



City of North Royalton

Mayor Larry Antoskiewicz

Planning Commission

David Smerek, Building Commissioner

Ian Russell
PC Secretary

PUBLIC HEARING LEGAL NOTICE

Pursuant to North Royalton Codified Ordinance 1220.06, notice is given that the Planning Commission of the City of North Royalton, Ohio, will hold a meeting on **January 4, 2023** at 7:00 p.m. local time in the Council Chambers at City Hall, 14600 State Road, upon the following subject:

Thomas Denk is seeking preliminary site plan approval for a proposed 11,675 square foot flex industrial office building located at 12557 Abbey Road also known as PPN: 483-03-007 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, and on the City's website 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: www.northroyalton.org/PlanningCommission

PLANNING COMMISSION
NORTH ROYALTON, OHIO

Ian Russell
Planning Commission Secretary
11545 Royalton Road
North Royalton, Ohio 44133



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 PLANNING COMMISSION APPLICATION

1. This request is made for the following property:

12557 ABBEY ROAD

Address

FRANK W. DRINK COMPANY

Name of Occupant, Business or Tenant (if applicable)

483-03-007

Permanent Parcel Number

GENERAL INDUSTRIAL WARD 3

Zoning District and Ward

2. Property Owner of Parcel:

THOMAS F. DRINK

Name

12557 ABBEY ROAD LLC

Name of Business (if applicable)

2425 CARY ROAD

Address

440 668-0698

Phone

NORTH ROYALTON, OHIO 44133

City, State and Postal Code

STHDRINK@YAHOO.COM

Email (electronic mail)

3. This request is being made by the following responsible party

(Owner / Authorized Representative):

THOMAS F. DRINK

Name

12557 ABBEY ROAD LLC

Name of Business (if applicable)

2425 CARY ROAD

Address

440 668-0698

Phone

NORTH ROYALTON, OHIO 44133

City, State and Postal Code

STHDRINK@YAHOO.COM

Email (electronic mail)

For Office Use Only

12/07/2022

Date Application Submitted

11/04/2023

Meeting Date Assigned

PC23-02

Identification Number Assigned

\$300

Application Fee

Check

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

J.R.

Received By

Other Application Fee Information

CITY OF NORTH ROYALTON PLANNING COMMISSION APPLICATION

4. Narrative statement describing the project and its features:

(1) RECENTLY SOLD OUR STORAGE FACILITY WHICH HOUSES OUR CONSTRUCTION COMPANY OFFICE.
NEW BUILDING WILL CONSIST OF OFFICE SPACE FOR OUR CONSTRUCTION BUSINESS ALONG WITH SOME SHOP SPACE FOR OUR EQUIPMENT. REMAINING AREA WILL CONSIST OF FLEX SPACE FOR BUSINESSES.

5. Applicant's Plan Request: (please mark appropriate box)

Commercial / Industrial / Residential:

- Preliminary Site Plan Approval
 Final Site Plan Approval

Subdivision:

- Sketch Plan Approval
 Preliminary Site Plan Approval
 Final Site / Preliminary Plat Approval
 Final Plat / Dedication Approval

