



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 1270 "Residential Districts"**, of the City of North Royalton Zoning Code. Request is being made by Kristina Hegedeos and Dave Cebula **to modify previously approved variance requests** for an attached garage addition located at 8442 Royal Haven Drive, also known as PPN: 482-05-051, in Residential R1-A District zoning. The variance modifications 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 allows for a dwelling under 1,800 square feet to have an attached garage up to 800 square feet in size. Original variance granted was for 240 square feet to construct a 1,040 square foot attached garage addition. Applicant seeks to modify the variance to request an additional 170 square feet for a total variance of 410 square feet to construct a 1,210 square foot attached garage addition.
- Variance #2:** Codified Ordinance Section 1270.05 "Schedule of Area, Yard, and Height Regulations." Original variance granted for 2-feet 1-inch to allow for an attached garage addition to be located 7-feet 11-inches from the side property line in the required 10-foot side yard setback. Applicant requests that the previously granted 2-foot 1-inch side setback variance be revoked by the Board.

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

Ian Russell
Board of Zoning Appeals Secretary
City of North Royalton, Ohio

11545 Royalton Road • North Royalton, Ohio 44133 • ph 440.457.5652 • irussell@northroyalton.org



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:

<u>8442 Royalhaven Dr.</u>		<u>Occupant</u>
Address		Occupant, Business or Tenant (if applicable)
<u>PPN: 482-05-051</u>	<u>R1-A</u>	
Permanent Parcel Number	Zoning District	Ward No.
		HOA Name: <u>N/A</u>
		Letter of Approval Rec'd: Yes or No
		Letter of Denial Rec'd: Yes or No

2. Property Owner:

<u>Kristina Hegedeos</u>		
Name		Name of Business (if applicable)
<u>8442 Royalhaven Dr.</u>	<u>440-476-1424</u>	
Address	Phone	
<u>North Royalton Oh. 44133</u>	<u>dmc dmc 24@aol.com</u>	
City, State and Postal Code	Email (electronic mail)	

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

<u>Kristina Hegedeos and Dave Cubula (husband)</u>		
Name		Name of Business (if applicable)
<u>Same as above</u>		
Address	Phone	
City, State and Postal Code	Email (electronic mail)	

For Office Use Only

<u>06/29/23</u>	<u>07/27/23</u>	<u>BZA-- 23-15</u>
Date Application Submitted	Meeting Date Assigned	Identification Number Assigned
<u>\$ 25.00</u>	<u>Chen # 1226</u>	<u>I.R.</u>
Application Fee	Payment Information (date, check number, cash, etc.)	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.

We own 2 classic cars as well as 2 vehicles that we drive daily. We would like to park all 4 vehicles in the garage to keep the integrity of the neighborhood. Dave needs space to keep tools and to work on these classic cars. Kristina paints and makes crafts and would utilize the extra garage area for these (hobbies) also extra storage space as there is no basement. Seeking to Amend previous submittal due to cost

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

1270.12 (a) variance request of 410 sq. ft. four attached garage addition of 1210 sq. feet

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.

Kristina Hegedeos Kristina Hegedeos owner 6-28-2023
Applicant Signature, Printed Name and Title DAVID M. CEBULA David M Cebula Date
Kristina Hegedeos Kristina Hegedeos owner 6-28-2023
Property Owner Signature, Printed Name and Title DAVID M CEBULA David M Cebula 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: 8442 Royalhasen Dr.

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;

minimal

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;

No

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

No because there isn't anywhere else on the property that the structure can be built

- 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.

yes we are trying to stay within the zoning by requesting the variance
Revision has removed the need for side yard set-back variance

Ian Russell

From: dmcdmc24 <dmcdmc24@aol.com>
Sent: Monday, July 10, 2023 8:52 PM
To: Ian Russell
Subject: Hegedeos/Cebula variance request

In regards to variance request for residence 8442 Royalhaven drive North Royalton. If the city approves our request for garage square footage, we are willing to void the setback variance that we were granted March 23, 2023. Thank You, Kristina Hegedeos & Dave Cebula.

