



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, **October 26, 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 Jason Newton for a roof-mounted solar panel installation located at 15650 Bennett Road, also known as PPN: 485-08-016, in Rural Residential (RRZ) District zoning. The variance being requested is as follows:

Variance #1: 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 October 25th 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

Posted 10-12-2023



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:

15650 Bennett Road, North Royalton, Ohio 44133

Address

PPN: 48508016

Permanent Parcel Number

Occupant, Business or Tenant (if applicable)

RRZ

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:

Jason Newton

Name

15650 Bennett Road

Address

North Royalton, Ohio 44133

City, State and Postal Code

Name of Business (if applicable)

2162106246

Phone

jasondean0506@yahoo.com

Email (electronic mail)

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

Jason Newton

Name

15650 Bennett Road

Address

North Royalton, Ohio 44133

City, State and Postal Code

Name of Business (if applicable)

2162106246

Phone

jasondean0506@yahoo.com

Email (electronic mail)

For Office Use Only

10/09/2023
Date Application Submitted

\$ 75.00
Application Fee

10/26/2023
Meeting Date Assigned

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

BZA-- 23-20
Identification Number Assigned

IR
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 are requesting permission to install on the street facing portion of the roof. Our

justification is that the solar system would drop in production if the panels are on the back of the home.

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

Variance to place the panels on the front of the roof

1477.04(b)(3)- section stating that roof mounted systems can not be placed on the side of the roof fronting the street.

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.

JASON NEWTON HOME OWNER
Applicant Signature, Printed Name and Title

10-09-23
Date

JASON NEWTON HOME OWNER
Property Owner Signature, Printed Name and Title

10-09-23
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: 15650 Bennett Road North Royalton, Ohio 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;

The solar system would drop in production if the panels are on the back of the home.

B. Whether the variance is substantial or is the minimum necessary to make possible the reasonable use of the land or structure;

No

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;

We believe that the solar will in no way affect the neighborhood except that it will be visible on the roof.

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

No this will not affect governmental services.

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;

We could put the panels on the back of the home but it would drop the production of the solar system or the customer would have to add more panels to create the same production.

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.

Us being granted the ability to put panels on the front of the home would technically go against the zoning requirement. However, we would be willing to include any requirements that you request to include the spirit of the zoning requirements to our best ability.



□ Municipalities
— Right Of Way
-- Platted Centerline
□ Parcel



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

DC SYSTEM SIZE: 6.48 KW

SCOPE OF WORK:

FLUENT SOLAR INSTALL THE PROPOSED GRID-TIED PHOTOVOLTAIC SYSTEM. FLUENT SOLAR WILL BE RESPONSIBLE FOR COLLECTING THE NEEDED SITE INFORMATION TO DESIGN AND INSTALL THE PROPOSED PHOTOVOLTAIC SYSTEM.

THE PHOTOVOLTAIC SYSTEM INCLUDES:

(16) SEG – SEG405BMDHV (CS-1)
(1) SOLAREEDGE – SE5000H-US000BNU4 (CS-2)
(16) SOLAREEDGE – S440 (CS-3)

THE MODULES SHALL BE FLUSH MOUNTED USING

APPROX. (46) QUICKBOLT #16318 MOUNTS
ON UNIRAC 315168M RAIL

THE PHOTOVOLTAIC SYSTEM SHALL BE INTERCONNECTED BY PERFORMING A PV BREAKER INTO THE EXISTING 200 A MAIN SERVICE PANEL

INSTALL SHALL INCLUDE:

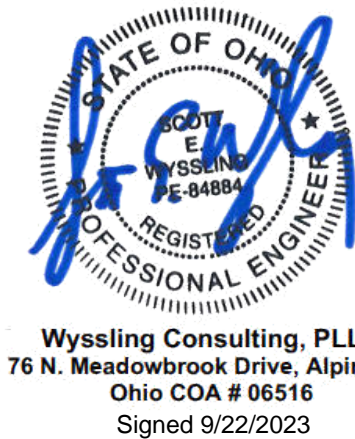
- MODULE INSTALLATION
- OPTIMIZER INSTALLATION
- INVERTER INSTALLATION
- MOUNTING AND RACKING INSTALLATION
- AC/DC DISCONNECTS
- GROUNDING AND PV GROUNDING ELECTRODE AND BONDING TO EXISTING GEC
- SYSTEM WIRING
- NET METERING (IF NEEDED)
- PV LABELS (THAT ARE APPLICABLE TO PROJECT)