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

THOMAS F. DANK OWNER

12-5-2022

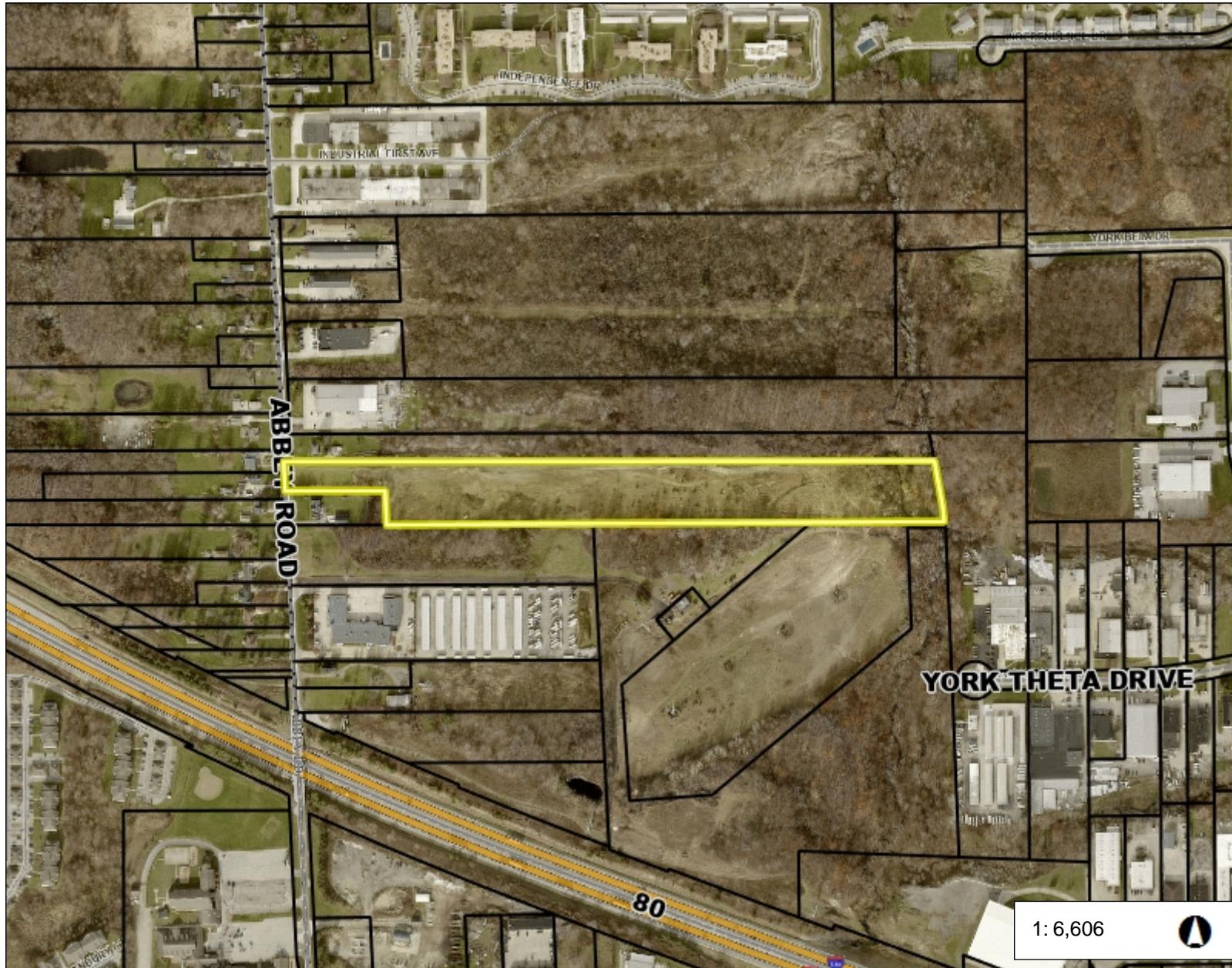

Owner Signature

Printed Name and Title

12-7-2022



Cuyahoga County GIS Viewer



1,101

0

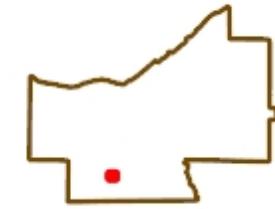
550

1,101 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: 12/13/2022

Legend

- Municipalities
- Platted Centerline
- Parcel

REV.	DATE

ARCHITECTURE
22032 LORAN ROAD
FAIRVIEW PARK, OHIO 44126
FAX 440-78-8837

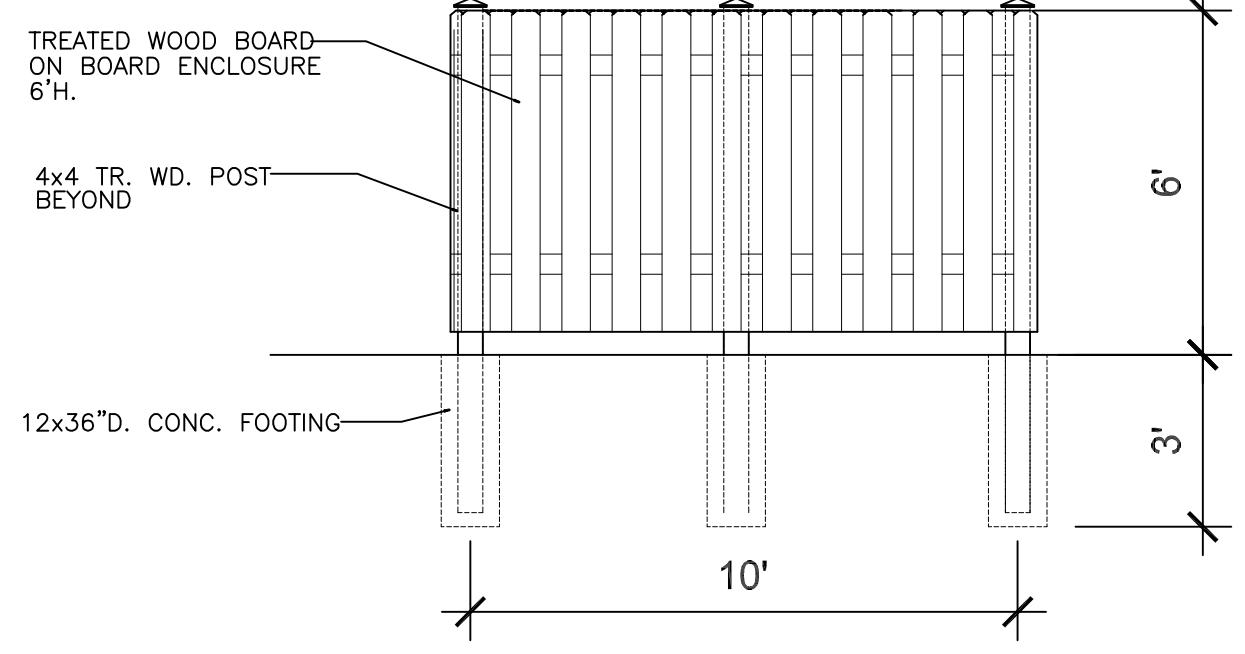


LEON S. SAMPAT
LICENSE# 15523
EXPIRATION DATE 12/31/2023

NEW OFFICE WAREHOUSE FOR:
PPN: 483-03-007
ZONED: GI
GENERAL INDUSTRIAL
12.1 ACRES
NORTH ROYALTON, OH

JOB NO: 22-262
DATE: 12.01.2022
ISSUE: REVIEW
SHEET:
SD1.1

ZONING REGULATIONS	
CUYAHOGA COUNTY CITY OF NORTH ROYALTON ZONING CODE	
EXISTING SITE ZONED: GI- GENERAL INDUSTRIAL	
MIN. LOT AREA: 527,076 SQ. FT. (12.1 ACRES)	
MIN. LOT WIDTH: 100 FT.	
PROPOSED FLOOR AREA: 11,675 SQ. FT.	
PROPOSED BLDG. COVERAGE: 2.2 %	
MAX. BUILDING HEIGHT: 50'	