Sent from my Verizon, Samsung Galaxy smartphone



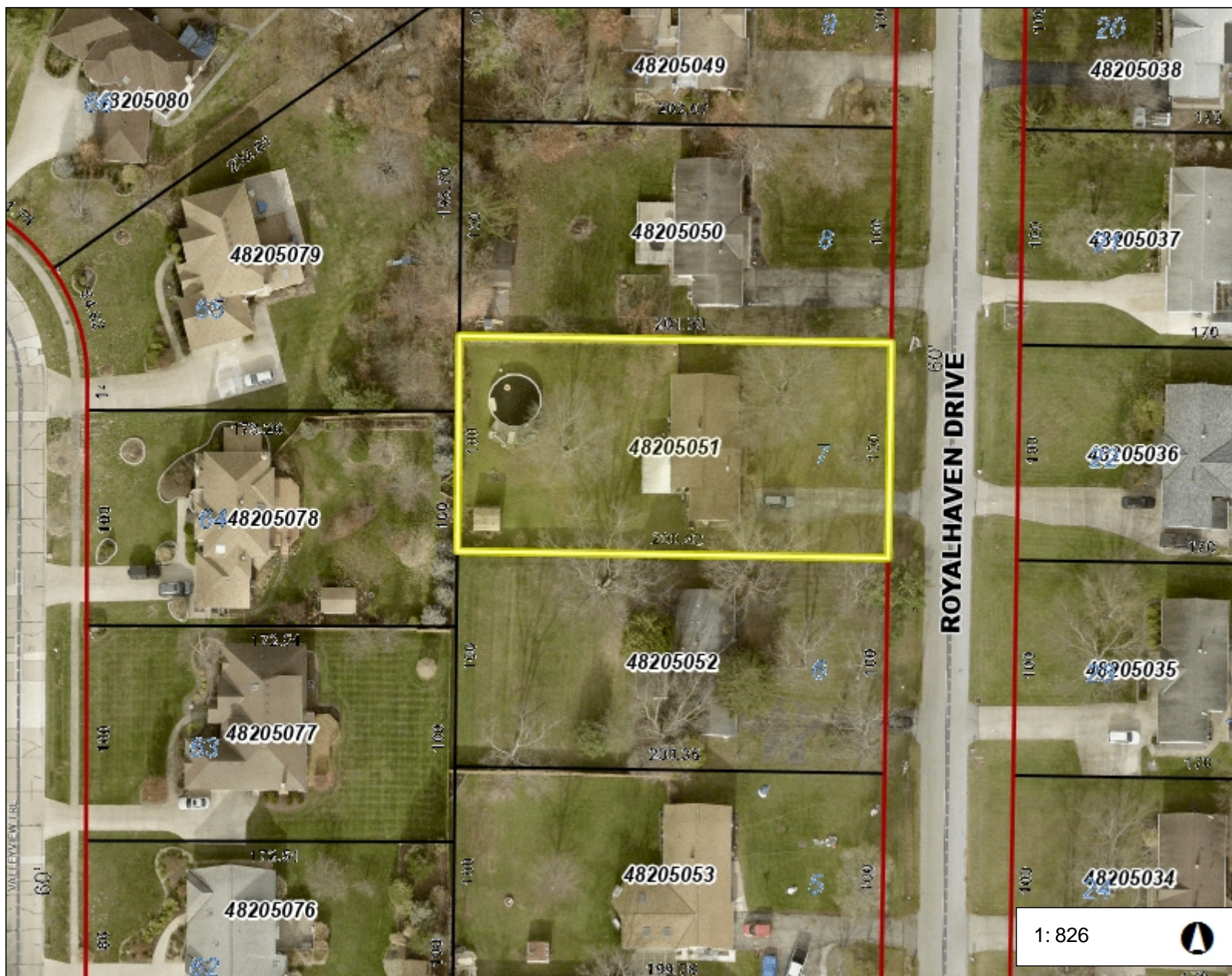
Cuyahoga County GIS Viewer



Date Created: 2/21/2023

Legend

- Municipalities
