



# 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, **November 16, 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 1278 "Industrial Districts"**, of the City of North Royalton Zoning Code. Request is being made by Mike Profant, of Profant Properties, LLC, for a front building addition to a commercial building located at 12316 York Road, also known as PPN: 483-06-009, in General Industrial (GI) District zoning. The variance being requested is as follows:

**Variance #1:** Codified Ordinance Section 1278.06 "Yard Regulations." Code requires a 100-foot front yard building setback from the right of way in the General Industrial district. Applicant is requesting a front yard setback variance of 40.23 feet from the code required 100-foot front yard setback to construct a front building addition that will be located 59.77 feet from the right of way.

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 November 15<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  
November 2, 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:

12316 York Road, North Royalton OH 44133

Address

PPN: 483-06-009

Permanent Parcel Number

Profant, Inc dba Business Network Team

Occupant, Business or Tenant (if applicable)

GI

Zoning District Ward No.

HOA Name: JYA

Letter of Approval Rec'd: Yes or No

Letter of Denial Rec'd: Yes or No

### 2. Property Owner:

Profant Properties, LLC

Name

12316 York Road

Address

North Royalton OH 44133

City, State and Postal Code

Name of Business (if applicable)

440-625-1955 office 216-225-7114 cell

Phone

mprofant@bnteam.com

Email (electronic mail)

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

Mike Profant

Name

Home Address: 1019 McKee Trail,

Address

Hinckley Oh, 44233

City, State and Postal Code

Profant Properties, LLC

Name of Business (if applicable)

440-625-1955 office 216-225-7114 cell

Phone

mprofant@bnteam.com

Email (electronic mail)

### For Office Use Only

10/23/2023

Date Application Submitted

\$ 175.00

Application Fee

11/16/2023

Meeting Date Assigned

Check # 3996

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

BZA-- 23-21

Identification Number Assigned

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.

Business Team Network has owned and occupied this property and building since 2017 and ~~basically, we have outgrown the facility. Our goal is to stay here in North Royalton, and we are proposing to add a warehouse addition to the rear of the building, and a front addition, that will require a zoning variance. This proposed front addition will upgrade and modernize the look of the building, add a display area for our products and a state-of-the-art conference center to meet with our local and higher end, out-of-town clients. We have reviewed many options, and this proposed front addition is our best option to make the building work for us, meet our space requirements for today and in the future, and keep our business here in North Royalton.~~

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

The General Industrial yard regulations, 1278.06, require a 100 foot, front yard building setback along York Road with a parking setback of 50 feet. The recent survey of our property shows the northeast corner of our existing building at 99.93 feet from York Road right of way. Our proposed front addition would extend the front, northeast corner of our front building an additional 40.23 feet into the front/parking setback, therefore, leaving our new building 59.77 feet to the York Road right of way.

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REQUESTING FRONT YARD VARIANCE OF 40.23 FEET.

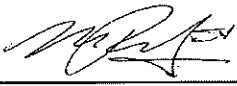
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The Board of Zoning Appeals or its agent(s) is hereby authorized to enter upon the property for which this variance is sought, without further notification, to inspect said property. Any such inspection shall be conducted between the hours of 9 a.m. 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.

 Mike Profant, President 10/23/2023  
Applicant Signature, Printed Name and Title Date

 Mike Profant, President 10/23/2023  
Property Owner Signature, Printed Name and Title 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: 12316 York Road, North Royalton, 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 property and building as it stands, does not meet the growing needs of our company to move forward at this location, without the proposed additions and front variance

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

Our original addition for the front of the building was much larger than what we are proposing for today. We took a hard look at the new and existing space and this smaller version/variance, we feel, will more efficiently meet our needs.

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 building the best-looking building in the neighborhood will spark others to upgrade their buildings and/or build new structures at the higher standard set.

