



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, **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 1477 "Regulations for the Use and Installation of Solar Energy Systems"**, of the City of North Royalton Zoning Code. Request is being made by Jamy Lippencott, of Ohio Solar Connection, on behalf of Stephen Carpenter, property owner, for a roof-mounted solar energy installation located at 11835 Queensbridge Lane, also known as PPN: 484-24-093, in Residential (R1-A) District zoning. The variance being requested is 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 26 inches to place solar energy systems 10 inches from the lower eave edge of the roof on the south side.

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 15th 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:

11835 Queensbridge Lane

Address

Kimberley & Stephen Carpenter

Occupant, Business or Tenant (if applicable)

PPN: 48424093

Permanent Parcel Number

RI-A

Zoning District

Ward No.

HOA Name: NORTH BOSTON

Letter of Approval Rec'd: Yes or No

Letter of Denial Rec'd: Yes or No

2. Property Owner:

Stephen Carpenter

Name

Name of Business (if applicable)

11835 Queensbridge LN

Address

216-316-8660

Phone

North Royalton OH 44133

City, State and Postal Code

swcsinger@roadrunner.com

Email (electronic mail)

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

Jamy Lippencott

Name

Ohio Solar Connection

Name of Business (if applicable)

7901 Cleveland Ave NW STE B

Address

330-933-8194

Phone

North Canton OH 44720

City, State and Postal Code

sales@ohiosolarconnection.com

Email (electronic mail)

For Office Use Only

10/17/2023
Date Application Submitted

11/16/23
Meeting Date Assigned

BZA- 23-23
Identification Number Assigned

\$ 7500
Application Fee

Cash Card
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.

All solar panels required to be on the rear of the home. To provide the homeowner with a proper offset of solar the design issued is required. We were able to maintain 36" from the ridge and both edges and chimney. We only need the variance from the bottom edge of the roof.

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

Section 1477.04(a)(2)

We're requesting a 26" variance from the lower eave on the south side of the roof

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.

Jamy Lippencott / Jamy Lippencott
Applicant Signature, Printed Name and Title

10/19/23
Date

Stephen Carpenter / Stephen Carpenter
Property Owner Signature, Printed Name and Title

10/19/23
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, Stephen Carpenter (name) of _____
(company, if applicable), hereby certify that I/we are the Owner
(owner(s), executor(s), etc.) of 48424093 (property address or
permanent parcel number) and further verify that Jamy Lippencott (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.

Stephen Carpenter
Signature

10/19/23
Date

Before me, a Notary Public in and for said county, personally appeared Stephen Carpenter
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 Cuyahoga,
Ohio on this 19th day of October, 2023

[Signature]
Notary Signature

Seal:

State of Ohio
County of Cuyahoga



Blake Moore
Notary Public, State of Ohio
My Commission Expires 08-27-2028

CITY OF NORTH ROYALTON BOARD OF ZONING APPEALS APPLICATION

QUESTIONS RELATIVE TO AREA VARIANCES

Address of subject property: 11835 Queensbridge Lane 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;

It will impede the customers ability to offset their utility if not approved.

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

The variance approval is substantial for the customer to benefit from solar.

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;

The variance will not affect any neighbors or adjoining properties.

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

The variance will not affect any 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;

N/A

- 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 variance will not affect.

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

No, the variance is needed

- H. Whether the granting of the variance will create a nonconforming lot pursuant to Section 1270.16 of the Zoning Code;