- Right Of Way
- Platted Centerline
- Parcel

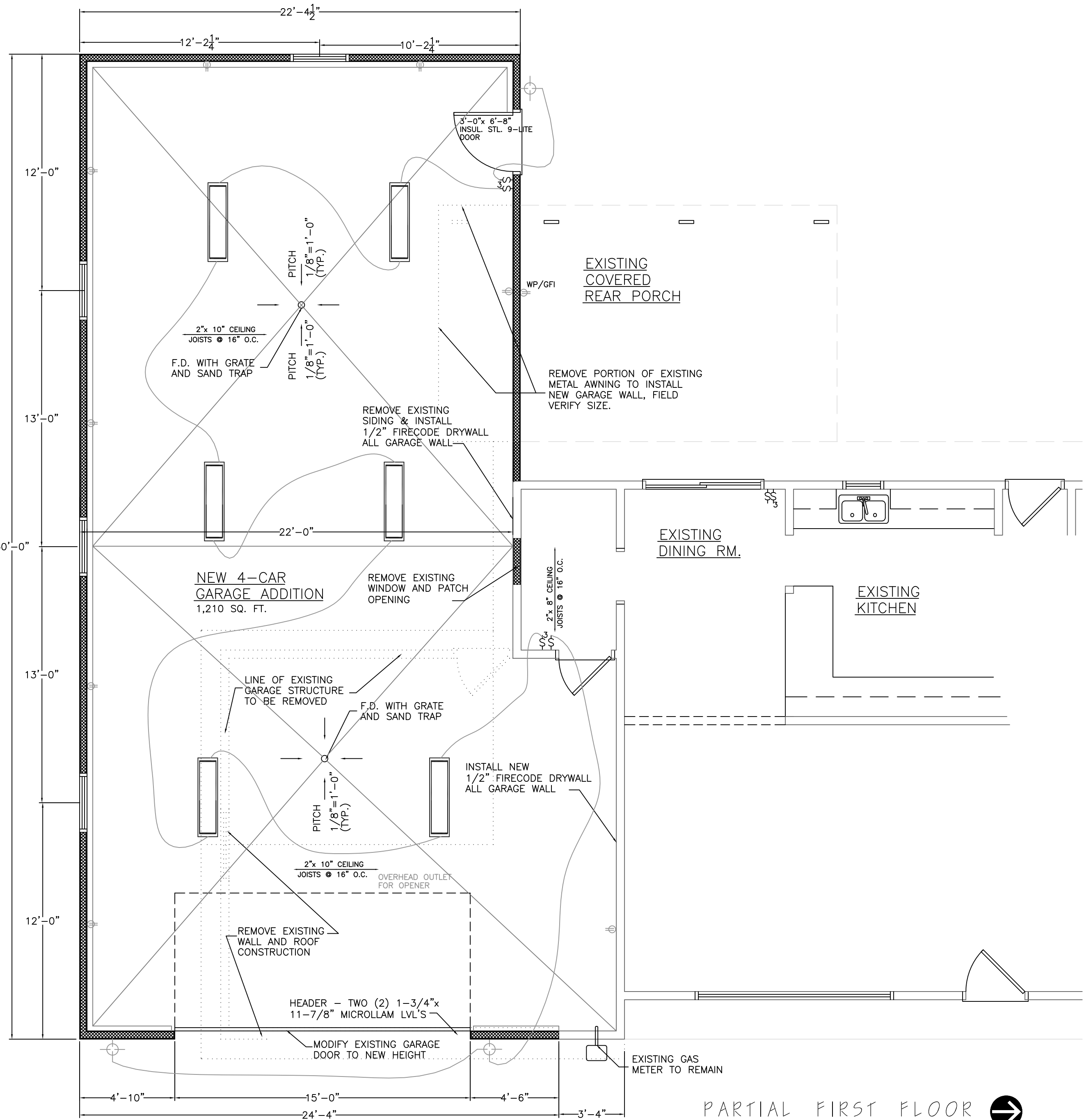


138 0 69 138 Feet

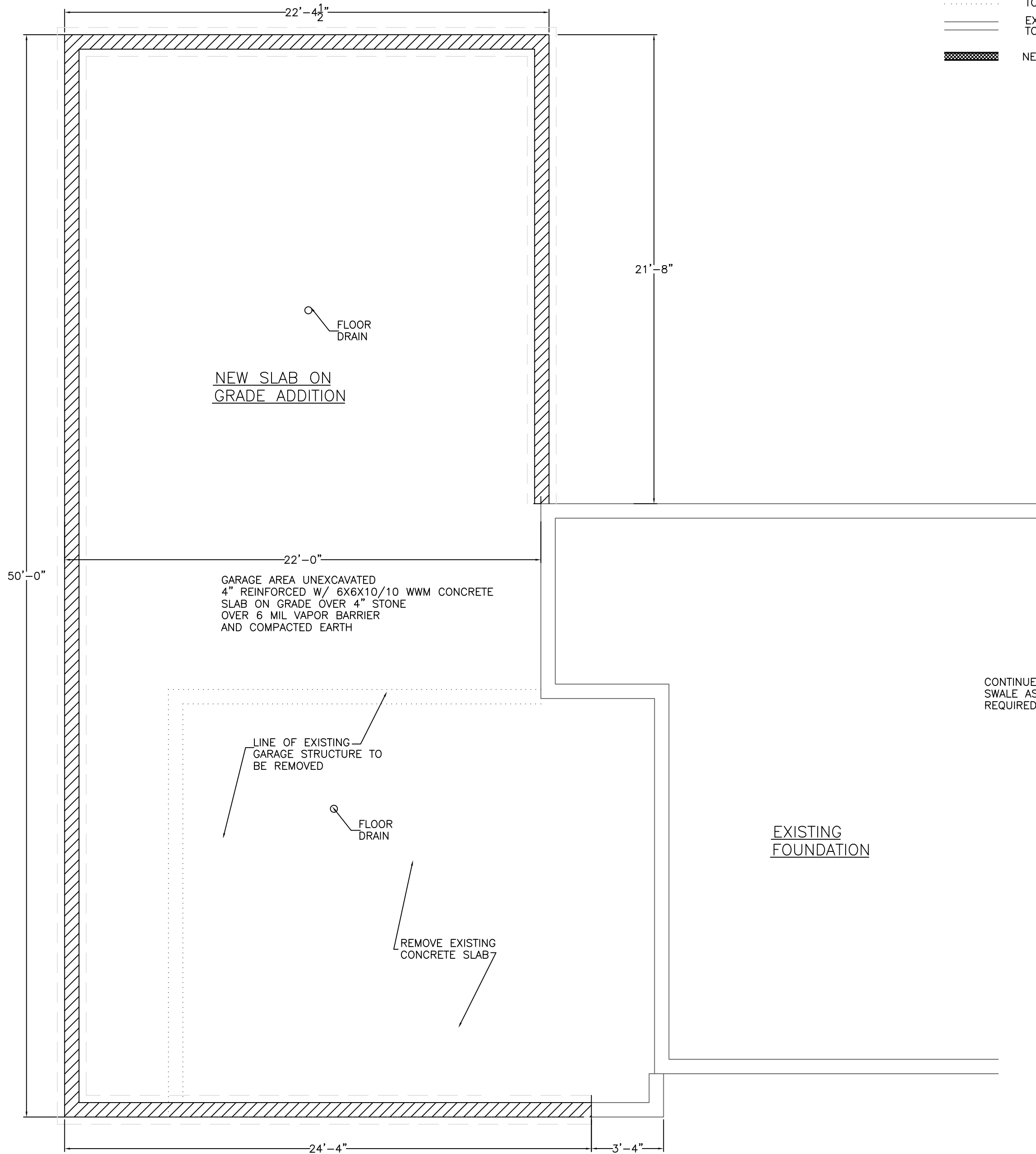
Projection:
WGS_1984_Web_Mercator_Auxiliary_Sphere

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



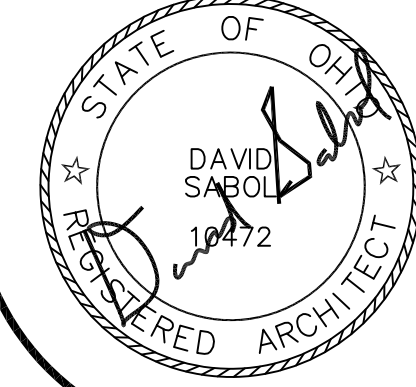
PARTIAL FIRST FLOOR
1/4" = 1'-0"



