



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 **March 8, 2023** at 7:00 p.m. local time in the Council Chambers at City Hall, 14600 State Road, upon the following subject:

As required by North Royalton Codified Ordinance Section 1262.07(b) and Section 1278.04(d)(1), David Yevtushenko, on behalf of Apex Autocare, is seeking final site plan approval and a conditional use permit for an automotive repair shop located at 13001 Abbey Road, also known as PPN: 483-11-015, 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

If you would like to be heard on the subject of this application but are not able to attend the meeting in person, please fill out and submit the Public Comment Form with any documents or photographs and return it to the Building Department no later than March 7th at 12:00 p.m. local time. The form is available on the Planning Commission page of the city website which can be found at the above link. PLEASE NOTE: THE PUBLIC COMMENT FORM MUST BE NOTARIZED IN ORDER TO BE READ INTO THE RECORD.

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:

13001 Abbey Rd

Address

Apex Autocare

Name of Occupant, Business or Tenant (if applicable)

483-11-015

Permanent Parcel Number

General Industrial

Zoning District and Ward

2. Property Owner of Parcel:

Volodymyr Pendzey

Name

Apex Autocare

Name of Business (if applicable)

6470 State Rd #K14

Address

440-520-5016

Phone

Parma OH 44134

City, State and Postal Code

Pendzey.v@gmail.com

Email (electronic mail)

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

(Owner / Authorized Representative):

David Yentushenko

Name

Apex Autocare

Name of Business (if applicable)

11674 Harbour Light Dr

Address

440-530-0929

Phone

N. Royalton OH 44133

City, State and Postal Code

Apexauto13@gmail.com

Email (electronic mail)

For Office Use Only

02/09/2023

Date Application Submitted

03/08/2023

Meeting Date Assigned

PC23-015

Identification Number assigned

\$250

Application Fee

Check # 1488

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

I.R.

Received By

Other Application Fee Information

CITY OF NORTH ROYALTON PLANNING COMMISSION APPLICATION

4. Narrative statement describing the project and its features:

Existing building to be used as an Automotive repair shop focusing mainly on brakes and tires applying for conditional use permit, incase we decide to do bigger automotive repairs in the future.

Final site plan for approval

Planning to consolidate both lots

Planning to change existing non conforming residential house to conforming office use.

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

Commercial / Industrial / Residential:

- ☐ Preliminary Site Plan Approval
☒ Final Site Plan Approval + Conditional Use Permit

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.

David Yenteshenko

Applicant Signature

David Yenteshenko manager

Printed Name and Title

2-8-23
Date

Volodymyr Bendrey

Owner Signature

Volodymyr Bendrey owner

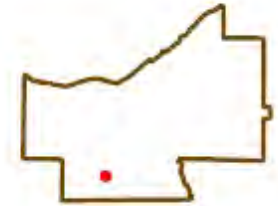
Printed Name and Title

2-8-23
Date





Cuyahoga County GIS Viewer



Date Created: 2/9/2023

Legend

- Municipalities
- Right Of Way
- Platted Centerline
- Parcel

550 0 275 550 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



Cuyahoga County GIS Viewer



Date Created: 2/14/2023

Legend

- Municipalities
- Right Of Way
- Platted Centerline
- Parcel



275 0 138 275 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.
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ABBEY ROAD

P. P. N. 483-11-002
 ABBEY ROAD BUSINESS
 PARK & SELF STORAGE, LLC
 V 483 PG 11 C.C.M.R.

THREE PARKING SPOTS 9'x19'

SIGN

EX. OFFICE
BUILDING

PROPOSED CURB

— 200.00'

PROPOSED GRAVEL AREA

(FUTURE ASPHALT)