N/A

- 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

North Boston Homeowners Association

Cambridge Park Subdivision

October 30, 2023

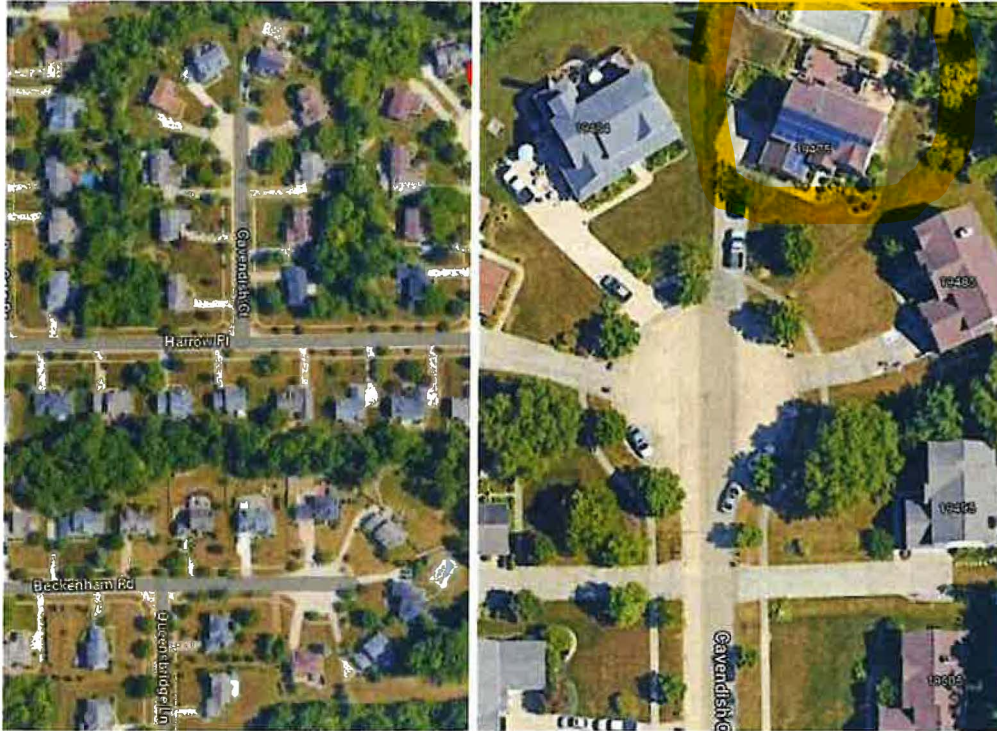
Ian Russell North Royalton
City Planner
11545 Royalton Rd
North Royalton, Ohio 44133

Re: Installation of rooftop solar panel installation at 11835 Queensbridge Rd.

Dear Mr. Russell:

Please be advised and please also advise the North Royalton Board of Zoning Appeals that the Board of Trustees which governs the North Boston Homeowner's Association aka Cambridge Park is aware of the need for the homeowner who resides at 11835 Queensbridge Rd. North Royalton, Ohio for a variance from the BZA to install solar panels at the above address. The North Boston Homeowner's Association has no restriction on the use of solar panels in our subdivision. Regardless the board of trustees supports the variance request. I am also aware that in a neighboring street, Cavendish in subdivision off of Harrow Place adjacent to our subdivision there is a house in the middle of the Cul De Sac who has rooftop solar panels on the house as seen in the photographs below:

North Boston Homeowners Association
Cambridge Park Subdivision



Sincerely,

Daniel Kasaris
President
North Boston Homeowners Association



Cuyahoga County GIS Viewer



1: 846



141 0 70 141 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

Date Created: 10/27/2023

Legend

- Municipalities
- Right Of Way
- Platted Centerline
- Parcel

PHOTOVOLTAIC ROOF MOUNT SYSTEM

23 MODULES - SYSTEM SIZE STC (10.005 kW DC / 8.832 kW AC)

11835 QUEENSBRIDGE LANE, NORTH ROYALTON, OH 44133, USA (41.2784756, -81.7694523)

SYSTEM SUMMARY STC (10.005 kW DC / 8.832 kW AC)

- STC DC: (23) 435W = 10.005 kW
STC AC: (23) 384W = 8.832 kW
- (23) SUNPOWER CORPORATION SPR-M435- H-AC 240V (435W) MODULES
 - (23) ENPHASE IQ7HS (240V) MICROINVERTERS
 - 2x BRANCHES OF 8 CONNECTED IN PARALLEL
 - 1x BRANCH OF 7 CONNECTED IN PARALLEL



























GOVERNING CODES

- 2017 OHIO FIRE CODE
- 2017 OHIO STATE BUILDING CODE
- 2019 RESIDENTIAL CODE OF OHIO
- 2017 NFPA 70 - NATIONAL ELECTRICAL CODE

