



# City of North Royalton

Mayor Robert A. Stefanik

**Planning Commission**

11545 Royalton Road, North Royalton, OH 44133

Phone: 440-582-3001

Email: [dveverka@northroyalton.org](mailto:dveverka@northroyalton.org)

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TO: Laura Haller, Director of Legislative Services

FROM: Diane Veverka, Secretary PC

DATE: June 10, 2019

RE: **Similar Use Determination – ZNZ Trucking Inc.**

On June 5, 2019, the PC made a motion and a second to recommend to Council approval of a Similar Use as per C.O. 1262.08 (b) for ZNZ Trucking Inc. on behalf of property owner 9621 York Alpha, LLC to operate a truck dispatching company at 9621 York Alpha Dr., Unit F also known as PPN: 483-15-022 in General Industrial (GI) District zoning.

Roll call: Yeas: Four – Jessica Fenos, Larry Antoskiewicz, Mayor Stefanik, Gene Baxendale. Nays: One – Frank Castrovillari. Motion carried.

Thank you,

djv

cc: File



# City of North Royalton

Mayor Robert A. Stefanik

## Planning Commission

11545 Royalton Road, North Royalton, OH 44133

PC19-22

Phone: 440-582-3001

Email: [dveverka@northroyalton.org](mailto:dveverka@northroyalton.org)

### CITY OF NORTH ROYALTON PLANNING COMMISSION PUBLIC HEARING LEGAL NOTICE

Pursuant to North Royalton Codified Ordinance, notice is given that the Planning Commission of the City of North Royalton, Ohio, will hold a **Public Hearing** on Wednesday, **June 5, 2019** at **7:00 p.m. local time** in the Council Chambers at City Hall, 14600 State Road, upon the following subjects submitted for approval by the Planning Commission.

As required by North Royalton Codified Ordinance 1262.03(d), 1278.04(b), and 1262.08(b) **Zoran Cupac of ZNZ Trucking Inc.** on behalf of property owner 9621 York Alpha, LLC is seeking approval of similar use to operate a truck dispatching company at **9621 York Alpha Dr., Unit F** also known as PPN: 483-15-022 in General Industrial (GI) District zoning.

Plans, 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. Anyone wishing to be heard on the subject of this application may obtain a Public Hearing form at the City of North Royalton Service Center to express written views or may appear at the time and place set forth and will be heard then and there or at such time as the **Planning Commission** shall determine. Anyone wishing their complete verbal presentation to be incorporated in the Minutes shall furnish the Secretary with a printed copy of said statement.

PLANNING COMMISSION  
NORTH ROYALTON, OHIO

Diane Veverka  
Planning Commission Secretary  
City of North Royalton, Ohio

PC19-22: 5-20-19



# City of North Royalton

Mayor Robert A. Stefanik  
Community Development, Building Division  
Dan Kulchytsky Building Commissioner

11545 Royalton Road, North Royalton, OH 44133

Phone: 440-582-3001

Fax: 440-582-3089

## CITY OF NORTH ROYALTON PLANNING COMMISSION APPLICATION

### 1. This request is made for the following property:

9621 York Alpha Dr Unit F North Royalton 44133

Address

*Occupant*

Occupant, Business or Tenant (if applicable)

*483-15-022*

Permanent Parcel Number

*G.I.*

*Ward 3*

Zoning District and Ward

### 2. Property Owner:

Ron White

Name

*White Machine*

Name of Business (if applicable)

9621 York Alpha Dr Unit B

Address

216-496-2739

Phone

North Royalton OH 44133

City, State and Postal Code

Email (electronic mail)

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

Zoran Cupac

Name

*ZNZ Trucking Inc*

Name of Business (if applicable)

9925 Royalton Rd ste F

Address

855-285-4251

Phone

North Royalton OH, 44133

City, State and Postal Code

*znztrucking@gmail.com*

Email (electronic mail)

### For Office Use Only

*4-29-19*

Date Application Submitted

*June 5, 2019*

Meeting Date Assigned

*\$200.00*

Application Fee

*PC19-22*

Identification Number Assigned

*Mastercard xxx 9881*

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

*[Signature]*  
Application Fee Received By

Other Application Fee Information

## CITY OF NORTH ROYALTON PLANNING COMMISSION APPLICATION

### 4. Narrative statement describing the project and its features:

ZNZ Trucking is a trucking company with three company owned trucks and thirteen sub contractors.

