



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, **January 25, 2024** 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 1282 "Off-Street Parking and Loading"**, of the City of North Royalton Zoning Code. Request is being made by Randy Parsons, of MPG Architects, on behalf of Dean Costello, of TMRD, Ltd., for the location of a loading facility to serve an industrial building addition located at 9601 York Alpha Drive, also known as PPN: 483-15-008, in General Industrial (GI) District zoning. The variance being requested is as follows:

Variance #1: Codified Ordinance Section 1282.14(b) "Loading Facilities." Code states that a required loading space shall not face or be visible from the frontage street. Applicant is requesting a variance to construct a required loading space facing 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 January 24th 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
January 11, 2024



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:

9601 York Alpha Dr, N Royalton, OH 44133

Kent Corporation

Address

Occupant, Business or Tenant (if applicable)

PPN: 48315008

GI

Permanent Parcel Number

Zoning District Ward No.

HOA Name:

Letter of Approval Rec'd: Yes or No

Letter of Denial Rec'd: Yes or No

2. Property Owner:

Dean Costello

TMRD, Ltd.

Name

Name of Business (if applicable)

9601 York Alpha Dr

(440) 237-9286

Address

Phone

North Royalton, OH 44133

dean.costello@kentcorporation.com

City, State and Postal Code

Email (electronic mail)

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

Randy Parsons

MPG Architects

Name

Name of Business (if applicable)

3660 Embassy Pkwy

(330) 66-5770

Address

Phone

Fairlawn, OH 44333

randy@mpg-architects.com

City, State and Postal Code

Email (electronic mail)

For Office Use Only

12/18/23
Date Application Submitted

1/25/24
Meeting Date Assigned

BZA-24-03
Identification Number Assigned

\$ 175.00
Application Fee

Check # 21493
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.**

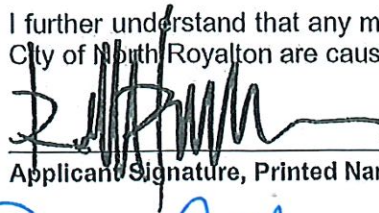
New condition requiring variance: loading dock door facing street, required to accommodate overhead crane and manufacturing work flow, located over 370' back from roadway

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 new loading door is proposed to be located straight back from the street—contrary to 1282.14(b)—due to the location of the new overhead crane (the primary purpose of the addition) and to accommodate manufacturing work flow by not splitting their assembly and testing process into two halves of the addition. We feel this is justified due to the distance from the roadway and serves the needs of the owner in the least intrusive way feasible.

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.

 Randy Parsons, Architect
Applicant Signature, Printed Name and Title

12.18.23
Date

 Dean Costello, Owner
Property Owner Signature, Printed Name and Title

12/18/23
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: 9601 York Alpha Dr., N. 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;

The addition's primary purpose is to increase efficiency of work flow and allow for the use of an overhead crane.

If the loading area was moved to the west, it would disrupt the work flow and decrease the effective use of the addition. It would also reduce available parking spaces during a time of growth.

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

The variance is the minimum necessary to achieve reasonable use, as it only moves the loading door to the east on the same wall. This maintains maximum parking and usefulness while making a minimum impact to the zoning ordinance.

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, a majority of the neighboring buildings also have street-facing loading docks and doors located closer to the street. We are fully within an industrial zone and do not feel this door location is outside of the norm.

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;

The back portion of the property is a Class 1 wetland. While there are no concerns for setbacks with this classification, we are limited to 0.49 acres of disturbance and so are limited in the available space for the addition.

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

Not feasibly, due to the wetland disturbance restrictions.

- 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;

N/A

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

Yes, we feel the location far back from the road helps alleviate the impact of having a loading area directly off of the street, which is the primary concern of the ordinance section.