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

No governmental services will be affected

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;

- 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;

The existing building follows the south setback; the front is at the front setback. The north side parking lot is at the required parking spaces for the size of the building, and we are limited as to how far out the back we could go because of the severe grade drop, the existing pond and ravine behind the building

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

Our goal was to modernize the front of the building so we had to expand out. Our review of building over the top of the existing structure would require demolition of a good part of the existing building and was cost prohibitive.

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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;

Our review of the existing buildings along York Road show that many are not in compliance with the 100 foot setback requirement, extending their structures into the parking setback as well.

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- I. Whether special conditions or circumstances exist as a result of actions of the owner;

We have not created any special circumstances but have worked well with what we had. We are removing the mounds of dirt in the front yard to better see the building, we have added a few more parking spaces to the parking lot, added a better entrance to the building, cleaned up and reworked the grade around the existing pond for better drainage of the site and parking lot and stepped down the severe drop to the pond behind the building.

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- J. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting a variance.

We feel we have been respectful to the setback requirements by not asking for more that what we really need to make it work for us, and we have not only concentrated on the building, but the parking, the land and the function of the site to make it all more efficient and to give the whole site a new feel for us and the neighborhood.

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# Cuyahoga County GIS Viewer



Date Created: 10/24/2023

## Legend

- Municipalities
- Right Of Way
- Platted Centerline
- Parcel

282 0 141 282 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

# EXISTING CONDITIONS SURVEY

Situated in the City of North Royalton,  
County of Cuyahoga, State of Ohio,  
and known as being part of Original  
Royalton Township Section Number 9

