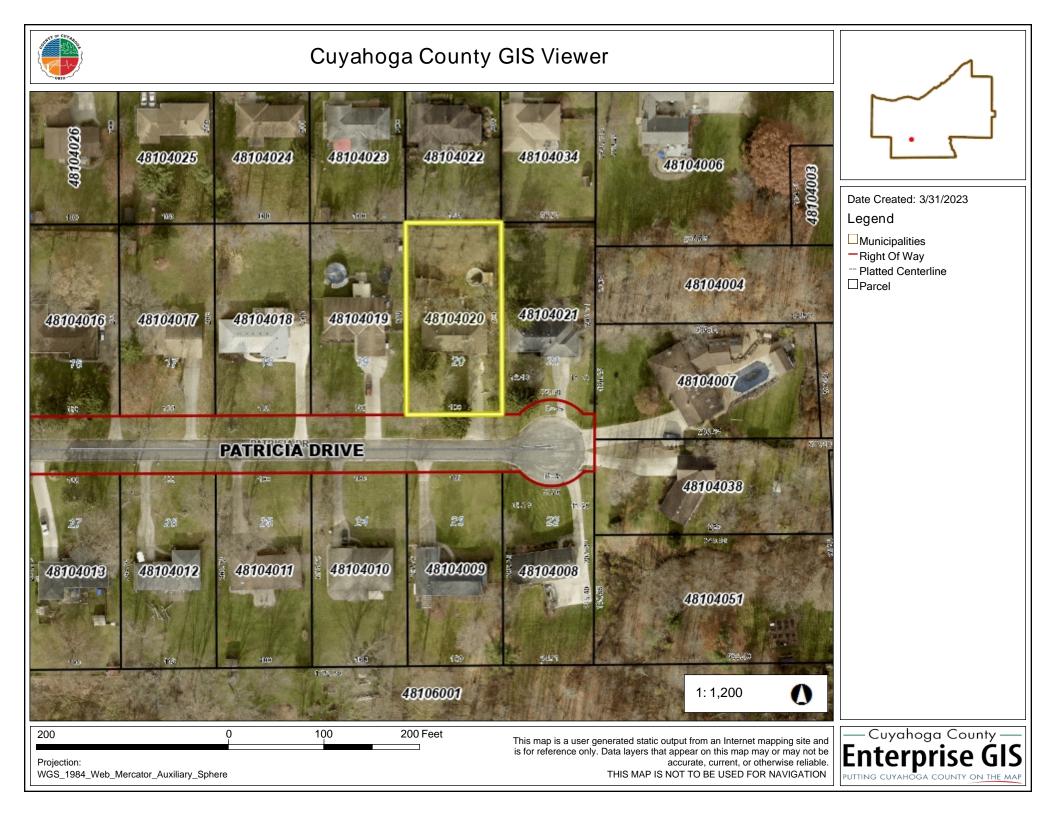
F. Whether special conditions and circumstances exist which are peculiar to the land or structure involved and which are not applicable generally to other lands or structures in the same Zoning District; examples of such special conditions or circumstances are: exceptional irregularity, narrowness, shallowness or steepness of the lot or adjacency to nonconforming and inharmonious uses, structures or conditions;

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

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- H. Whether the granting of the variance will create a nonconforming lot pursuant to Section 1270.16 of the Zoning Code;
- I. Whether special conditions or circumstances exist as a result of actions of the owner; $\frac{1}{2}$
- J. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting a variance.