BLDG. MIN. SETBACK FROM STREET R.O.W.: 100'	
SETBACK FROM SIDE LOT LINE ABUTTING NON RESIDENTIAL DISTRICT: 10'	
SETBACK FROM REAR LOT LINE ABUTTING NON RESIDENTIAL DISTRICT: 10'	
OFF-STREET PARKING REGULATIONS	
MIN. SETBACK FROM STREET R.O.W.: 50'	
SETBACK FROM SIDE & REAR LOT LINE ABUTTING NONRESIDENTIAL DISTRICT: 10'	
PARKING SPACES REQUIRED:	
OFFICE: 1 PER 250 SQ. FT. REQUIRED SPACES: 3	
WAREHOUSE: 1 PER EMPLOYEE 6 UNITS (2 EMPLOYEES): 12 SPACES REQUIRED	
TOTAL PARKING REQUIRED: 15 SPACES	
TOTAL PARKING PROVIDED: 17 SPACES	



LEGEND

- [1] May be reduced to 3'-0" in existing sidewalks if the landing is unconstrained along the back edge.
- [2] Where landing width (D) has been reduced to 3'-0", the flared sides shall have a maximum slope of 12:1. Flared sides are not required where the edges of a curb ramp are protected by landscaping or other barriers to travel by wheel chair users or pedestrians across the edge of the curb ramp. However, if the flared sides are used in these areas, they may be of any slope.