PPN: 48306009

YORK BETA DRIVE - WIDTH VARIES

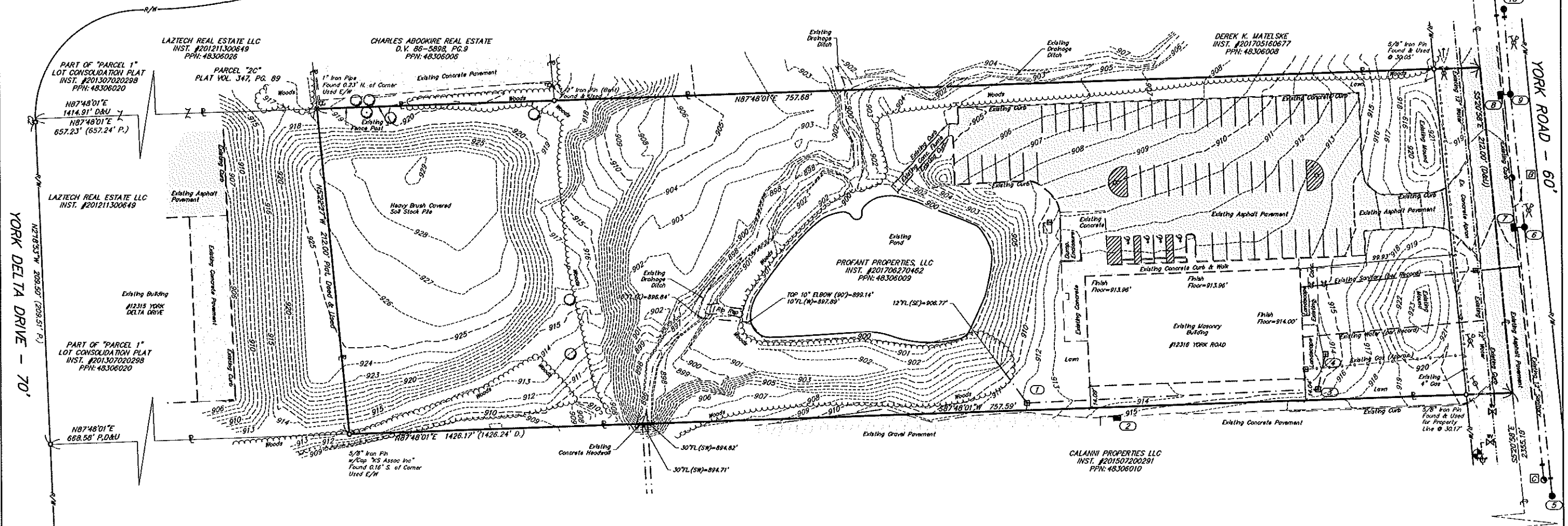
## STORM SEWER STRUCTURES

- ① EX. CATCH BASIN  
GRATE=911.66'  
6"FL (NE)=908.22'  
12"FL (NW)=907.09'  
12"FL (E)=907.16'
- ② EX. INLET BASIN  
GRATE=915.10'  
12"FL (S)=911.47'
- ③ EX. CATCH BASIN  
GRATE=915.02'  
8"FL (NE)=909.32'  
12"FL (W)=909.07'
- ④ EX. CATCH BASIN  
GRATE=913.28'  
8"FL (SW)=910.01'
- ⑤ EX. STORM MANHOLE  
RIM=919.69'
- ⑥ EX. STORM MANHOLE  
RIM=920.32'
- ⑦ EX. INLET BASIN  
RIM=919.69'
- ⑧ EX. INLET BASIN  
RIM=918.29'
- ⑨ EX. STORM MANHOLE  
RIM=919.15'
- ⑩ EX. STORM MANHOLE  
RIM=919.15'

## SANITARY SEWER STRUCTURES

- A EX. SANITARY MANHOLE  
RIM=919.85'  
12"FL (N)=907.95'  
12"FL (S)=907.65'
- B EX. SANITARY MANHOLE  
RIM=918.51'  
12"FL (N)=906.33'  
12"FL (S)=906.33'  
8"FL (E)=907.91'  
8"FL (E)=911.93'
- C EX. SANITARY MANHOLE  
RIM=920.52'  
12"FL (N)=905.42'  
12"FL (S)=905.42'

WALLINGS ROAD - 60'



Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C2	2.18'	70.00'	1°45'57"	S1°25'25"E	2.18'

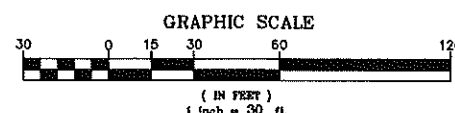
## SURVEY LEGEND

- - 5/8" x 30" Iron Pin Set w/loop Lewis Land Professionals
- ▲ - Mag Nail Set
- ★ - Drill Hole Set
- ⊠ - Monument Box Found & Described
- - Iron Pin Found & Described
- - Iron Pipe Found & Described
- ☆ - Drill Hole Found & Described
- △ - Mag Nail Found & Described
- Fnd. (F) - Found
- Usd. (U) - Used
- (P) - Plat
- Surv. (S) - Record Survey
- Rec. (R) - Record Deed
- R/W - Right of Way
- C/L - Centerline
- P/L - Property Line

## TOPOGRAPHIC LEGEND

- Hydrant
- Water Valve
- Water Shutoff
- Water Meter Pit
- Well
- Roof Drain
- Storm Manhole
- Inlet Basin
- Catch Basin
- Yard Drain
- Light Pole
- Flood Light
- Sign
- Telephone Manhole
- Guy Wire
- Traffic Signal
- Utility Pole
- Signal Pole
- Soil Test Point
- Signal Box
- Sanitary Manhole
- Cleanout
- Gas Line Marker
- Gas Valve
- Gas Meter
- Gas Shutoff
- Gas Test Station
- Bollard
- Bench Mark
- Air Conditioning Unit
- Telephone Pedestal
- Transformer
- Cable Pedestal
- Electric Meter
- Electric Pull Box
- Mail Box
- Deciduous Tree
- Coniferous Tree
- Bush
- Overhead Lines
- Underground Gas
- Underground Cable
- Underground Telephone

Bench Mark  
Arrow on Top Flange  
of Hydrant.  
Elevation=922.39'



REFERENCES  
CUYAHOGA COUNTY RECORDER'S RECORDS  
DEEDS & PLATS AS SHOWN & LISTED.