Cuyahoga County GIS Viewer



Date Created: 12/28/2023

Legend

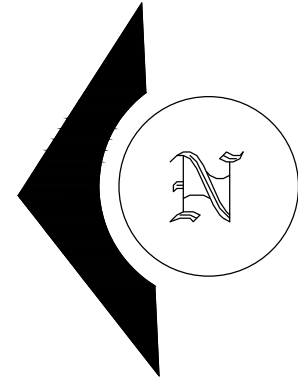
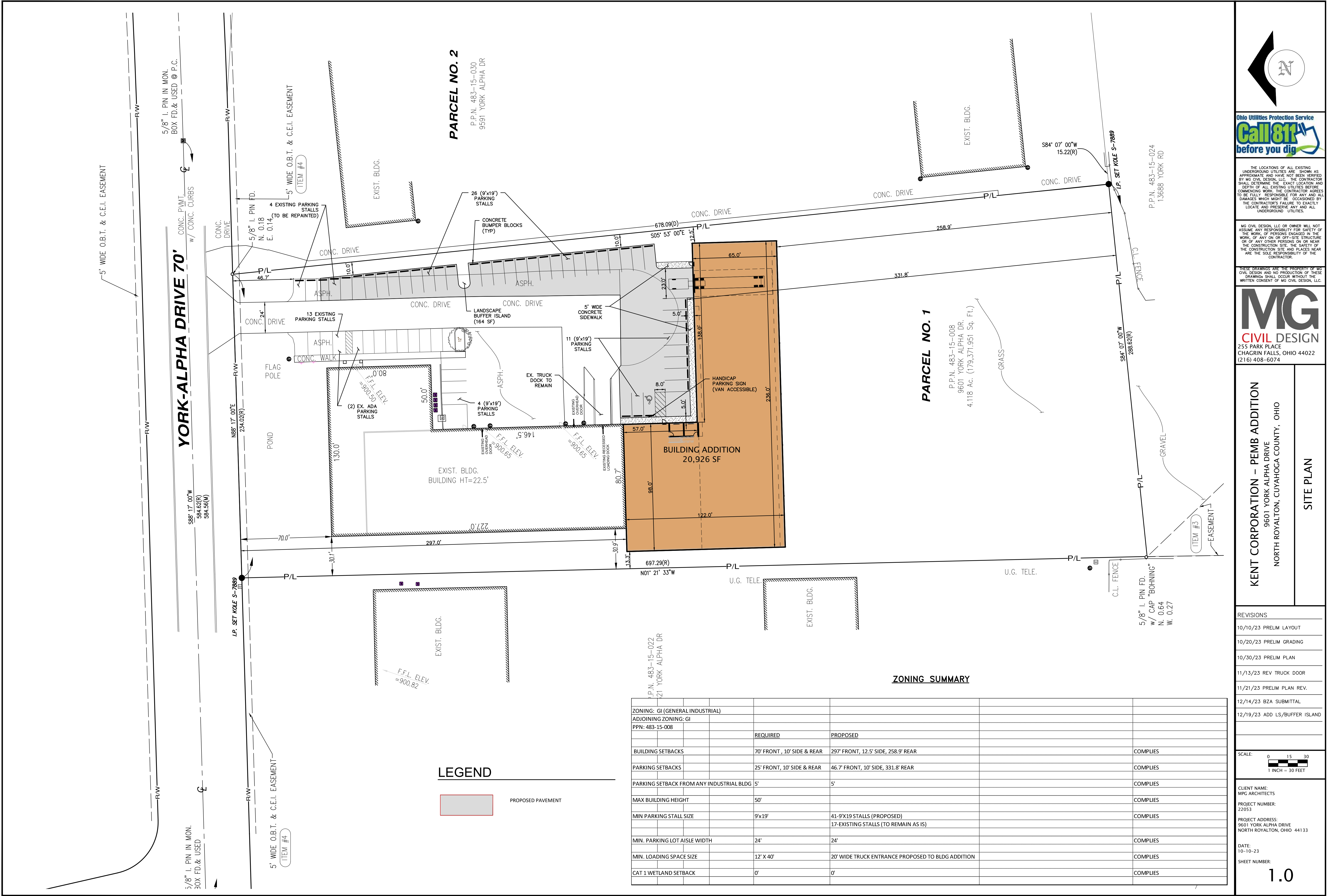
- Municipalities
- Right Of Way
- Platted Centerline
- Parcel