SEVEN PARKING SPOTS 9x19
ONE HANDICAP

PROPOSED

CONCRETE

EX. 4" SEPTIC LINE

PROPOSED SLIDE GATE

GENERAL INDUSTRIAL ZONING

PARCEL A

P.P.N. 483-11-003
VELOCITY TRUCKING LLC
V483 P.G 11 C.C.M.R

EXISTING
Asphalt
AREA

PROPOSED

GRAVEL

AREA

6'-8' TALL PINE TREES

PROPOSED 6' CHAIN LINK BARBED WIRE FENCE

GRASS FIELD

GENERAL INDUSTRIAL ZONING

PARCEL B

P.P.N 483-11-015
VELOCITY TRUCKING LLC
V 483 P.G. 11 C.C.M.R

SPOT LIGHT

EX. SHOP
BUILDING

6' HIGH VINYL FENCE

PROPOSED CONCRETE

P. P. N. 483-11-004
CLEVELAND ELECTRIC
ILLUMINATING COMPANY
V 483 PG 11 C. G. M. R

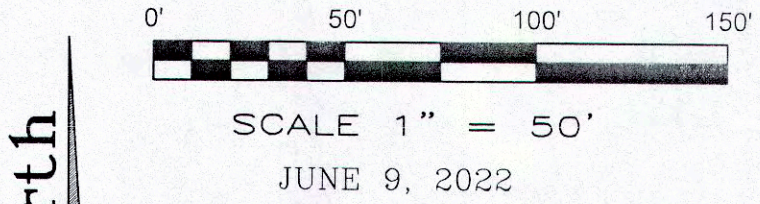
ROYALTON ROAD

PRELIMINARY SITE PLAN
for
VELOCITY TRUCKING
in the city of
NORTH ROYALTON, OH

DATE: FEB 2, 2023
SCALE: HOR. 1" = 20'
SCALE: VER. 1" = 20'
JOB No. 001
SHEET 1 of 1

LOT CONSOLIDATION MAP
FOR
VELOCITY TRUCKING

SITUATED IN THE CITY OF NORTH ROYALTON, COUNTY OF CUYAHOGA, AND STATE OF OHIO AND
KNOWN AS BEING PART OF ORIGINAL ROYALTON TOWNSHIP SECTION NO. 3, AND FURTHER
KNOWN AS BEING ALL OF PARCELS A & B IN THE LOT SPLIT FOR AL SHAKER AS RECORDED
IN VOLUME 233, PAGE 42 OF CUYAHOGA COUNTY MAP RECORDS.



North

MACKAY
Engineering & Surveying
A WallacePancher Group Company
7017 Pearl Road, Cleveland, Ohio 44130
(440) 886-4500 (440) 886-4590 Fax

SURVEYOR'S CERTIFICATION

THIS MAP AND THE SURVEY ON WHICH IT IS BASED ARE MADE IN ACCORDANCE
WITH THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF
OHIO AS SET FORTH IN CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE.

DIMENSIONS SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMAL PARTS
THEREOF, BEARINGS SHOWN HEREON ARE TO AN ASSUMED MERIDIAN AND ARE
TO INDICATE ANGLES ONLY.

IP SET INDICATES 5/8" IRON PIN SET WITH CAP NO. 7344.

ALL OF WHICH I CERTIFY TO BE CORRECT.

Michael Mackay June 9, 2022
MICHAEL MACKAY, P.S. #7344 DATE



ACCEPTANCE

I, VOLODYMYR PENDZEY, PRESIDENT OF VELOCITY TRUCKING LLC, AND OWNER OF
THE PROPERTY SHOWN AND DESCRIBED HEREON, DO HEREBY ASSENT TO AND
ADOPT THIS LOT CONSOLIDATION MAP OF THE SAME AND ACKNOWLEDGE THAT THE
SAME WAS MADE AT MY REQUEST AND IS MY EXPRESS DESIRE AND FREE ACT AND
DEED BOTH INDIVIDUALLY AND AS SAID PRESIDENT AND AUTHORIZE THE RECORDING
THEREOF.

VOLODYMYR PENDZEY

COUNTY OF _____ } S.S.
STATE OF OHIO

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR
VOLODYMYR PENDZEY, PRESIDENT, WHO EXECUTED THE FOREGOING INSTRUMENT, WHO ACKNOWLEDGED
THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME WAS HIS FREE ACT AND DEED
PERSONALLY AND AS SAID PRESIDENT IN WITNESS WHEREOF I HAVE SET MY HAND AND OFFICIAL SEAL
AT _____, OHIO, THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC _____
MY COMMISSION EXPIRES: _____

APPROVALS

THIS PLAT APPROVED BY PLANNING COMMISSION OF THE CITY OF NORTH ROYALTON,
OHIO THIS _____ DAY OF _____, 20____.

CHAIRMAN _____ PRINT NAME SECRETARY _____ PRINT NAME

THIS PLAT APPROVED BY THE CITY OF ENGINEER OF THE CITY OF NORTH ROYALTON,
OHIO THIS _____ DAY OF _____, 20____.

CITY ENGINEER _____ PRINT NAME

NOTES:
1. ADJACENT BUILDING LOCATIONS SHOWN FROM CUYAHOGA COUNTY GIS.