We only park our company trucks temporarily in our yard while an open position is available for hire.


All of our drivers live and park out of state. Traffic to our yard is not common since we only provide  
dispatch services to our drivers.

THERE IS NOT GOING TO BE MORE THAN SIX  
TRAILERS AT THE TIME ON THE YARD.

Seeking - Similar Use Permit

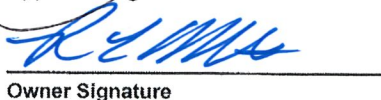
The Planning Commission or its agent(s) is hereby authorized to enter upon the property for which his approval is sought, without further notification, to inspect said property. Any such inspection shall be conducted between the hours of 9 a.m. and 5 p.m. on any day of the week, including weekends.

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.

  
Applicant Signature

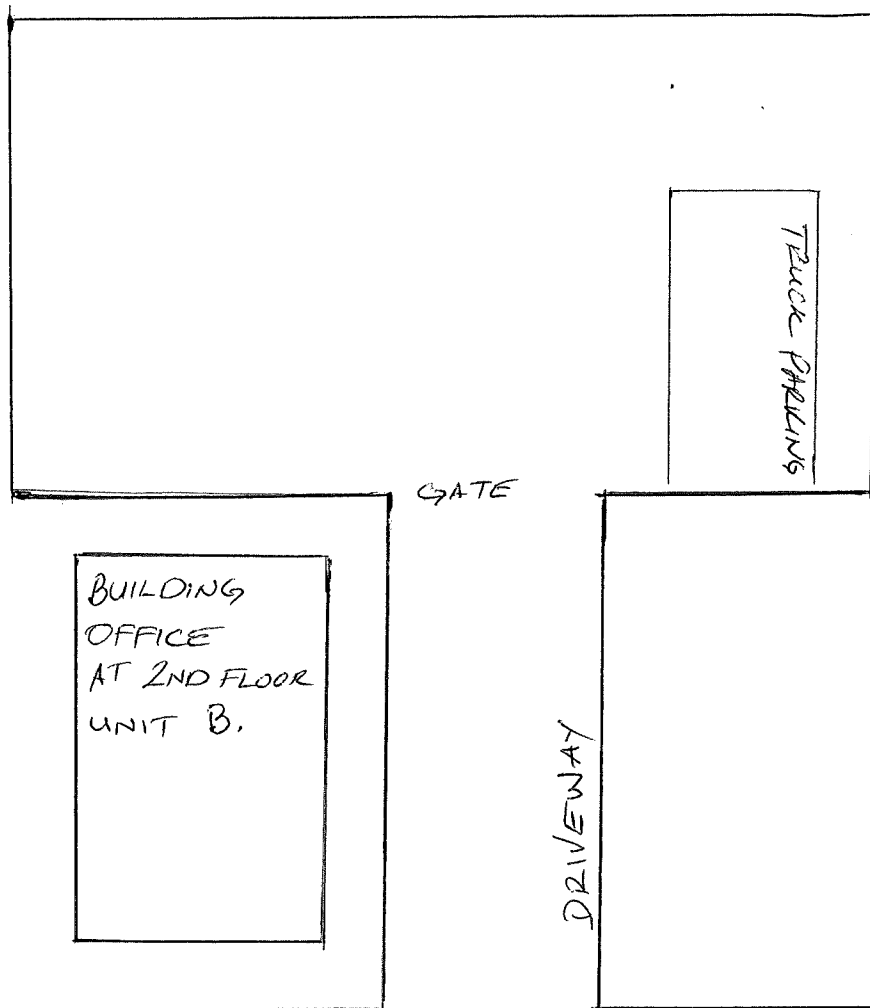
Zoran Cupac President  
Printed Name and Title

04/26/2019  
Date

  
Owner Signature

RON L. WHITE GENERAL  
MANAGER  
Printed Name and Title

4/26/19  
Date



YORK ALPHA DR.