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



Ohio Utilities Protection Service
Call 811
before you dig

THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN AS APPROXIMATE AND HAVE NOT BEEN VERIFIED BY MG CIVIL DESIGN, LLC. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION AND DEPTH OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MUST BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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MG
CIVIL DESIGN
255 PARK PLACE
CHAGRIN FALLS, OHIO 44022
(216) 408-6074

KENT CORPORATION – PEMB ADDITION
9601 YORK ALPHA DRIVE
NORTH ROYALTON, CUYAHOGA COUNTY, OHIO

SITE PLAN

REVISIONS

10/10/23	PRELIM LAYOUT
10/20/23	PRELIM GRADING
10/30/23	PRELIM PLAN
11/13/23	REV TRUCK DOOR
11/21/23	PRELIM PLAN REV.
12/14/23	BZA SUBMITTAL
12/19/23	ADD LS/BUFFER ISLAND

SCALE: 0 15 30
1 INCH = 30 FEET

CLIENT NAME:
MPG ARCHITECTS
PROJECT NUMBER:
22053
PROJECT ADDRESS:
9601 YORK ALPHA DRIVE
NORTH ROYALTON, OHIO 44133

DATE:
10-10-23

SHEET NUMBER:

1.0

NORTH ROYALTON ZONING REQUIREMENTS:

PARKING SPACE SIZE: 9'x19' STANDARD
AISLE WIDTH: 24'

NUMBER OF SPACES: 1 PER EMPLOYEE (ONE SHIFT)

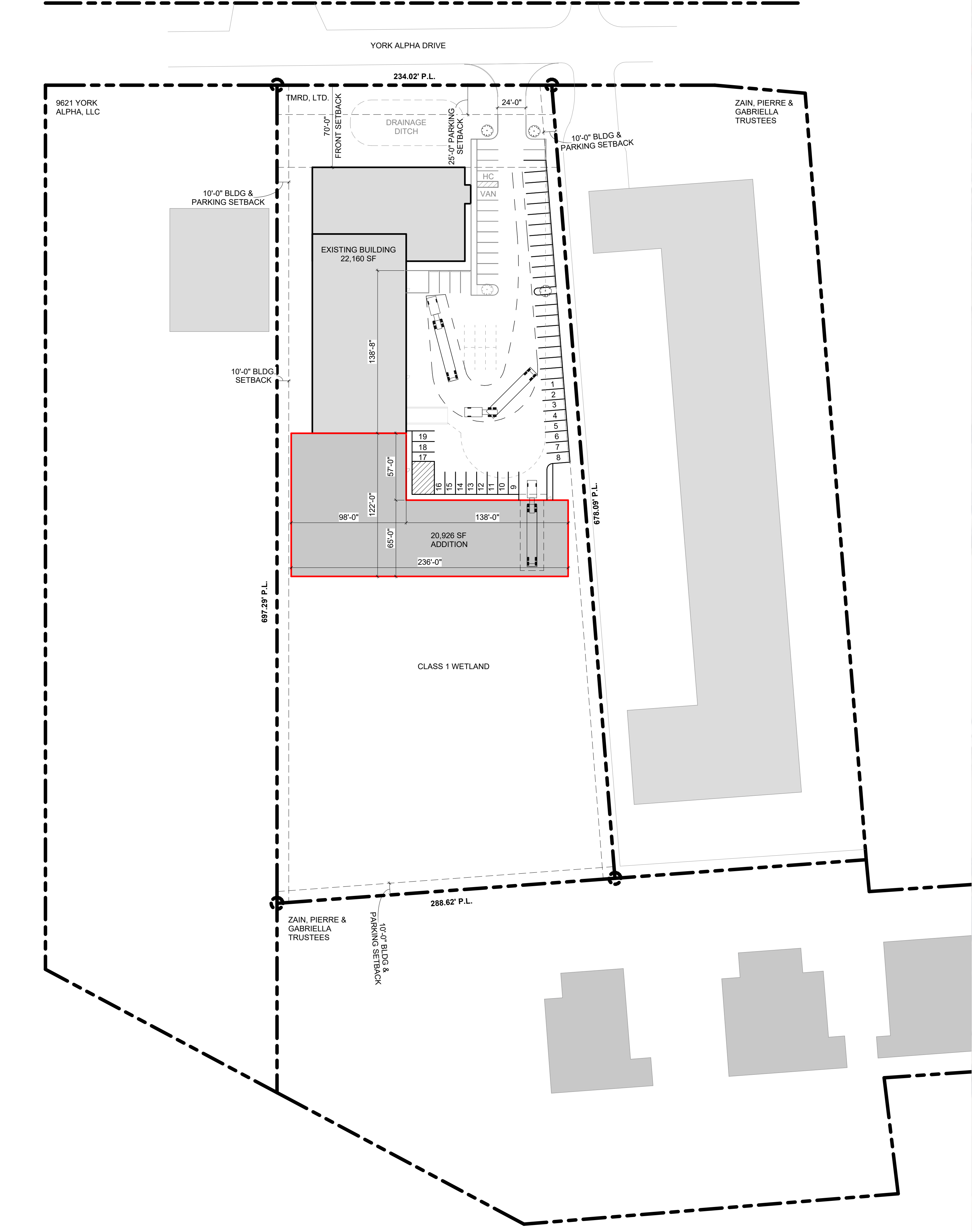
CURRENT:
EMPLOYEES = 49
PARKING = 46
PROPOSED:
EMPLOYEES = 58 (+9)
PARKING = 58 (+12)
SPACES LOST = (-7)
SPACES ADDED = (+19)