UTILITY NOTES:  
1. ALL UNDERGROUND UTILITY LINES HAVE BEEN SHOWN ON THE SURVEY FROM OBSERVED EVIDENCE IN THE FIELD AND UTILITY COMPANY MARKINGS (GAS). UTILITY MARKINGS OHIO 811 TICKET #A321901261-00A, AND DESIGN OHIO 811 TICKET #A321901263-00A, WERE SUBMITTED & REVIEWED. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED.

2. SANITARY & STORM SEWER LINES ARE SHOWN PER FIELD LOCATIONS, UNLESS OTHERWISE NOTED. IF NOTED AS "PER RECORD", LINES ARE SHOWN FROM RECORD SITE PLANS FOR "FORM+FUNCTION CERTIFIED DENTAL LABORATORIES" BY KULCHITSKY ARCHITECTS DATED 7/03/02. NO SEWER FIELD MARKINGS WERE OBSERVED DURING THE SURVEY.

3. WATER LINES ARE SHOWN FROM RECORD SITE PLANS FOR "FORM+FUNCTION CERTIFIED DENTAL LABORATORIES" BY KULCHITSKY ARCHITECTS DATED 7/03/02 AND SUPPLEMENTED BY SURFACE APPURTENANCES LOCATED DURING THE SURVEY. NO WATER FIELD MARKINGS WERE OBSERVED DURING THE SURVEY.

4. GAS MAIN LINE IS SHOWN FROM FIELD MARKINGS ONLY. NO GAS SERVICE FIELD MARKINGS WERE OBSERVED DURING THE SURVEY.

**Lewis Land Professionals, Inc.**  
Civil Engineering & Surveying  
8491 Wadsworth Rd. Suite 100 Wadsworth, Ohio 44281  
Phone: (330) 335-9212  
www.lewislandpros.com  
DATE: AUGUST 2023  
SHEET 1 OF 1  
PROJ. No. 23-227 DRAWING NAME 23-227.dwg

Lewis Land Professionals, Inc. has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.

# EX. STORM SEWER STRUCTURES

- 1 EX. CATCH BASIN  
GRADE=911.66'  
6"FL(NE)=908.22'  
12"FL(NW)=907.09'  
12"FL(E)=907.16'
- 2 EX. INLET BASIN  
GRADE=915.10'  
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- 8 EX. INLET BASIN  
RIM=918.29'
- 9 EX. STORM MANHOLE  
RIM=919.15'
- 10 EX. STORM MANHOLE  
RIM=919.15'

# PR. STORM SEWER STRUCTURES

- A RELOCATE CB 1  
RIM=911.56'  
8"NE=908.12'  
12"E=907.06'  
12"NW=906.99'
- B PR. STM CB  
RIM=912.75'  
8"NE=909.69'  
12"W=909.36'
- C PR. STM YARD INLET  
RIM=913.25'  
8"N/S=910.29'
- D PR. STM YARD INLET  
RIM=913.25'  
8"SE=911.09'

# SANITARY SEWER STRUCTURES

- A EX. SANITARY MANHOLE  
RIM=919.85'  
12"FL(N)=907.95'  
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- B EX. SANITARY MANHOLE  
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8"FL(E)=911.93'
- C EX. SANITARY MANHOLE  
RIM=920.52'  
12"FL(N)=905.42'  
12"FL(S)=905.42'

# GRADING PLAN

Situated in the City of North Royalton,  
County of Cuyahoga, State of Ohio,  
and known as being part of Original  
Royalton Township Section Number 9

PPN: 48306009

## GRAPHIC SCALE



( IN FEET )  
1 inch = 30 ft.