- [3] The slope of the ramp toward the curb is preferred to be 12:1 or flatter related to the horizontal, but the maximum slope shall be 12:1 relative to the existing or proposed walk slope. In existing sidewalks, where the maximum ramp slope (S) is not feasible, it may be reduced as follows:

- A) 10:1 for a max. rise of 6".
- B) 8:1 for a max. rise of 3".
- C) 6:1 over a max. run of 2'-0" for historic areas where a flatter slope is not feasible.

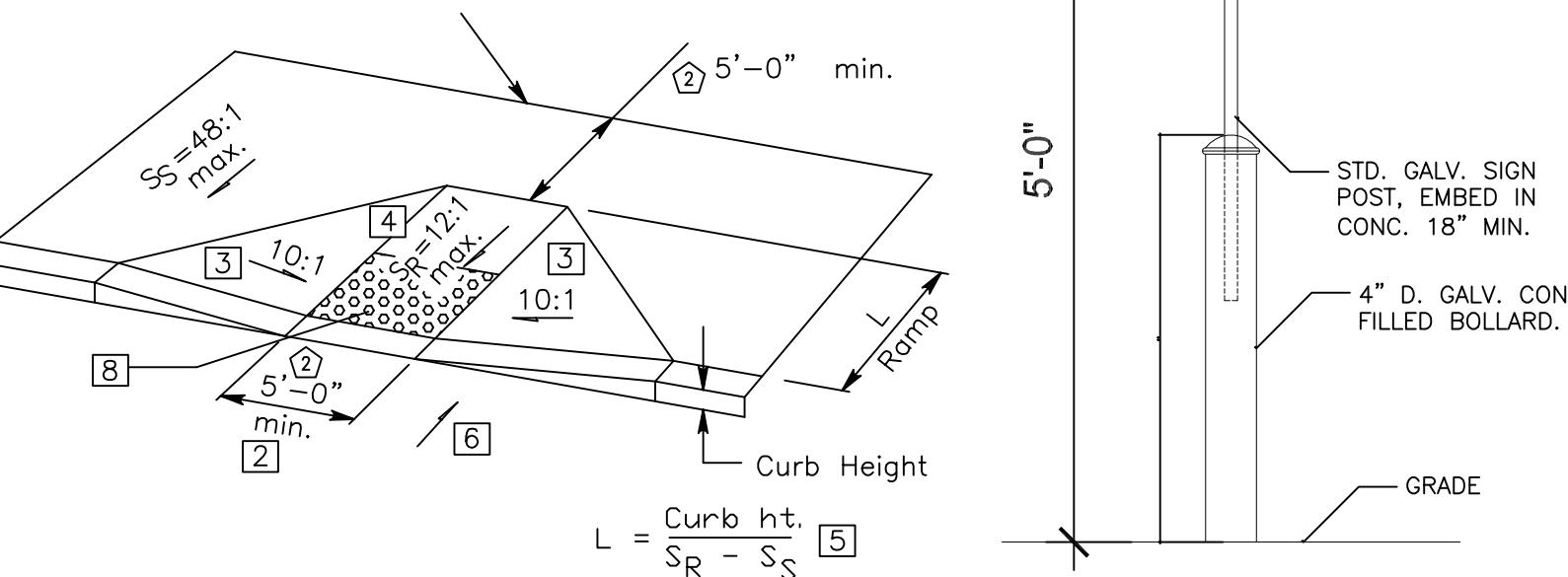
- [4] The minimum length of a perpendicular ramp is 6' from the back of a 6" curb and may be increased where feasible to obtain a flatter ramp slope or to better blend with the walk configuration.
- [5] Gutter counter slopes at the foot of perpendicular curb ramps should not exceed 20:1 over a distance of 2'-0" from the curb.
- [6] Dimensions derived by equation are nominal. Construct ramps to meet required slopes and existing conditions.
- [7] Detectable Warnings (truncated domes) are to be installed in the location shown. Dimensions for location of the domes