MINIMUM SETBACKS:
FRONT (ABUTTING INDUSTRIAL ROAD) = 70' BUILDING, 25' PARKING
SIDE (NO ADJACENT RESIDENTIAL) = 10' BUILDING, 10' PARKING
REAR (NO ADJACENT RESIDENTIAL) = 10' BUILDING, 10' PARKING

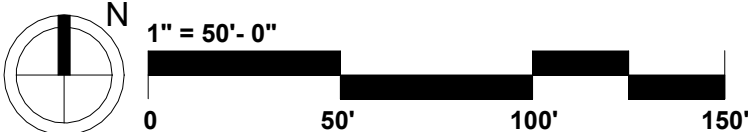
OCCUPANT LOAD (CODE CALCULATION FOR ADDITION ONLY)
BUSINESS (OFFICES) = 33
MANUFACTURING (SHOP) = 76
TOTAL = 109

VARIANCES REQUIRED:
1. LOADING DOCK DOOR FACING STREET

EXISTING NONCONFORMANCE:
1. (2) SPOTS SLIGHTLY OVER PARKING SETBACK TO REMAIN
2. (13) 9x18 PARKING SPACES TO REMAIN - NEEDED TO MAINTAIN
REQUIRED DRIVE WIDTH



1 PLAN PROPOSED SITE DEVELOPMENT
1" = 50'-0"



PRELIMINARY

NOTE!!!
THIS DRAWING IS NOT
FOR CONSTRUCTION

REVISIONS

phone 330.666.5770

MPG

MANN • PARSONS • GRAY