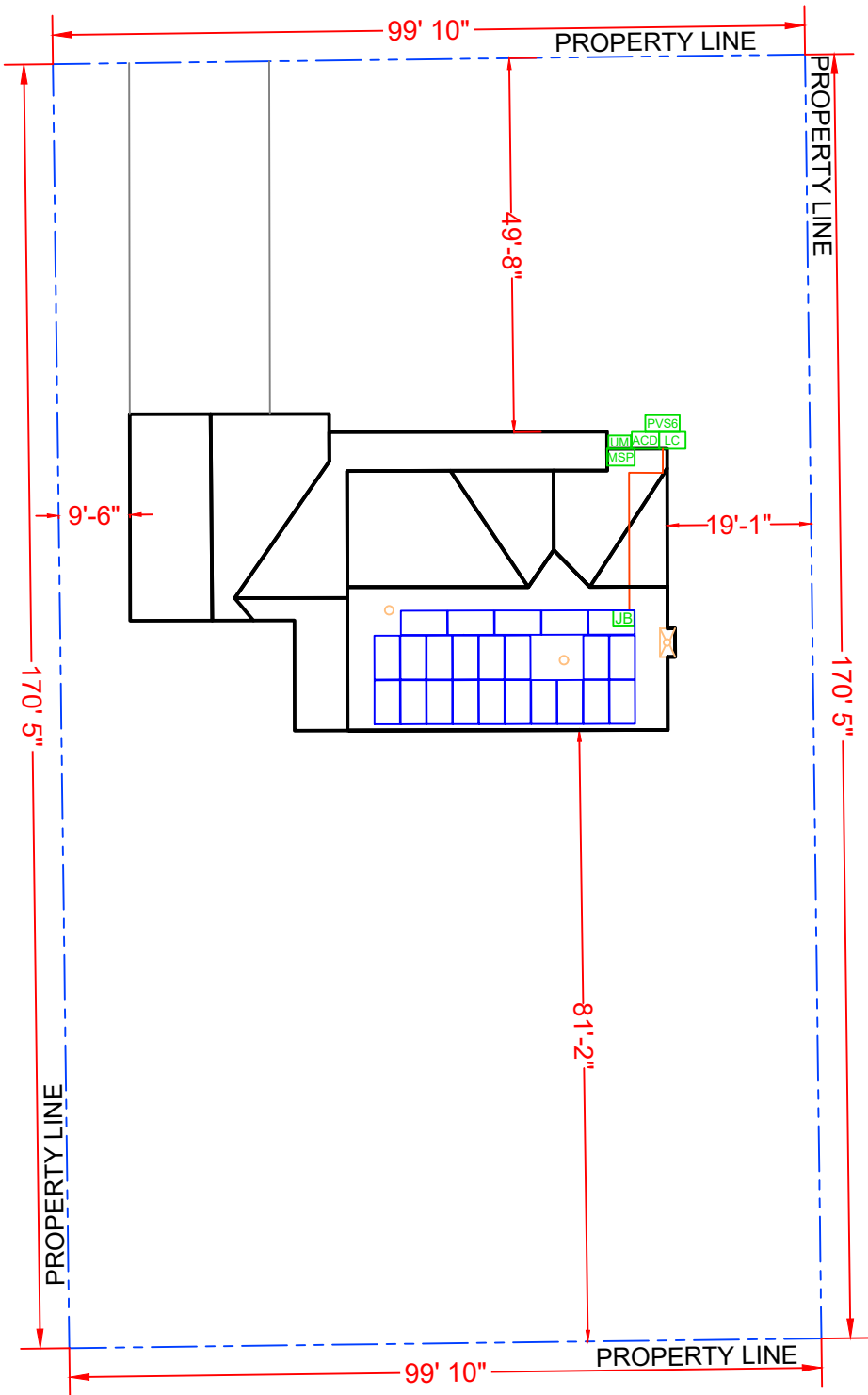
GENERAL NOTES

- ALL PANELS, SWITCHES, ETC. SHALL HAVE SUFFICIENT GUTTER SPACE AND LUGS IN COMPLIANCE WITH UL REQUIREMENTS TO ACCOMMODATE CONDUCTORS SHOWN.
- THIS SYSTEM WILL NOT BE INTERCONNECTED UNTIL APPROVAL FROM THE LOCAL JURISDICTION AND UTILITY IS OBTAINED.
- ALL EXTERIOR ELECTRICAL DEVICES AND EQUIPMENT INCLUDING THOSE THAT ARE EXPOSED TO OUTSIDE ENVIRONMENT SHALL BE WEATHERPROOF AND SHALL BE LISTED BY 'UL' FOR THE TYPE OF APPLICATION AND 'UL' LABEL SHALL APPEAR ON ALL ELECTRICAL EQUIPMENT.
- WIRING METHOD SHALL BE EMT ABOVE GROUND MOUNTED IN CONCEALED SPACES (UNLESS APPROVED OTHERWISE) AND SCHEDULE-40 PVC FOR BELOW GROUND INSTALLATIONS UNLESS NOTED OTHERWISE.
- AN OSHA APPROVED LADDER PROVIDING ACCESS TO ALL PORTIONS OF THE ARRAY SHALL BE SECURED IN PRIOR TO REQUESTING INSPECTION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSTALL A SUPPLEMENTAL GROUNDING ELECTRODE CONDUCTOR IF NECESSARY.