R	Street Slope	Ramp Length @ 1"/ft
	L LOW SIDE *	L HIGH SIDE *
0.01	5'-5"	6'-10"
0.02	4'-10"	7'-11"
0.03	4'-5"	9'-5"
0.04	4'-1"	11'-8"
0.05	3'-9"	15'-2"

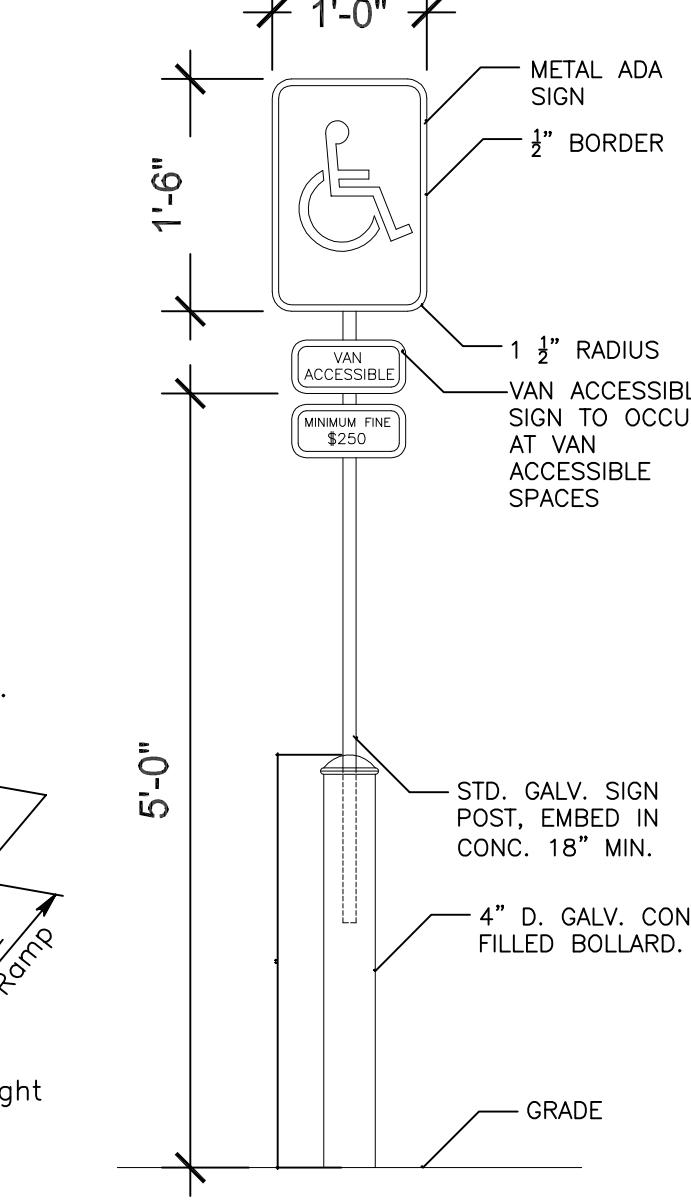
* Measured along the back of a 6" high curb.

$$L \text{ HIGH} = \frac{\text{Curb ht.}}{0.083 - \text{Street Slope}} \quad [7]$$