ARCHITECTS

3660 Embassy Parkway
Fairlawn, OH 44333
mpg-architects.com

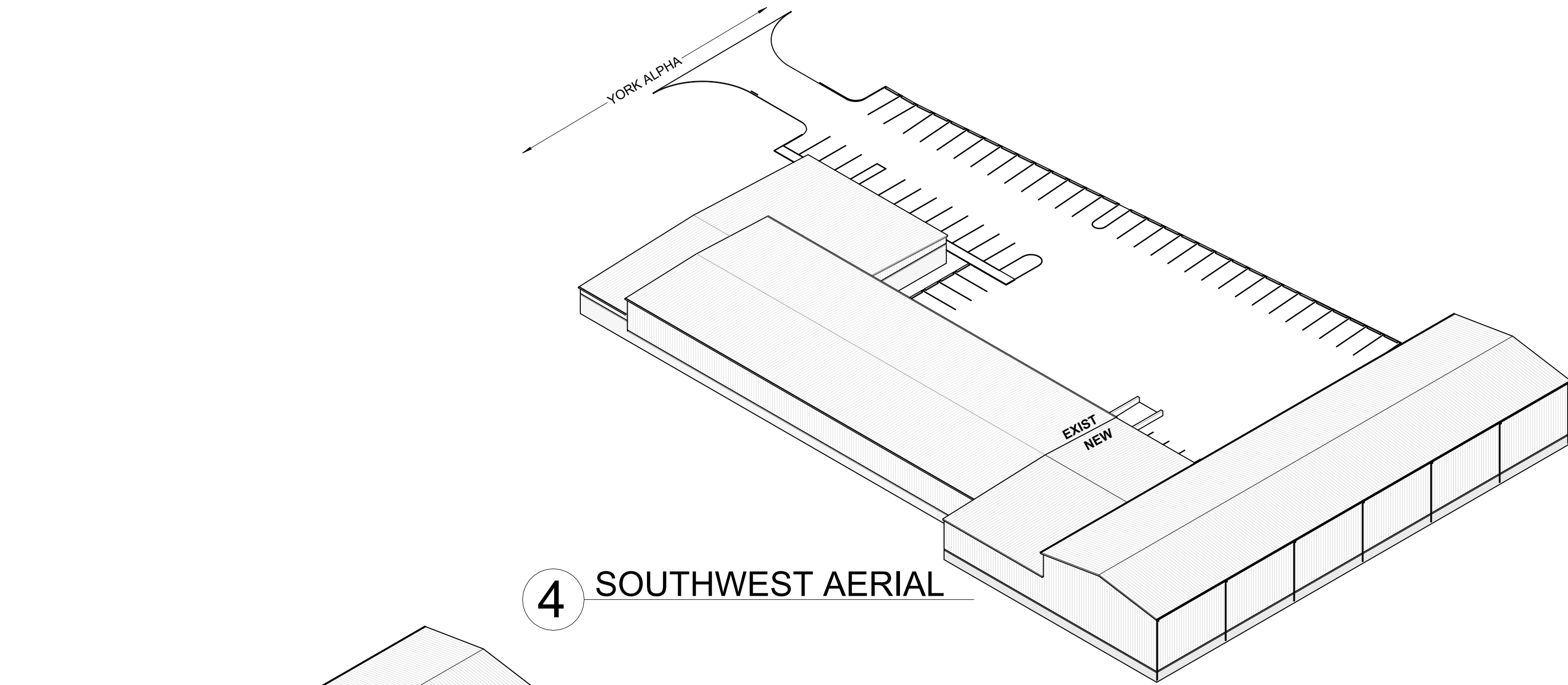
SCHEMATIC SITE PLAN

PROJECT #: 09823 DATE: DECEMBER 18, 2023

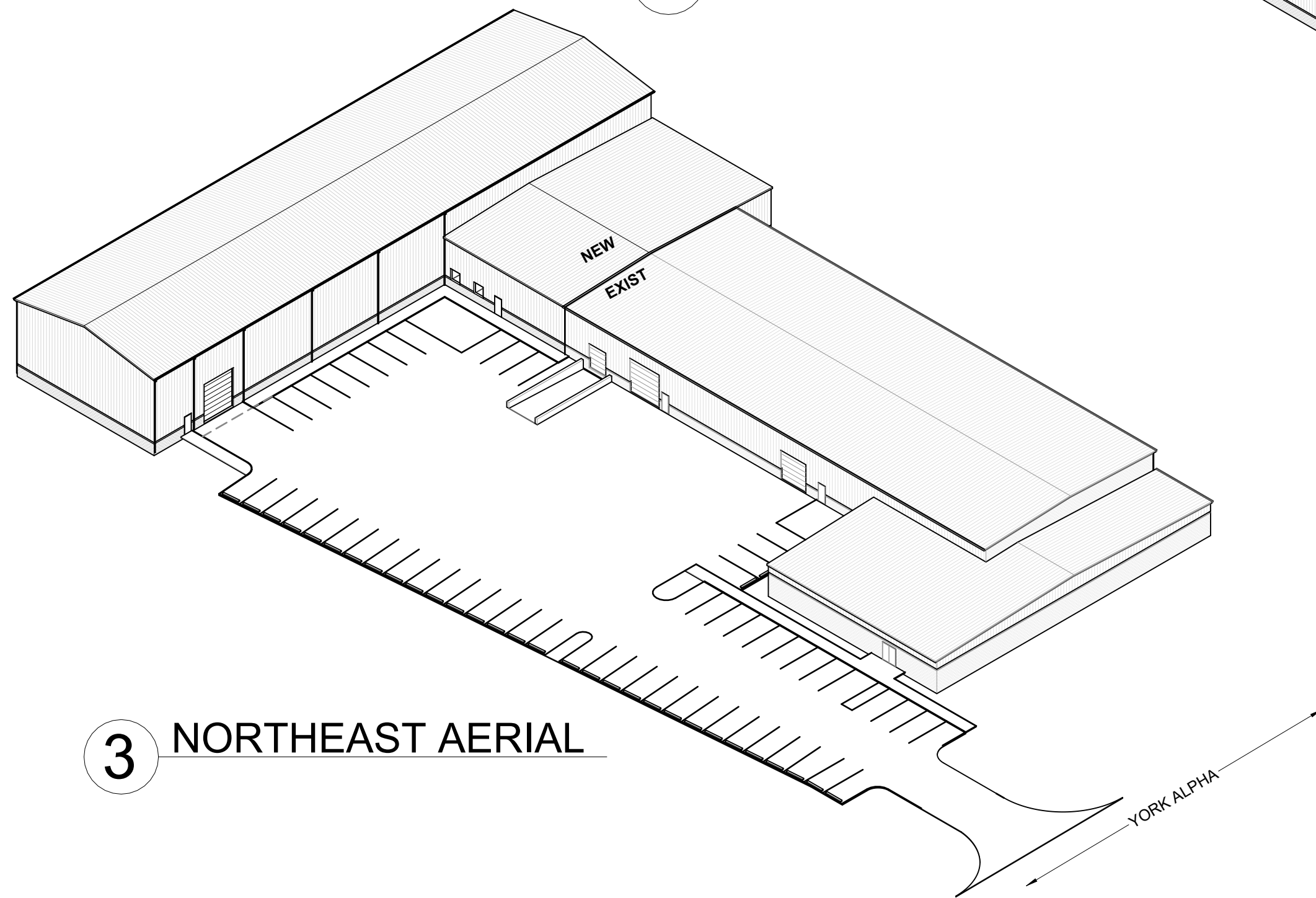
KENT CORPORATION - PEMB ADDITION

9601 YORK ALPHA DRIVE
NORTH ROYALTON, OH 44133
BOARD OF ZONING APPEALS

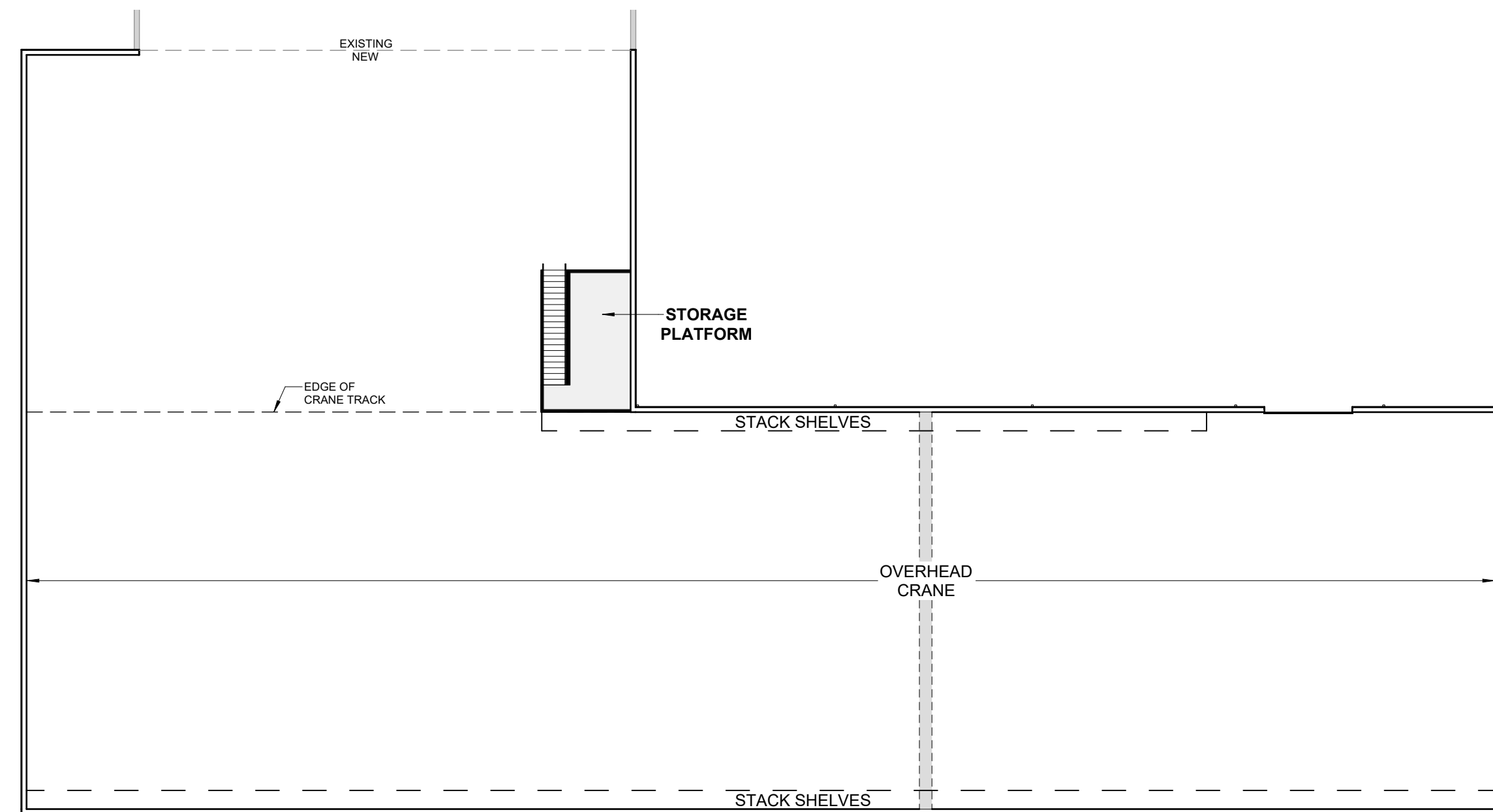