LEGEND

| | | | |
|---|-------------------------------------|---|-----------------------------|
|  | NEW PV MODULE |  | DIMENSIONS |
|  | FIRE SETBACK |  | PROPERTY LINE |
|  | OPTIMIZER |  | CONDUIT |
|  | MICRO-INVERTER |  | DRIVEWAY |
|  | ROOF ATTACHMENT | | |
|  | ROOF ACCESS POINT | | |
|  | MAIN SERVICE PANEL (EXISTING, 225A) |  | AC DISCONNECT UNFUSED (NEW) |
|  | UTILITY METER (EXISTING) |  | AC DISCONNECT FUSED (N/A) |
|  | SUNPOWER MONITOR SYSTEM (NEW) |  | JUNCTION BOX (NEW) |
|  | BATTERY (N/A) |  | AUTO TRANSFORMER (N/A) |
|  | (0) INVERTER (N/A) |  | SUBPANEL (N/A) |
|  | LOAD CENTER (COMBINER PANEL) (NEW) |  | DC DISCONNECT (N/A) |
|  | SOLAREEDGE METER (N/A) |  | DC COMBINER (N/A) |
|  | BACKUP LOAD PANEL (N/A) |  | EXISTING EQUIPMENT |

QUEENSBRIDGE LANE



SITE PLAN & SAFETY PLAN

SCALE: 1/24" = 1'-0"

SHEET INDEX

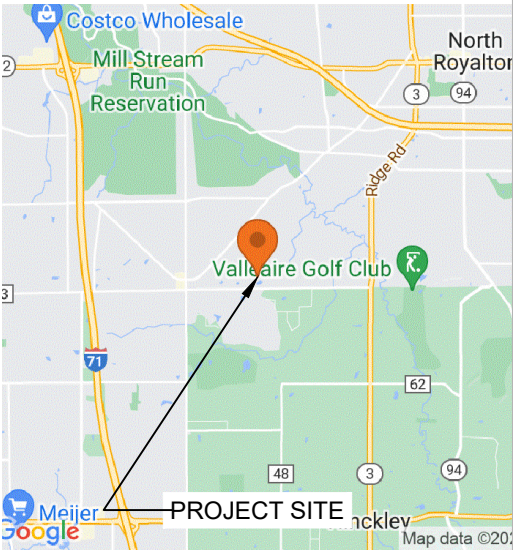
| | |
|-------|-------------------------|
| PV-1 | COVER PAGE |
| PV-2 | ROOF PLAN WITH MODULES |
| PV-3 | ATTACHMENT DETAIL |
| PV-4 | SINGLE LINE DIAGRAM |
| PV-5 | WIRING CALCULATION |
| PV-6 | PLACARDS |
| PV-7+ | EQUIPMENT SPECIFICATION |

AHJ: NORTH ROYALTON (CITY OF), OHIO
UTILITY: OHIO EDISON CO



HOUSE PHOTO

SCALE: NTS



VICINITY MAP

SCALE: NTS



CONTRACTOR: OHIO SOLAR CONNECTION
ADDRESS: 7901 CLEVELAND AVE NW STE B, NORTH CANTON, OH 44720, USA
PHONE: 13309338194
LICENSE #: 50215

REVISIONS

| DESCRIPTION | DATE | REV |
|-------------|------|-----|
| | | |
| | | |
| | | |
| | | |
| | | |

SIGNATURE & SEAL

HOMEOWNER INFO

STEPHEN AND
KIMBERLEY
CARPENTER
11835 QUEENSBRIDGE LANE,
NORTH ROYALTON, OH 44133,
USA

APN: 48424093
EMAIL: N/A
PHONE: N/A

SHEET NAME

COVER PAGE

SHEET SIZE

ANSI B
11" X 17"

SHEET NUMBER

PV-1

MODULE AREA & WEIGHT CALCULATIONS

PANEL TYPES (COUNT, AREA, WEIGHT):

- (23x) SUNPOWER CORPORATION SPR-M435- H-AC 240V (435W) (73.7" x 40.6", 48.1 LB)