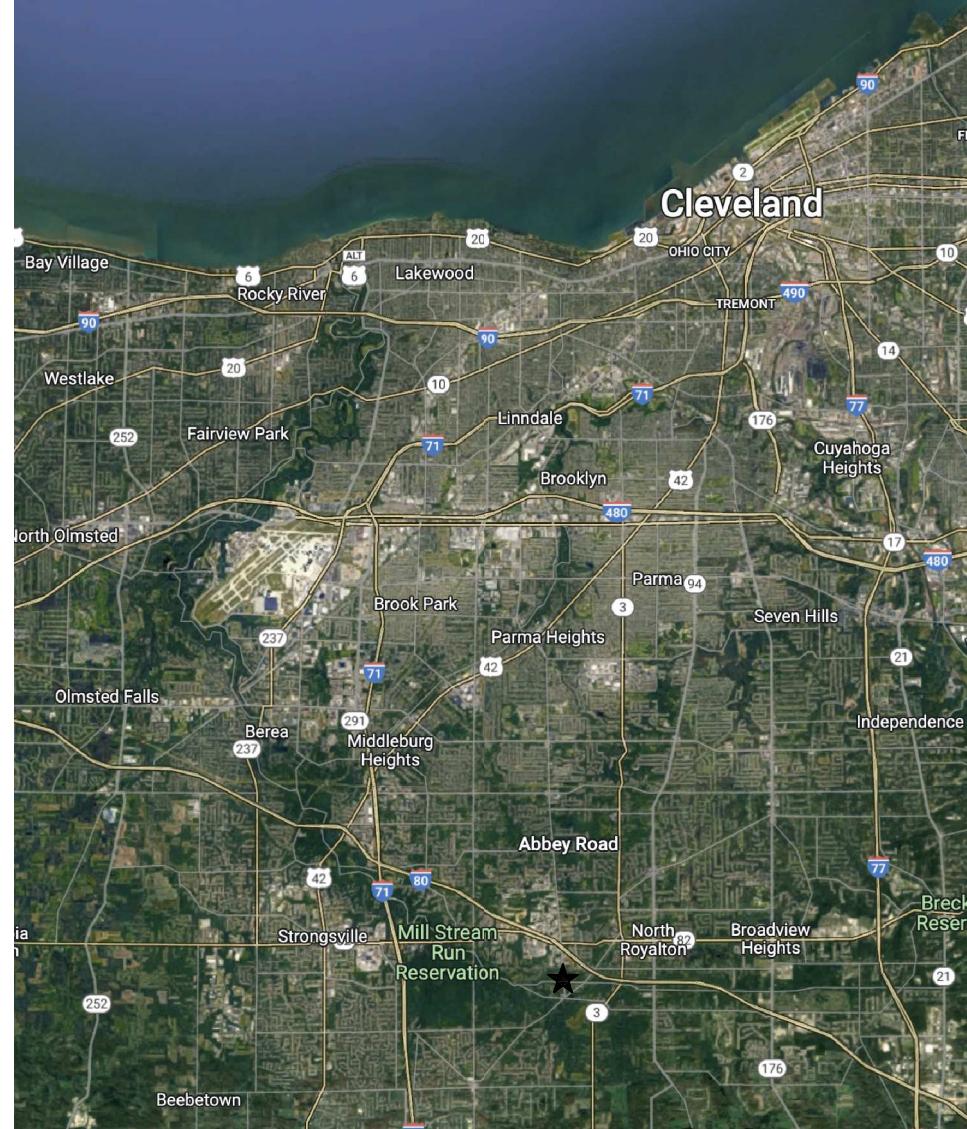
$$L \text{ LOW} = \frac{\text{Curb ht.}}{0.083 + \text{Street Slope}} \quad [7]$$