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	PROJE	CT DA	ТА			G	SENERAL NOTES				VICINITY MAP]		
PROJECT ADDRESS OWNER	ADDRESS NORTH ROYALTON, OH 44133				1, ALL ELECTRICAL MATERIALS SHALL BE NEW AND LISTED BY RECOGNIZED ELECTRICAL TESTING LABORATORY CUSTOM MADE EQUIPMENT SHALL HAVE COMPLETE TEST DATA SUBMITTED BY THE MANUFACTURER ATTESTING TO ITS SAFETY 2. OUTDOOR EQUIPMENT SHALL BE GATE NEMA 3R RATED 3. ALL METALLIC EQUIPMENT SHALL BE GAOUNDED									
SCOPE	7.800 KV 20 TRIN TSM-	V DC A SOLAR 3 -390DE09.0	7.269 KW AC 90W Modules 5	5.CONTRAC COMMISSIO 6.THE ELEC AND COMPL INCLUDE TH 7. DRAWING	ALL SPECIFIC WIRING IS BASED ON THE USE OF COPPER. CONTRACTOR SHALL OBTAIN ELECTRICAL PERMITS PRIOR TO INSTALLATION AND SHALL COORDINATE ALL INSPECTIONS, TESTING COMMISSIONING AND ACCEPTANCE WITH THE CLIENT, UTILITY CO. AND CITY INSPECTORS AS NEEDED. THE ELECTRICAL CONTRACTOR SHALL VERIFY THE BXACT LOOATONS OF SERVICE POINTS AND SERVICE SIZES WITH THE SERVING UTILITY COMPANY NO COMPLY WITH ALL UTILITY COMPANIES ACQUIREMENTS. IF THE SOLAR BOCK FED BREAKER IS OVER THE BUSS SIZE 20% LIMIT, CONTRACTOR SHALL ON COMPLY WITH ALL UTILITY COMPANIES REQUIREMENTS. IF THE SOLAR BOCK FED BREAKER IS OVER THE BUSS SIZE 20% LIMIT, CONTRACTOR SHALL CULUE THE COST TO REPLACE MAIN BREAKER OR ENLARCE MAIN CAPACITY. DRAWINGS ARE DIAGRAMMANTIC ONLY, ROUTING OF RACEWAYS SHALL BE OPTION OF THE CONTRACTOR UNLESS OTHERWISE NOTED AND SHALL BE						inci estat forma a Di	AGS	OLAR	
ELECTRICAL		AR EDGE 000H-US (2-	40V) 1φ, 3W, 120/240V	8, IF THE RO RESPONSIB 9, IF THE DI	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 VERIPY THAT THE ROOF IS CAPABLE OF WITHSTANDING THE EXTRA WEIGHT. 9. IF THE DISTANCES FOR CABLE RUNS ARE DIFFERENT THAN SHOWN, THE CONTRACTOR SHALL NOTIFY THE ELECTRICAL ENGINEER TO VALIDATE THE WIRE SIZE. FINAL DRAWINGS WILL BE RED-LINED AND UPDATED AS APPROPRIATE. 10. WHENEVER A DISCREPANCY IN OUALITY OF FOUNDEMINT ARISES ON THE DRAWING OR SPECIFICATIONS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ALL MATERIAL AND SERVICES REQUIRED BY THE BRICTES' CONDITIONS NOTED ON THE DRAWINGS OR IN THE SPECIFICATIONS TO ENSURE COMPLETE COMPLIANCE AND LONGEVITY OF THE OPERABLE SYSTEM REQUIRED BY THE ARCHITECT/INGINEERS.									
INFORMATION	MAIN SERVIO BUSBAR RA	TING	125A	DROV/DING							SATELLITE VIEW	-		
	MAIN SERVI BREAKER R	ATING	100A			PHC	TOVOLTAIC NOTES							
BUILDING INFORMATION	TWO STORY		/-B	2. SOLAR S	YSTEM SHALL NOT COVER ANY PLUME S AND SUPPORT STRUCTURES SHALL	ING OR MED	FD			1		CONT	RACTOR	
	OCCUPANCY	CCUPANCY: R			4. SOLAR INVERTER MUST HAVE A MANUFACTURE INSTALLED DISCONNECTING MEANS THAT PREVENTS PARALLEL FEEDING UTILITY LINES DURING POWER OUTAGE. 5. REMOVAL OF AN INTERACTIVE INVERTER OR OTHER EQUIPMENT SHALL NOT DISCONNECT THE BONDING CONNECTION BETWEEN THE GROUNDING							Ag Solar		