ATTACHMENT COUNT: 55
MOUNTING SYSTEM WEIGHT/MODULE: 1.5 LB
TOTAL ROOF AREA: 2648 SF

NEW PANELS:

- TOTAL AREA: (23) 73.7" x 40.6" = 478 SF
- TOTAL WEIGHT: (23) 48.1 + (23) 1.5 = 1140 LB
- WEIGHT PER CONNECTION: 1140 LB / 55 = 20.72 LB
- DISTRIBUTED LOAD: 1140 LB / 478 SF = 2.38 PSF
- ROOF AREA COVERED: 478 SF / 2648 SF = 18.1%

| BILL OF MATERIALS | | |
|-------------------|-----|---|
| EQUIPMENT | QTY | DESCRIPTION |
| SOLAR PV MODULES | 23 | SUNPOWER CORPORATION SPR-M435- H-AC 240V (435W) |
| JUNCTION BOX (AC) | 1 | JUNCTION BOX 600V, NEMA 3R UL LISTED |
| LOAD CENTER (AC) | 1 | 100A AC COMBINER PANEL 240V |
| AC DISCONNECT | 1 | PV VISIBLE LOCKABLE LABELED DISCONNECT (60A UNFUSED 1PH 240VAC) |
| MONITOR SYSTEM | 1 | SUNPOWER PVS6 MONITORING SYSTEM |
| ATTACHMENTS | 55 | ROOF TECH INC. RT-MINI |
| RAIL | 14 | SUNPOWER INVISIMOUNT |
| RAIL SPLICES | 10 | RAIL SPLICES |
| MID CLAMPS | 38 | MID CLAMPS |
| END CLAMPS | 16 | END CLAMPS |
| GROUNDING LUG | 4 | GROUNDING LUG |

| ROOF DESCRIPTION TABLE | | | | | | |
|------------------------|------------|--------------|--------------|-----------------|--------------------|-----------------|
| ROOF PLANE | ROOF PITCH | ROOF AZIMUTH | TRUSSES SIZE | TRUSSES SPACING | ATTACHMENT SPACING | MODULES (PITCH) |
| #1 | 18° | 180° | 2" x 4" | 16" O.C. | 48" O.C. | 23 (18°) |