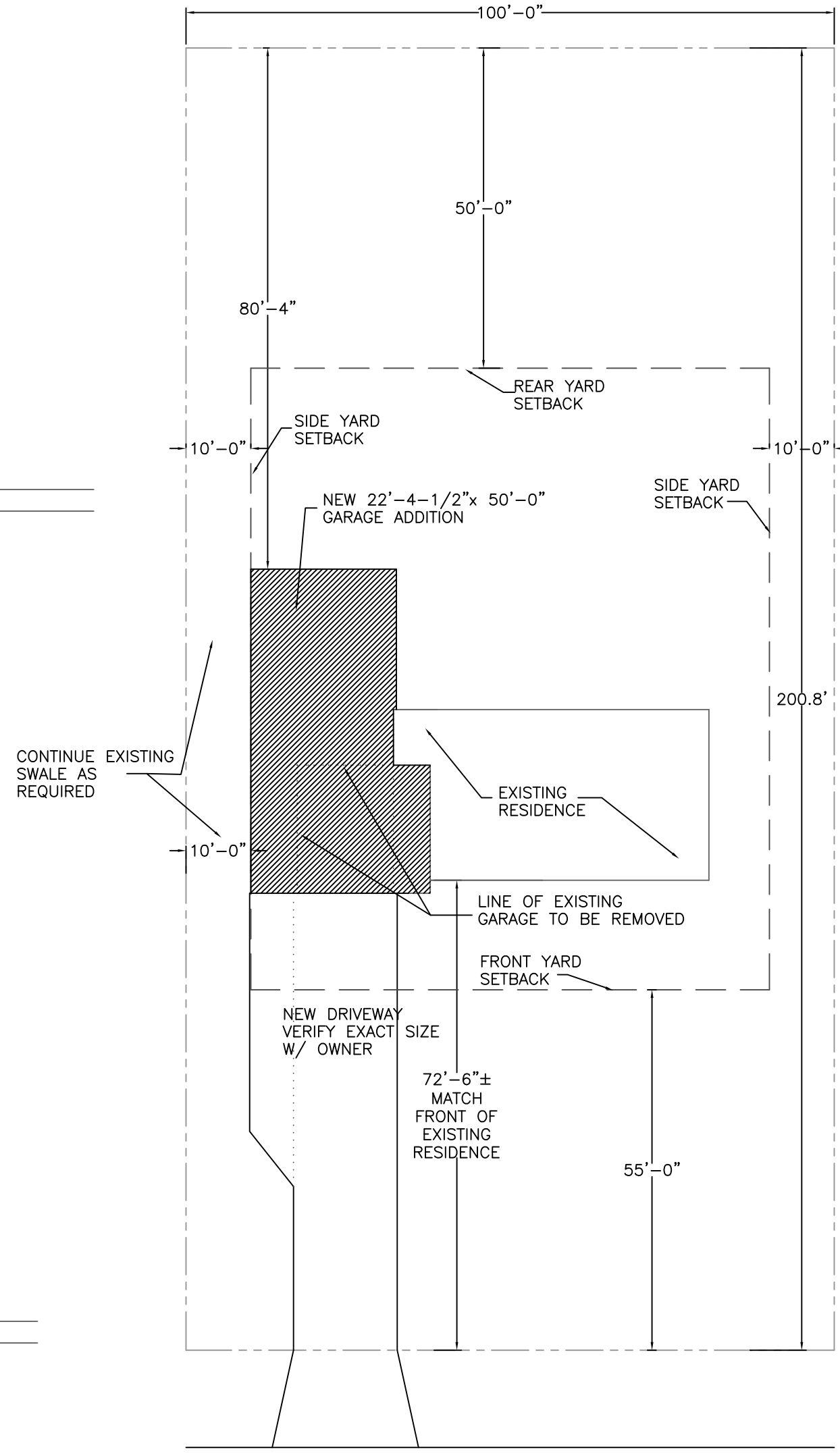
PARTIAL FOUNDATION PLAN
1/4" = 1'-0"