	ROOF TYPE	COMPOSIT	ION SHINGLE	6. ALL PV M 7. LIVE PAR ACCESSIBL 8. INVERTE	CTRODE CONDUCTOR AND THE PHOTOVOLTAC SOURCE AND/OR OUTPUT CIRCUIT GROUNDED CONDUCTO LL PV MODULES AND ASSOCIATED EQUIPMENT AND WIRING SHALL BE PROTECTED FROM ANY PHYSICAL DA VE PARTS OF PV SOURCE CIRCUITS AND PV OUTPUT CIRCUITS OVER 150V TO GROUND SHALL NOT BE ESSIBLE TO OTHER THAN QUALIFIED PERSONS WHILE ENERGIZED. WIRTER IS EQUIPPED WINTERATED GCI. THUS PROVIDING GROUND FAULT PROTECTION			SICAL DAMAG	E.			Address: 1285 Wagon Springdale, A	Wheel Drive	
FRAMING 2"X4" @ 24" O.C					9. ALL CONDUCTORS SHALL BE COPPER AND 80 DEG RATED TO ALL ELECTRICAL EQUIPMENT SHALL BE LISTED BY A RECOGNIZED ELECTRICAL TESTING LABORATORY OR APPROVED BY THE DEPARTMENT. 11. THE OUTPUT OF A UTLITY INTERACTIVE-INVERTER SHALL BE PERMITTED TO BE CONNECTED TO THE SUPPLY SIDE OF THE SERVICE DISCONNECTING VIENNE & REPERT 201 2010.					- COL		Phone Numb (476) 426-37	er:	
INFORMATION				IL2. A SINCLE CONDUCTOR SHALL BE PERMITTED TO BE USED TO PERFORM THE MULTIPLE FUNCTIONS OF DC GROUNDING, AC GROUNDING AND BONDING BETWEEN AC AND DC SYSTEMS SIZED AS PER SEC 250.122 13. EQUIPMENT GROUND CONDUCTOR REQUIRED IN RACEWAYS SIZED PER CEC 250-122. 14. PER ART 250.20, NON-CURRENT CARRYING METAL PARTS OF EQUIPMENT SHALL BE EFFECTIVELY BONDED TOGETHER, BOND BOTH ENDS OF RACEWAYS						SHEET INDEX				
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LIVING AREA	1,224 SQFT									2	SINGLE LINE DIAGRAM		<u> </u>	
CODE REFERENCES			1						3	WIRE SIZE CALCULATIONS		-		
0	ODERE		020							4	CODE REQUIRED SIGNAGE ATTACHMENT LAYOUT	INSIGHT		
THE INSTALLATION OF SOLAR ARRAYS AND						5 D1	MODULE DATA SHEET	-						
PHOTOVOLTA WITH THE FOL			HALL COMPLY							D1	INVERTER DATA SHEET	Current Insig	ht, LLC	
WITH THE FOL		020.			UNIT INDEX					D3	OPTIMIZER DATA SHEET	2852 W. Ami	2852 W. Amini Way	
2015 (IBC) INTERNATIONAL BUILDING CODE			MSP Main Service Panel SSP		SSP			Norma la constant /	D4	RACKING DATA SHEET	South Jordan			
				CODE PULL PV PV Load Center			Micro Inverter / Optimizer	D5	ATTACHMENT DATA SHEET	84095				
	2015 (IMC) INTERNATIONAL MECHANICAL CODE 2015 (IPC) INTERNATIONAL PLUMBING CODE			PM	Production Meter	PVS6	Sunpower PV Supervisor	[]	Solar Module	D6	GROUNDING SPECS]		
2015 (IFC) INTERNATIONAL FIRE CODE 2018 (IRC) INTERNATIONAL RESIDENTIAL CODE		DE	IM	Itron Meter	IQ	IQ Combiner Box					PETE	R HAUK		
2018 (IRC) INT 2017 (NEC) NA				INV	Inverter	J/B	Junction Box		36" Setback			12670 PA	TRICIA DR,	
				ACD	AC Disconnect	EV BB	EV Outlet Battery Backup		18" Setback				LTON, OH 4413	
				RSC	Rapid Shutdown Controller	AT	Auto Transformer	الشتشتينا	EMT / FMT / PVC			APRIL 07, 20	23	
ALL OTHER OF			YTHE	RSB	Rapid Shutdown Box	SEM	Solar Edge Meter Enclosure		/ RMC type conduit/ Romex NM Cable/			AS INDICAT	∞ 0	
LOCAL GOVER						DP	Distribution Panel		FNMT (Fluid non-metalic tube)			PV SYSTI	_	

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