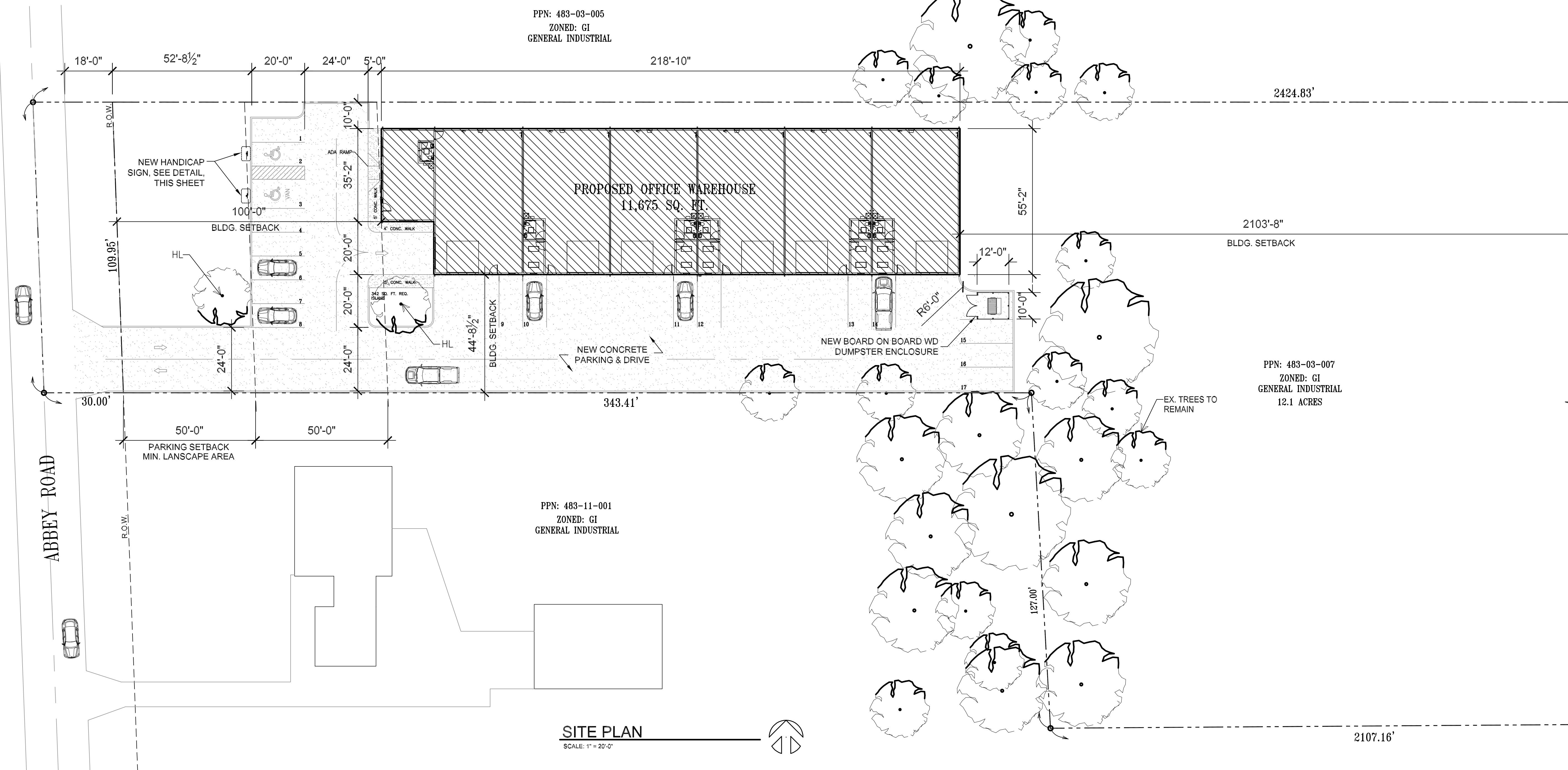
PERPENDICULAR CURB RAMP DETAIL



H.C. SIGN POST DETAIL

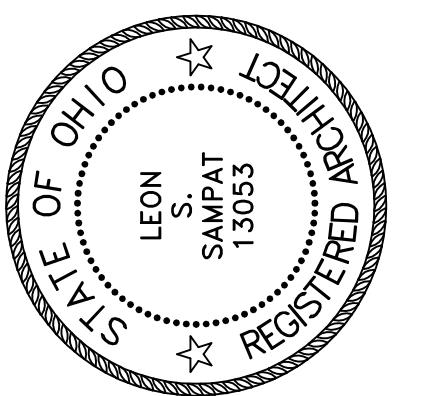


LOCATION PLAN



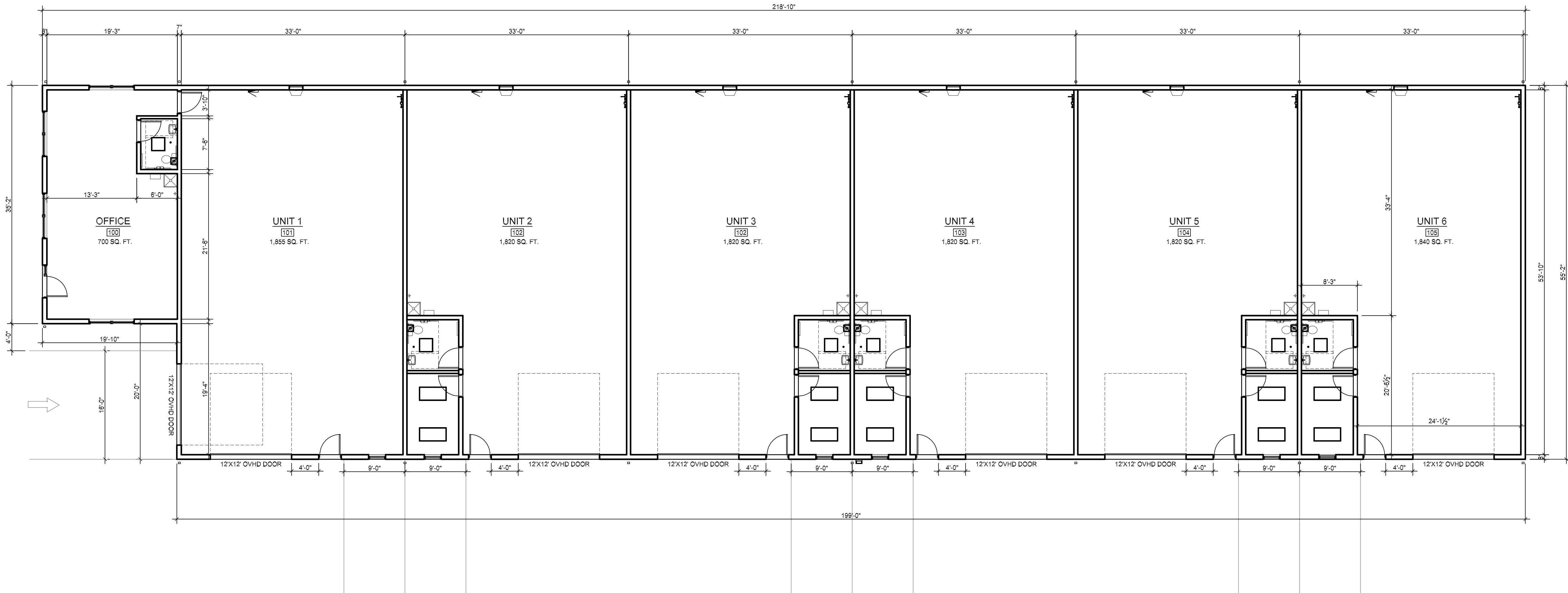
REV.	DATE

ARCHITECTS
BSI ARCHITECTS
22032 LORAN ROAD
FAIRVIEW PARK, OHIO 44126
PHONE 216-403-9854 FAX 440-78-8837



LEON S. SAMPAT
LICENSE# 15523
EXPIRATION DATE 12/31/2023

NEW OFFICE WAREHOUSE FOR:
PPN: 483-03-007
NORTH ROYALTON, OH



1 FLOOR PLAN
SCALE: 1'8" x 1'0"
OFFICE SPACE: 700 SQ. FT.
SHOP SPACE: 10,975 SQ. FT.

JOB NO: 22-262
DATE: 12.01.2022
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SHEET:

A1.1

REV.	DATE

ARCHITECTS

22032 LORAN ROAD
FAIRVIEW PARK, OHIO 44126
PHONE 440-78-8837

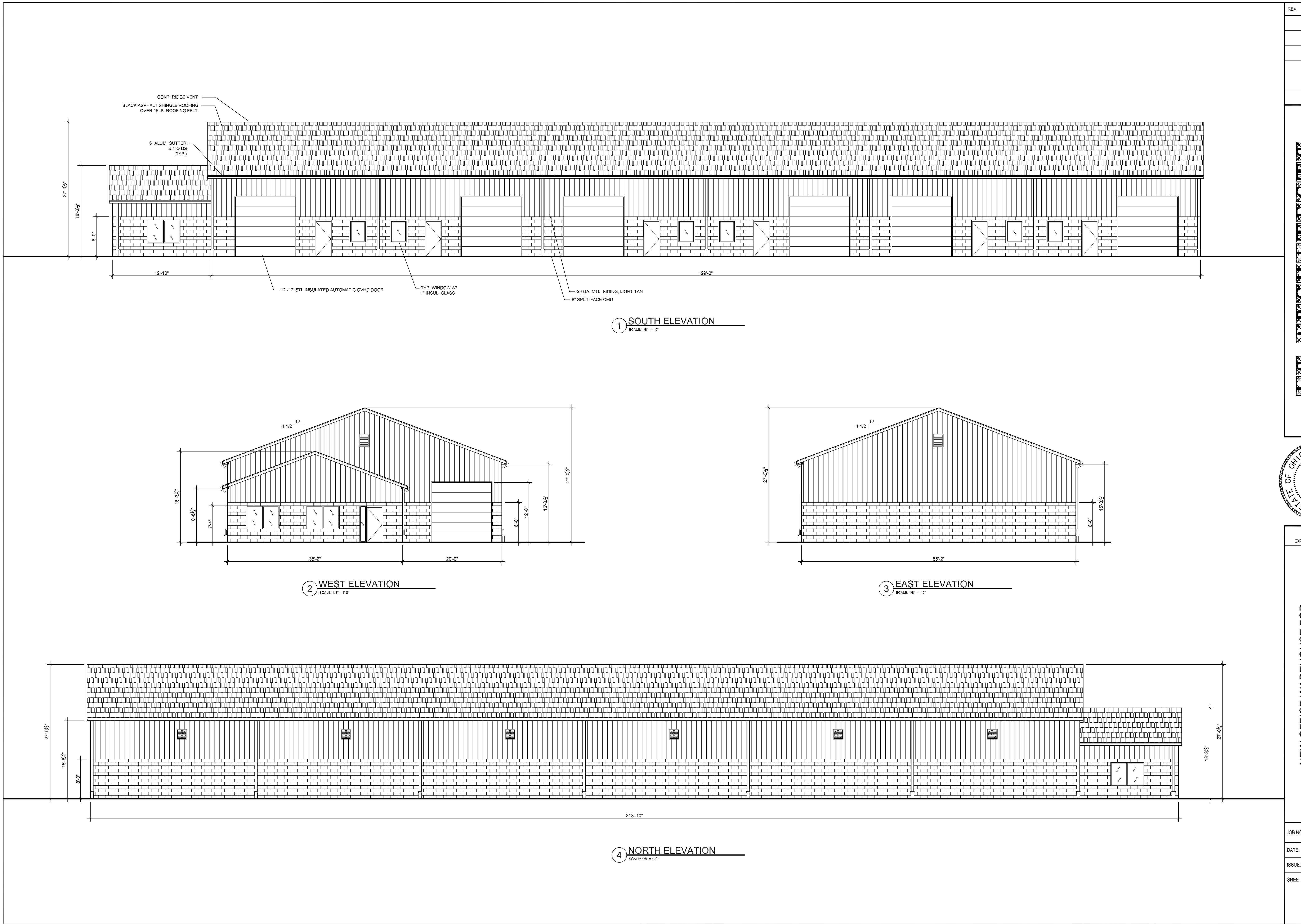


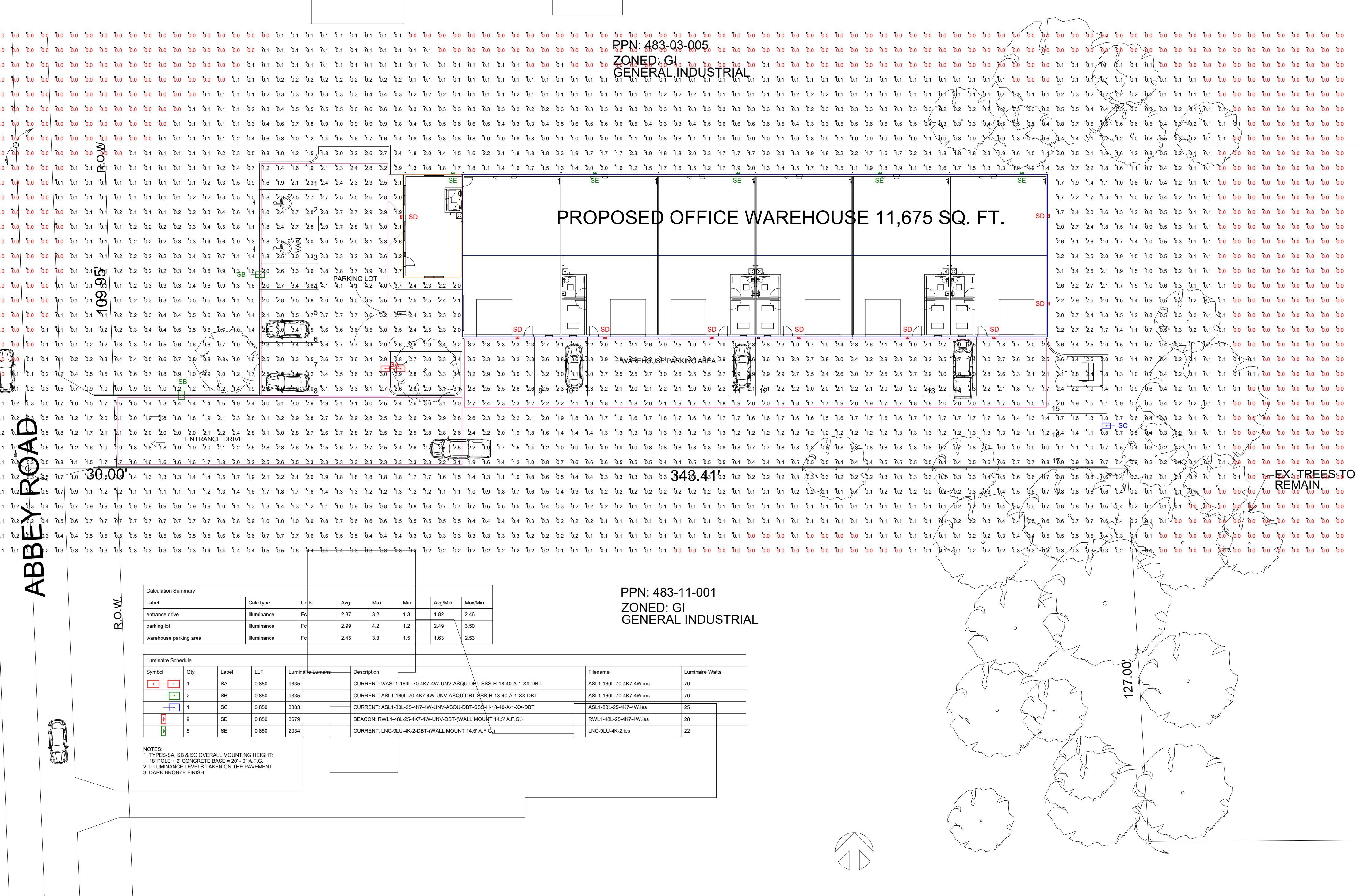
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A2.1





PHOTOMETRIC STUDY
Scale: 1" = 20' - 0"