AS1.0



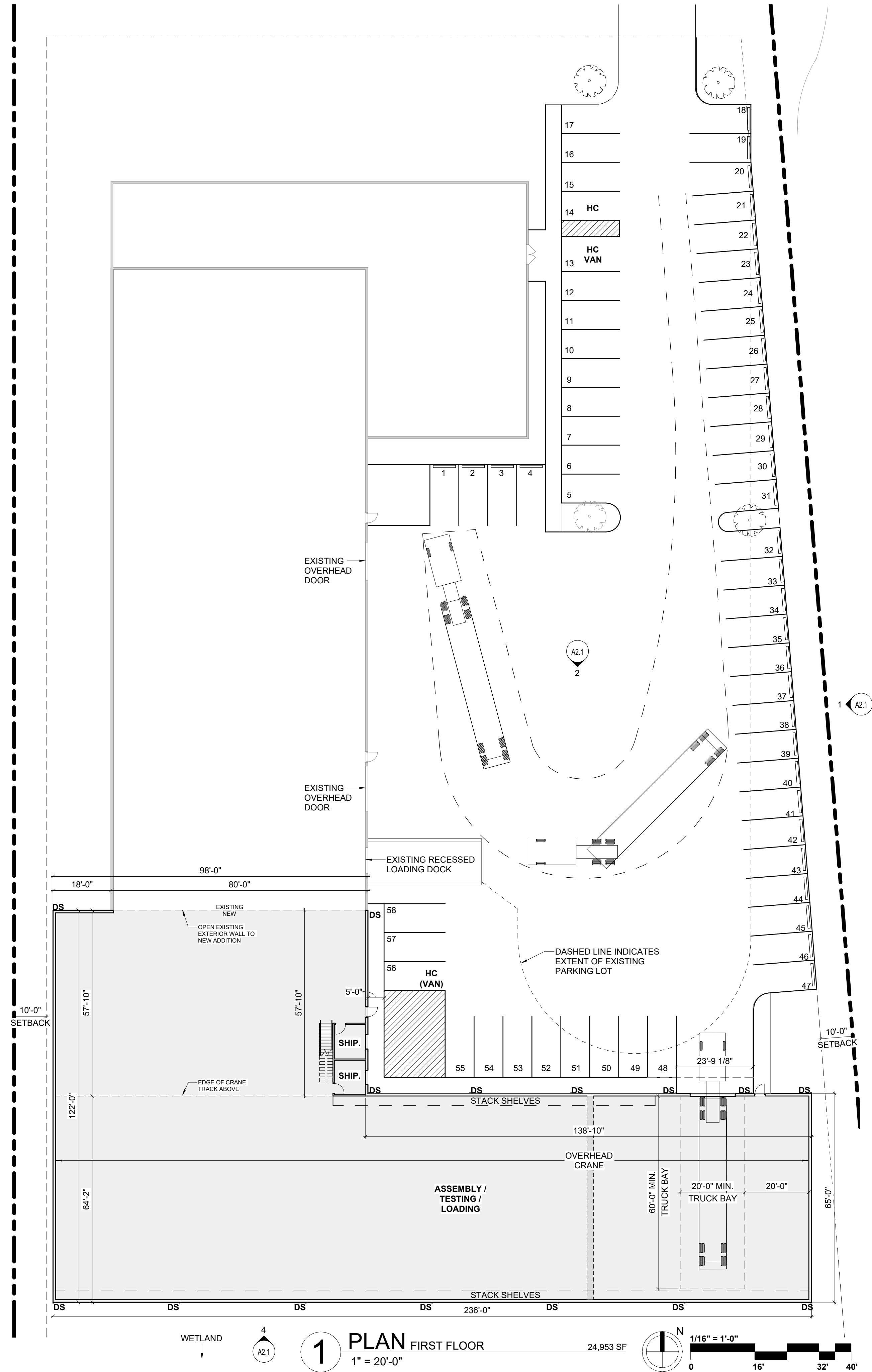
4 SOUTHWEST AERIAL



3 NORTHEAST AERIAL



2 PLAN MEZZANINE
1" = 20'-0" 247 SF



1 PLAN FIRST FLOOR
1" = 20'-0" 24,953 SF

PRELIMINARY

NOTE!!!
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ARCHITECTS

3660 Embassy Parkway
Fairlawn, OH 44333
mpg-architects.com

FLOOR PLANS & AERIALS

PROJECT #: 09823 DATE: DECEMBER 18, 2023

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A1.1

REVISIONS

phone 330.666.5770

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Fairlawn, OH 44333
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EXTERIOR ELEVATIONS

PROJECT #: 09823 DATE: DECEMBER 18, 2023

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