GENERAL NOTES

1. EACH MODULE TO BE GROUNDED USING THE SUPPLIED CONNECTION POINT PER MANUFACTURER’S REQUIREMENTS. ALL SOLAR MODULES, EQUIPMENT, AND METALLIC COMPONENTS ARE TO BE BONDED. IF THE EXISTING GROUNDING ELECTRODE SYSTEM CANNOT BE VERIFIED OR IS ONLY METALLIC WATER PIPING, IT IS THE CONTRACTOR’S RESPONSIBILITY TO INSTALL A SUPPLEMENTAL GROUNDING ELECTRODE.
2. ALL PLAQUES AND SIGNAGE REQUIRED BY THE ADOPTED NATIONAL ELECTRIC CODE SHALL BE METAL OR PLASTIC, ENGRAVED OR MACHINED IN A CONTRASTING COLOR TO THE PLAQUE/LABEL. ALL PLAQUES/LABELS SHALL BE UV & WEATHER RESISTANT (SEE PV-2).
3. DC CONDUCTORS SHALL BE RUN IN EMT AND/OR MC (METAL CLAD CABLE) AND SHALL BE LABELED A MINIMUM OF EVERY 10’ (SEE E2-E2.1)
4. EXPOSED NON-CURRENT CARRYING METAL PARTS OF ELECTRICAL EQUIPMENT SHALL BE GROUNDED IN ACCORDANCE WITH 250.134 OR 250.136(A).
5. CONFIRM LINE SIDE VOLTAGE AT ELECTRIC UTILITY SERVICE PRIOR TO CONNECTING INVERTER. VERIFY SERVICE VOLTAGE IS WITHIN INVERTER VOLTAGE OPERATIONAL RANGE.
6. ALL SIGNAGE MUST BE PERMANENTLY ATTACHED AND BE WEATHER/SUNLIGHT RESISTANT AND CANNOT BE HAND-WRITTEN(SEE E2-E2.1)
7. ELECTRICAL CONTRACTOR TO PROVIDE CONDUIT EXPANSION JOINTS AND ANCHOR CONDUIT RUNS AS REQUIRED PER NEC.
8. ALL WIRING MUST BE PROPERLY SUPPORTED BY DEVICES OR MECHANICAL MEANS DESIGNED AND LISTED FOR SUCH USE, AND FOR ROOF-MOUNTED SYSTEMS, WIRING MUST BE PERMANENTLY AND COMPLETELY HELD OFF OF THE ROOF SURFACE. NEC 110.2 – 110.4 / 300.4
9. ALL PV METERS AND RAPID SHUTDOWNS TO BE WITHIN 5’ OF ANOTHER. AC DISCONNECT TO BE WITHIN 10’ OF UTILITY METER. PV METER CENTER OF GLASS TO BE AT 5’
10. PV METERS TO BE INSTALLED CORRECTLY, SUPPLIED FROM THE TOP JAWS.
11. ALL ROOF PENETRATIONS MUST BE FLASHED. SIMPLY CAULKING DOES NOT SUFFICE.
12. ALL DC CONDUCTORS RUN INSIDE OF THE STRUCTURE SHALL BE INSTALLED A MINIMUM OF 18” BELOW THE ROOF DECK.
13. ALL WORK WILL COMPLY WITH THE 2017 OBC AND 2019 RCO
14. ALL ELECTRICAL WORK WILL COMPLY WITH THE 2017 NATIONAL ELECTRIC CODE.
15. EQUIPMENT MAY BE SUBSTITUTED FOR SIMILAR EQUIPMENT BASED ON AVAILABILITY. SUBSTITUTED EQUIPMENT SHALL COMPLY WITH DESIGN CRITERIA

ASCE 7-16 WIND SPEED:	115PSF, EXPOSURE CATEGORY C
GROUND SNOW LOAD:	20 PSF, EXPOSURE CATEGORY C

STAMPS (IF NEEDED)



CONTENTS:

- | | |
|-------|-------------------------------|
| C-1 | COVER PAGE |
| PV-1 | SITE PLAN |
| PV-2 | ROOF INFO |
| PV-3 | SITE PHOTOS |
| E-1 | 3-LINE DIAGRAM |
| E-2 | LABELS |
| E-2.1 | LABELS LOCATION |
| E-3 | ELEC CALCS AND EQUIPMENT INFO |
| M-1 | MOUNT |
| M-2 | MOUNT CONT. |
| EQ-1 | EQUIPMENT |
| EQ-2 | EQUIP. CONT. |
| EQ-3 | EQUIP. CONT. |
| EQ-4 | EQUIP. CONT. |
| EQ-5 | EQUIP. CONT. |
| CS-1 | MODULE |
| CS-2 | OPTIMIZER |
| CS-3 | INVERTER |
| PL-1 | PLACARD |