# Cuyahoga County, Ohio - Property Summary Report

## Parcel: 483-15-022



**Owner** 9621 YORK ALPHA, LLC  
**Address** 9621 YORK ALPHA DR  
NORTH ROYALTON, OH. 44133  
**Land Use** (3700) I - SMALL SHOPS  
**Legal Description** 8  
**Neighborhood Code** 61109

### SKETCH

Building 1
Commercial building sketches are not available. Please contact us at ISC_Support_Center@cuyahoga.gov or call (216) 443-8007.
Building 2
Commercial building sketches are not available. Please contact us at ISC_Support_Center@cuyahoga.gov or call (216) 443-8007.
Building 3
Commercial building sketches are not available. Please contact us at ISC_Support_Center@cuyahoga.gov or call (216) 443-8007.

### MAP VIEW



### BUILDING INFORMATION

Building ID	1	Construction Class	CLASS S	Basement Type	SLAB
Total Story Height	1	Usable Area	5,920	Condition	GOOD
Date Built	1975	Date Remodeled		Exterior Walls	BR & MTL
Framing	FIRE RESISTANT	Roof Type	FLAT	Roof Covering	METAL
Office Area		Mezzanine Area		Mezzanine Finish	
Wall Height	22	Heat Type	UNIT-HEAT	Air Conditioning	NONE
Office Finish		Retail Area		Retail Finish	
Building ID	2	Construction Class	CLASS S	Basement Type	SLAB
Total Story Height	1	Usable Area	2,880	Condition	GOOD
Date Built	1978	Date Remodeled		Exterior Walls	ENL STEEL
Framing	FIRE RESISTANT	Roof Type	GABLE	Roof Covering	COMPOSITION
Office Area		Mezzanine Area		Mezzanine Finish	
Wall Height	14	Heat Type	UNIT-HEAT	Air Conditioning	NONE
Office Finish		Retail Area		Retail Finish	
Building ID	3	Construction Class	CLASS S	Basement Type	SLAB
Total Story Height	1	Usable Area	4,000	Condition	GOOD
Date Built	1975	Date Remodeled		Exterior Walls	BR & MTL
Framing	FIRE RESISTANT	Roof Type	FLAT	Roof Covering	COMPOSITION
Office Area		Mezzanine Area		Mezzanine Finish	
Wall Height	11	Heat Type	FORCED-AIR	Air Conditioning	CENTRAL
Office Finish		Retail Area		Retail Finish	

### LAND

Code	Frontage	Depth	Acreage	Sq Ft
PRM	197		1	156,816
SEC			2.6	113,256

### VALUATION

2018 Values	Taxable Market Value	Exempt Market Value	Abated Market Value	Assessed Taxable Value
Land Value	\$164,000	\$0	\$0	\$57,400
Building Value	\$433,000	\$0	\$0	\$151,550
Total Value	\$597,000	\$0	\$0	\$208,950
Land Use	3700			SMALL SHOPS (MACHINE TOOL AND DIE ETC.)

### PERMITS

Tax Year	Reason	Tax Change	Exempt Change	Percent Complete	Reinspect	Notes
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### IMPROVEMENTS

Type	Description	Size	Height Depth
170	UTILITY BLDG-RES TYP	180 SQUARE FEET	
050	FENCE	310 LINEAR FEET	6

### SALES

Date	Buyer	Seller	Price
9/1/2006	9621 YORK ALPHA, LLC	York Alpha Properties, Inc.	\$665,000
1/26/2000	York Alpha Properties, Inc.	Mraz, Jerome	\$575,000
12/1/1998	Mraz, Jerome	Alexand-Snyder Co	\$450,000

Information included on this report is believed to be accurate, but is not guaranteed. The County is not liable for errors or omissions.

**June 5, 2019 PC Meeting Notes –  
Stipulations placed on applicant**

ZNZ Trucking Inc.

1. Limit vehicles to 3 trucks and 6 trailers.
2. Spaces for the 9 vehicles shall be clearly designated with permanent numbered signage
3. Dress the truck parking area with stone.
4. Fill all depressions in the existing gravel lot with additional stone.