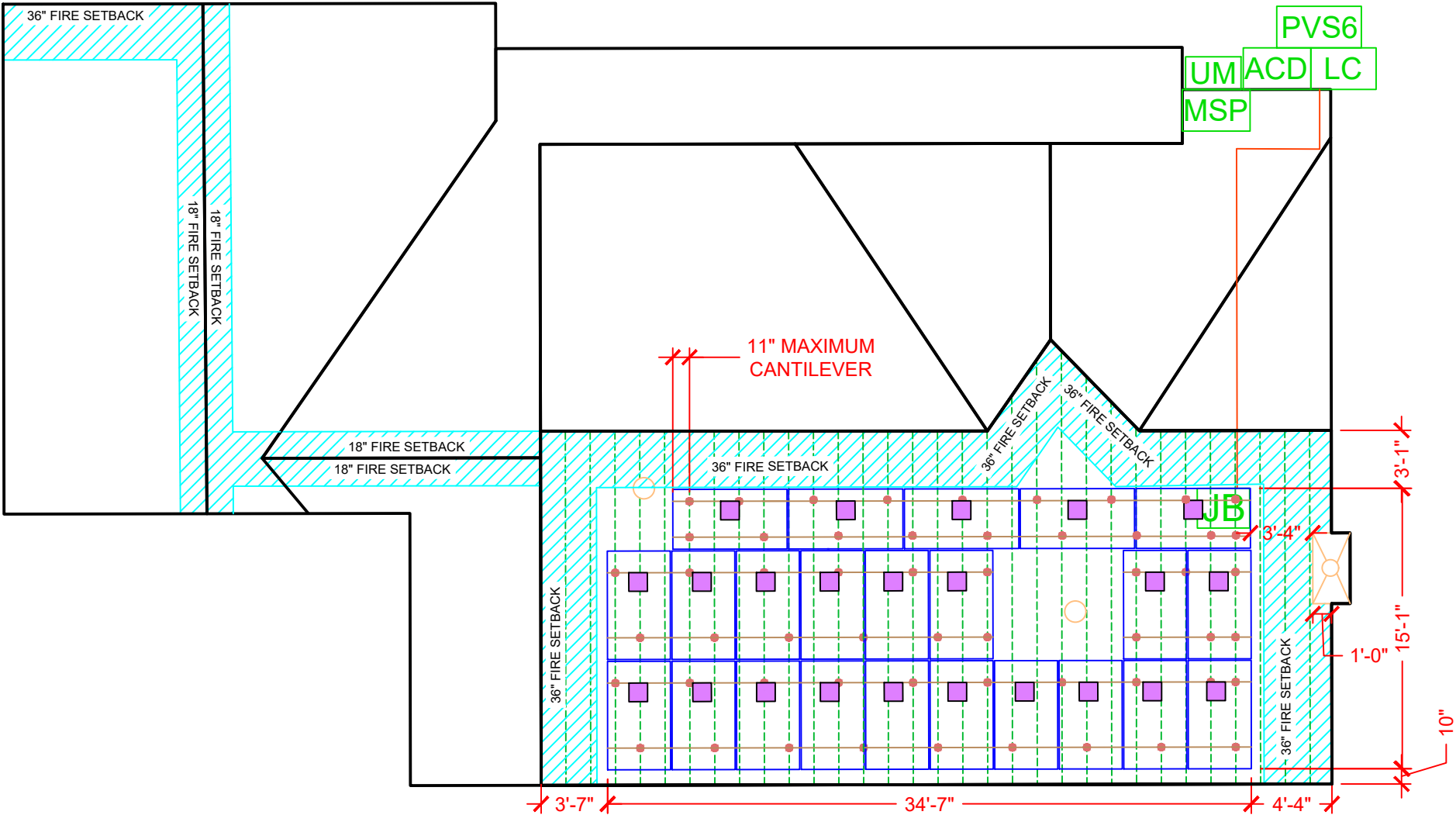
ROOF ACCESS POINT

- SHALL BE LOCATED IN AREAS THAT DO NOT REQUIRE THE PLACEMENT OF GROUND LADDERS OVER OPENINGS SUCH AS WINDOWS OR DOORS, AND LOCATED AT STRONG POINTS OF BUILDING CONSTRUCTION IN LOCATIONS WHERE THE ACCESS POINT DOES NOT CONFLICT WITH OVERHEAD OBSTRUCTIONS SUCH AS TREE LIMBS, WIRES OR SIGNS.

DESIGN CRITERIA

- EXPOSURE CATEGORY = B
- WIND SPEED = 109 MPH
- SNOW LOAD = 20 PSF

QUEENSBRIDGE LANE
FRONT OF HOUSE



LEGEND

NEW PV MODULE

FIRE SETBACK

OPTIMIZER

MICRO-INVERTER

ROOF ATTACHMENT

ROOF ACCESS POINT

MAIN SERVICE PANEL (EXISTING, 225A)

UTILITY METER (EXISTING)

SUNPOWER MONITOR SYSTEM (NEW)

BATTERY (N/A)

(0) INVERTER (N/A)

LOAD CENTER (COMBINER PANEL) (NEW)

SOLAREGE METER (N/A)

BACKUP LOAD PANEL (N/A)

AC DISCONNECT UNFUSED (NEW)

AC DISCONNECT FUSED (N/A)

JUNCTION BOX (NEW)

AUTO TRANSFORMER (N/A)

SUBPANEL (N/A)

DC DISCONNECT (N/A)

DC COMBINER (N/A)

EXISTING EQUIPMENT

DIMENSIONS

CONDUIT

TRUSSES

RAIL

ROOF PLAN WITH MODULES
SCALE: 1/8" = 1'-0"



CONTRACTOR: OHIO SOLAR CONNECTION
ADDRESS: 7901 CLEVELAND AVE NW STE B, NORTH CANTON, OH 44720, USA
PHONE: 13309338194
LICENSE #: 50215

REVISIONS

| DESCRIPTION | DATE | REV |
|-------------|------|-----|
| | | |
| | | |
| | | |
| | | |
| | | |

SIGNATURE & SEAL

HOMEOWNER INFO

STEPHEN AND
KIMBERLEY
CARPENTER
11835 QUEENSBRIDGE LANE,
NORTH ROYALTON, OH 44133,
USA

APN: 48424093
EMAIL: N/A
PHONE: N/A

SHEET NAME

ROOF PLAN
WITH MODULES

SHEET SIZE

ANSI B
11" X 17"

SHEET NUMBER

PV-2