- LEGEND**
- EXISTING CONSTRUCTION TO BE REMOVED
 - EXISTING CONSTRUCTION TO REMAIN
 - NEW CONSTRUCTION

- GENERAL NOTES**
- NO ATTEMPT HAS BEEN MADE TO SHOW SECTION CUTS OR DETAIL DESIGNATIONS AT ALL LOCATIONS WHERE SIMILAR CONDITIONS OCCUR.
 - SECTIONS AND DETAILS ARE TYPICAL FOR ALL LOCATIONS AT WHICH SIMILAR CONDITIONS OCCUR, UNLESS NOTED AS APPLICABLE TO A SPECIFIC LOCATION "ONLY".
 - ANY MATERIAL INDICATIONS OR NOTES SHOWN ON ONE SECTION OR DETAIL ALSO APPLY TO ALL SIMILAR CONDITIONS ON OTHER DETAILS OR SECTIONS.
 - ALL WORK SHALL COMPLY WITH REQUIREMENTS OF O.B.B.C./ N.E.C./ N.P.C./ AND LOCAL ORDINANCES



DAVID SABOL, 10472
12/31/23 EXPIRATION DATE



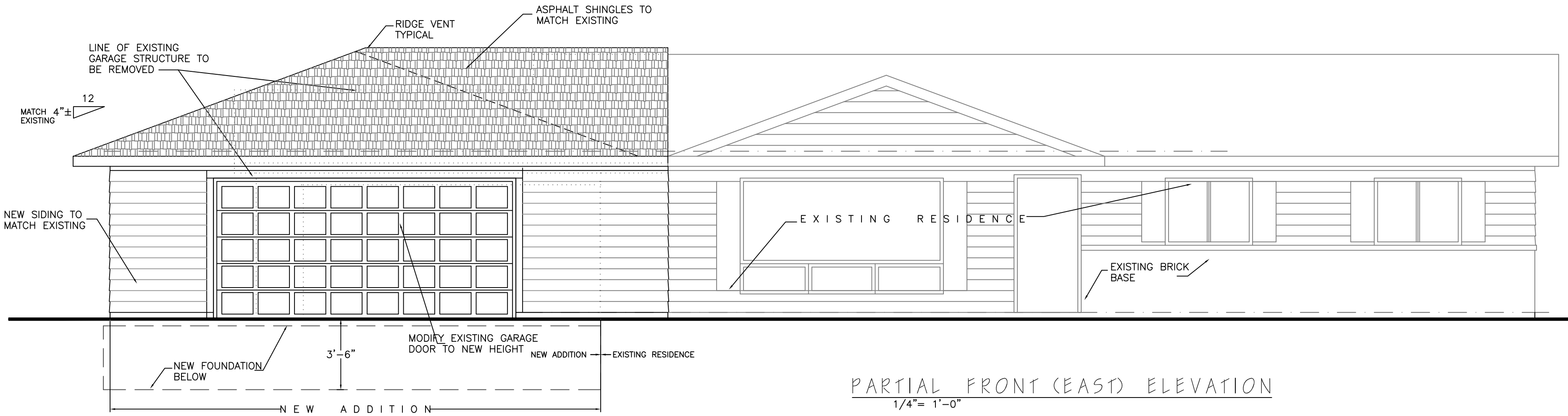
R O Y A L H A V E N D R I V E

SITE PLAN
1" = 20'-0"

EXISTING RESIDENCE IS 1,190 SQUARE FEET
SECTION 1270.05 SCHEDULE OF YARD & HEIGHT REGULATIONS
ZONING R1-A - ONE FAMILY RESIDENTIAL
FRONT SETBACK - 45-55 FT.
SIDEYARD SETBACK - 10' - COMPLIES
REAR YARD SETBACK - 50'
SECTION 1270.12 SIZE, LOCATION, SETBACK & HEIGHTS FOR ACCESSORY BUILDINGS & PRIVATE GARAGES
DWELLING SIZE - UP TO 1,800 SQUARE FEET - MAXIMUM GARAGE SIZE TO BE 800 SQ. FT.
VARIANCE REQUESTED FOR 410 SQ. FT.

LINTEL SCHEDULE (WOOD)

OPENING	LINTEL
0'-0" TO 4'-6"	2-2"x 6"
4'-6" TO 6'-0"	2-2"x 8"
6'-0" TO 7'-6"	2-2"x 10"
7'-6" TO 10'-0"	2-2"x 12"



PARTIAL FRONT (EAST) ELEVATION
1/4" = 1'-0"