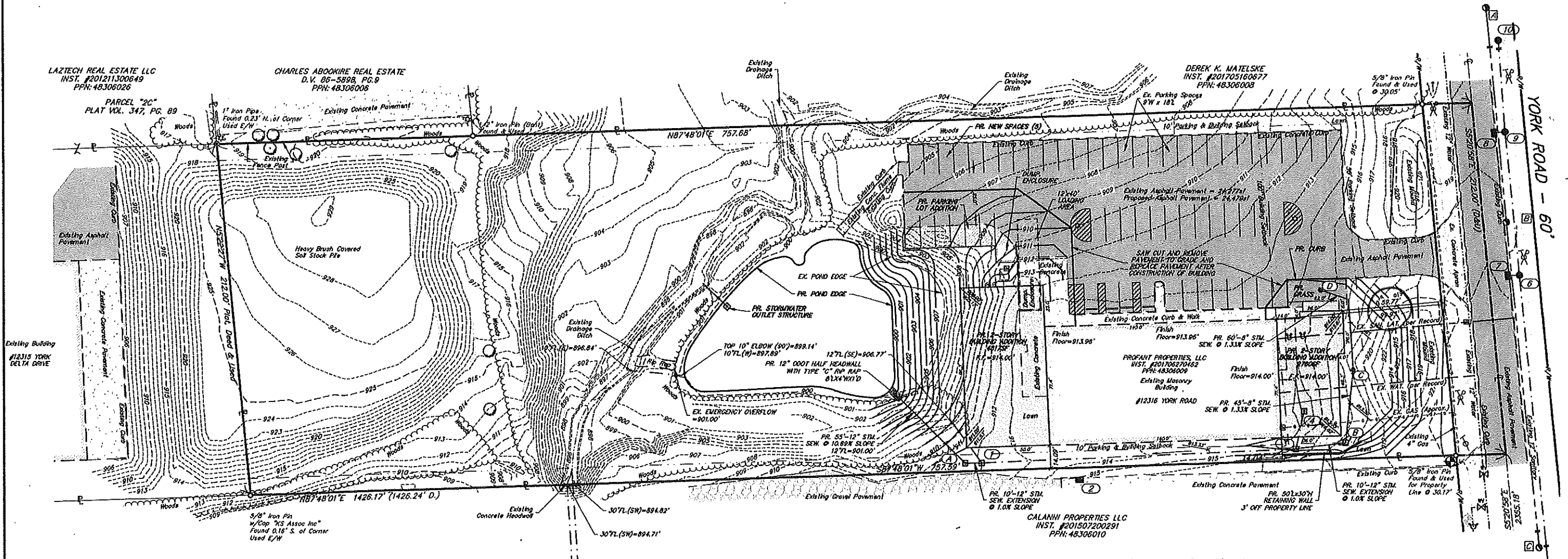
BENCHMARK:  
5/8" IRON PIN  
ELEV.=920.36'



LAZTECH REAL ESTATE LLC  
INST. #201211300649  
PPN: 48306006

CHARLES ABOOKIRE REAL ESTATE  
D.V. 86-5898, PG.9  
PPN: 48306006

DEREK K. MATYSKE  
INST. #201705160677  
PPN: 48306008



ALL NEW PARKING SPACES TO  
MEET 8'x19' SIZE AND MAINTAIN  
24' ASSE PER SECTION 1282.12A.

PLAN PREPARED BY -

LEWIS LAND PROFESSIONALS INC.



CIVIL ENGINEERING LAND SURVEYING  
8691 WADSWORTH ROAD SUITE 100  
WADSWORTH, OH 44281 (330) 335-8232

PROJECT

12316 YORK ROAD - PROFANT PROPERTIES LLC

TITLE

GRADING PLAN



TWO WORKING DAYS  
BEFORE YOU DIG  
Call 1-800-362-2784  
TOLL FREE  
Ohio Only 216-744-3111  
AND UTILITIES PROTECTION SERVICE

SCALE

1" = 40'

DRAWING FILE:

23-227 Site Plan.dwg

APPROVED PERMIT NUMBER

JGC14546

## REVISION TABLE

NO.	DATE	DESCRIPTION	BY
1	9/11/2023	PROJECT NUMBER:	
2	23-227	SHEET NUMBER	
3	1 OF 7		

DATE:

9/11/2023

PROJECT NUMBER:

23-227

SHEET NUMBER

1 OF 7