ADDRESS: 2578 W 600 N
SUITE 100 LINDON, UT 84042
PHONE: 866-736-1253

CUSTOMER LAST NAME:	NEWTON	SYSTEM SIZE: 6.48 KW (E-1)
ADDRESS:	15650 BENNETT RD	(16) SEG – SEG405BMDHV (CS-1)
CITY:	NORTH ROYALTON	(1) SOLAREEDGE – SE5000H-US000BNU4 (CS-2)
STATE:	OH	(16) SOLAREEDGE – S440 (CS-3)
ZIP:	44133	ROOF TYPE: COMP SHINGLE (PV-2)
JURISDICTION:	North Royalton	RAFTERS, 2X6 @ 24” (PV-2)
UTILITY COMPANY:	FIRST ENERGY	INTERCONNECTION METHOD: PV BREAKER

DESIGNED BY: DW

DESIGNED ON

9/22/2023

COVER PAGE

C-1

LEGEND:

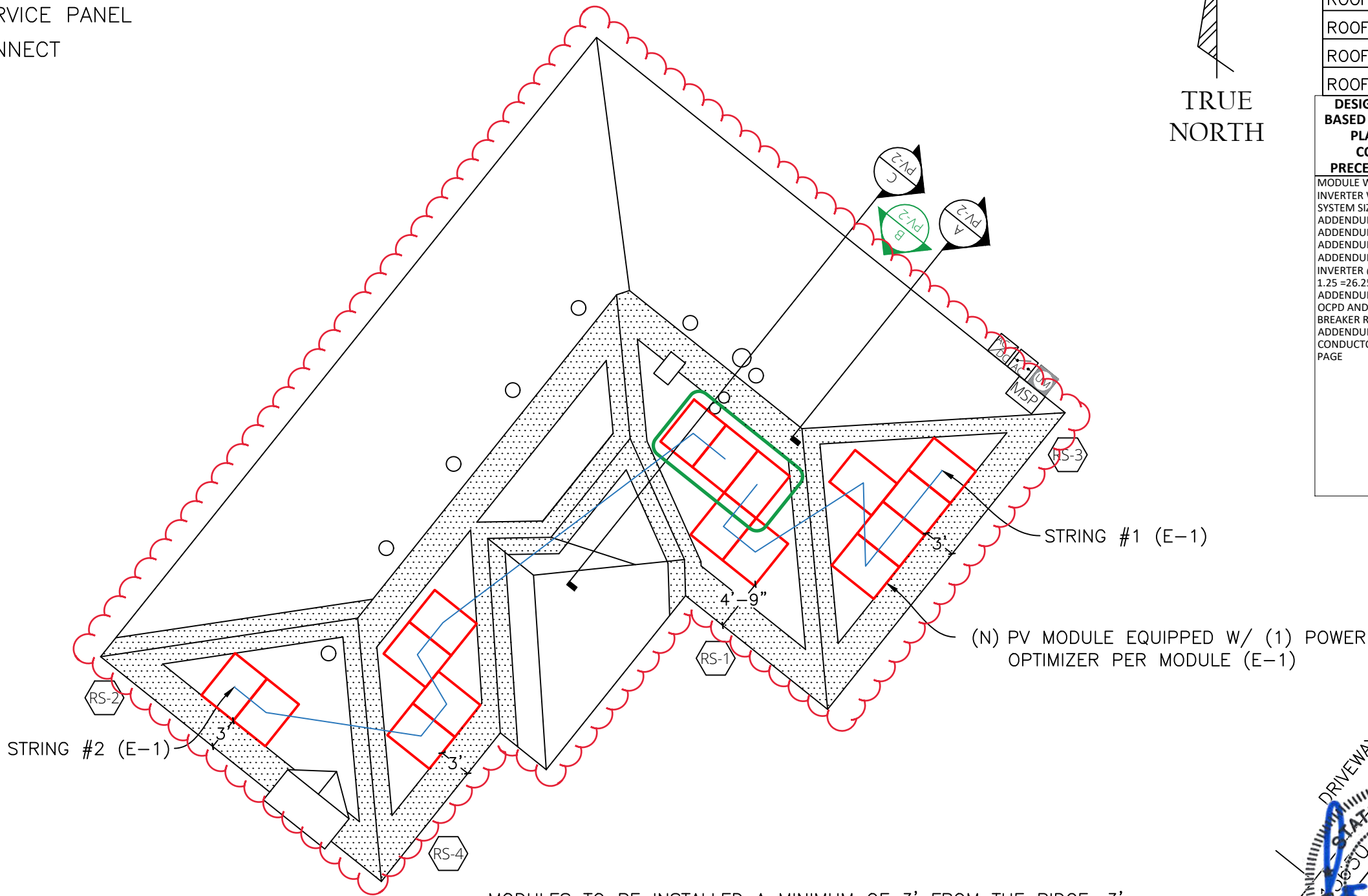
- UM

=UTILITY METER
- MSP

=MAIN SERVICE PANEL
- AC

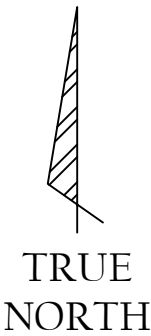
=AC DISCONNECT
- AC/DC

=INVERTER



SITE PLAN NOTES:

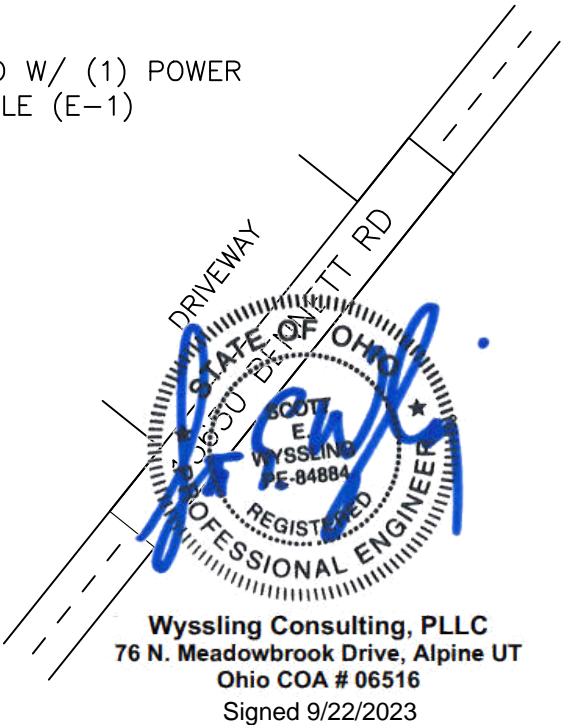
- VERIFY ALL OBSTRUCTIONS IN THE FIELD.
- VERIFY ALL DIMENSIONS IN THE FIELD.
- PROVIDE RAIL SPLICES AS REQUIRED BY MANUFACTURER'S GUIDELINES.
- NO SIGNIFICANT SHADING WILL RESULT FROM EXISTING ROOF OBSTRUCTIONS.
- PV MODULES CANNOT BE INSTALLED OVER OR BLOCK ATTIC VENTS, PLUMBING VENTS, FURNACE OR WATER HEATER VENTS ETC.
- SCALE 3/32"=1'



	TILT	AZIMUTH
ROOF SECTION 1	30	219
ROOF SECTION 2	30	219
ROOF SECTION 3	30	129
ROOF SECTION 4	30	129
ROOF SECTION 5	N/A	N/A
ROOF SECTION 6	N/A	N/A

DESIGN ADDENDUMS TO STANDARD TEMPLATE
BASED ON CITY, STATE, UTILITY, AHJ, OR PREVIOUS
PLAN REVIEWER COMMENTS IF THERE ARE
CONFLICTING NOTES, ADDENDUMS TAKE
PRECEDENCE OVER STANDARD TEMPLATE NOTES

MODULE WATTAGE= 405W
INVERTER WATTAGE= 5000W
SYSTEM SIZE= 6480W
ADDENDUM #23 - OH: INVERTER WATTAGE= 5000W
ADDENDUM #24 - OH: MODULE WATTAGE= 405W
ADDENDUM #25 - OH: SYSTEM SIZE= 6.48kW
ADDENDUM #33 - 1: CALCULATION FOR OCPD TO THE AC OUTPUT
INVERTER @ 125%: 21A(INVERTER MAXIMUM OUTPUT CURRENT) x
1.25 =26.25A
ADDENDUM #34 - 2: CALCULATIONS FOR THE SUM OF THE MAIN
OCPD AND THE INVERTER @120%: BUSBAR RATING x 120% - MAIN
BREAKER RATING= 40A
ADDENDUM #35 - 3: CALCULATIONS FOR THE DERATING OF
CONDUCTORS IN RACEWAY FOR ROOFTOP PV SYSTEMS: SEE EE-3
PAGE



HATCHED AREA WILL PROVIDE A
3' FIRECODE PATHWAY
TO COMPLY WITH IFC 605.11.3.2.1

Fluent

SOLAR

ADDRESS: 2578 W 600 N
SUITE 100 LONDON, UT 84042
PHONE: 866-736-1253

CUSTOMER LAST NAME:	NEWTON
ADDRESS:	15650 BENNETT RD
CITY:	NORTH ROYALTON
STATE:	OH
ZIP:	44133
JURISDICTION:	North Royalton
UTILITY COMPANY:	FIRST ENERGY
SYSTEM SIZE:	6.48 KW (E-1)
(16) SEG - SEG405BMDHV (CS-1)	
(1) SOLAREdge - SE5000H-US0000BNU4 (CS-2)	
(16) SOLAREdge - S440 (CS-3)	
ROOF TYPE: COMP SHINGLE (PV-2)	
RAFTERS, 2X6 @ 24" (PV-2)	
INTERCONNECTION METHOD: PV BREAKER	

DESIGNED BY:	DW
DESIGNED ON	9/22/2023
SITE PLAN	
PV-1	