



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 **April 5, 2023** at 7:00 p.m. local time in the Council Chambers at City Hall, 14600 State Road, upon the following subject:

William Mason is requesting a lot split and consolidation located at 9781 State Road, also known as PPN(s): 489-17-007 and 489-17-008, in Residential (R1-A) District zoning. The existing lots are non-conforming and the requested split will also result in non-conforming lots that do not meet the required 100-foot lot width.

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 April 4th 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:

9781 State Road

Address

489-17-007 & 489-17-008

Permanent Parcel Number

Name of Occupant, Business or Tenant (if applicable)

RI-A

Zoning District and Ward

2. Property Owner of Parcel:

World Wide RE LLC

Name

3667 Rachel Court

Address

Seven Hills, OH 44131

City, State and Postal Code

Name of Business (if applicable)

216-225-9394

Phone

wdmason13@aol.com

Email (electronic mail)

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

William D. Mason

Name

3667 Rachel Court

Address

Seven Hills, OH 44131

City, State and Postal Code

Name of Business (if applicable)

216-225-9394

Phone

wdmason@aol.com

Email (electronic mail)

For Office Use Only

03/03/2023

Date Application Submitted

04/05/2023

Meeting Date Assigned

PC23-08

Identification Number Assigned

\$100

Application Fee

check #1109

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:

Applicant proposes to split parcel #489-17-007 (Parcel 1) from 90' frontage to 70' frontage ~~from the street to the proposed rear property line down the center of the driveway and split~~ the rear property line from 600' depth to 383' depth creating a 26,810 sq. ft. lot.

Parcel #489-17-008 (Parcel 2), Applicant proposes to increase the existing frontage from 60' to 80' consolidating 20' from Parcel 1 and consolidating approximately 186' from the rear yard of Parcel 1.

Applicant proposes a permanent access easement along the south side of the side yard of Parcel 1 and the north side of the side yard of Parcel 2.

The lot splits and consolidations will eliminate the rear barn from encroaching on Parcel 1 and create a permanent easement along the new property line between Parcels 1 and 2.

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

Commercial / Industrial / Residential:

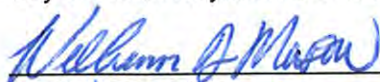
- ☐ Preliminary Site Plan Approval
☒ Final Site Plan Approval

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

William D. Mason, Managing Member

02/28/2023

Printed Name and Title

Date


Owner Signature

William D. Mason, Managing Member

02/28/2023

Printed Name and Title

Date

CITY OF NORTH ROYALTON PLANNING COMMISSION APPLICATION

6. Written Authority

I, William D. Mason, of World Wide RE LLC, hereby certify that I am the Managing Member of 9781 State Road, North Royalton, OH and further verify that William D. Mason is authorized to represent interests and make decisions on our behalf when appearing before the North Royalton Planning Commission.

William D. Mason
William D. Mason

3-2-23
Date

Before me, a Notary Public in and for said county, personally appeared William D. Mason who acknowledged that he did sign the foregoing instrument and the same is his free act and deed.

In testimony whereof I have hereunto set my hand and official seal at Cleveland, Ohio on this 2nd day of March, 2023.

Kelly Mason
Notary Public

Seal:

State of Ohio
County of Cuyahoga

North Royalton Planning Commission
Adjacent Property Ownership

449-17-006	Louis Imre	9705 State Road, North Royalton 44133
449-17-009	World Wide RE LLC	3667 Rachel Court, Seven Hills, OH 44131
449-17-010	David Elliot	9841 State Road, North Royalton 44133
449-17-011	David Elliot	9841 State Road, North Royalton 44133
449-17-012	Danny R. Booth, Jr.	9909 State Road, North Royalton 44133
449-17-013	Timothy Greene	9921 State Road, North Royalton 44133
449-17-054	Mary Ellen Craig	9520 Royal Valley, North Royalton 44133
449-17-034	Patrick and Betty Ryan	9880 Ridgeline Drive, North Royalton 44133
449-17-035	David and Chrystal Rini	9900 Ridgeline Drive, North Royalton 44133
449-17-036	Ronald Baraona Rini	9900 Ridgeline Drive, North Royalton 44133
449-17-037	William Atkinson	9940 Ridgeline Drive, North Royalton 44133
489-07-081	Ukranian Autocephalous	9692 State Road, North Royalton 44133



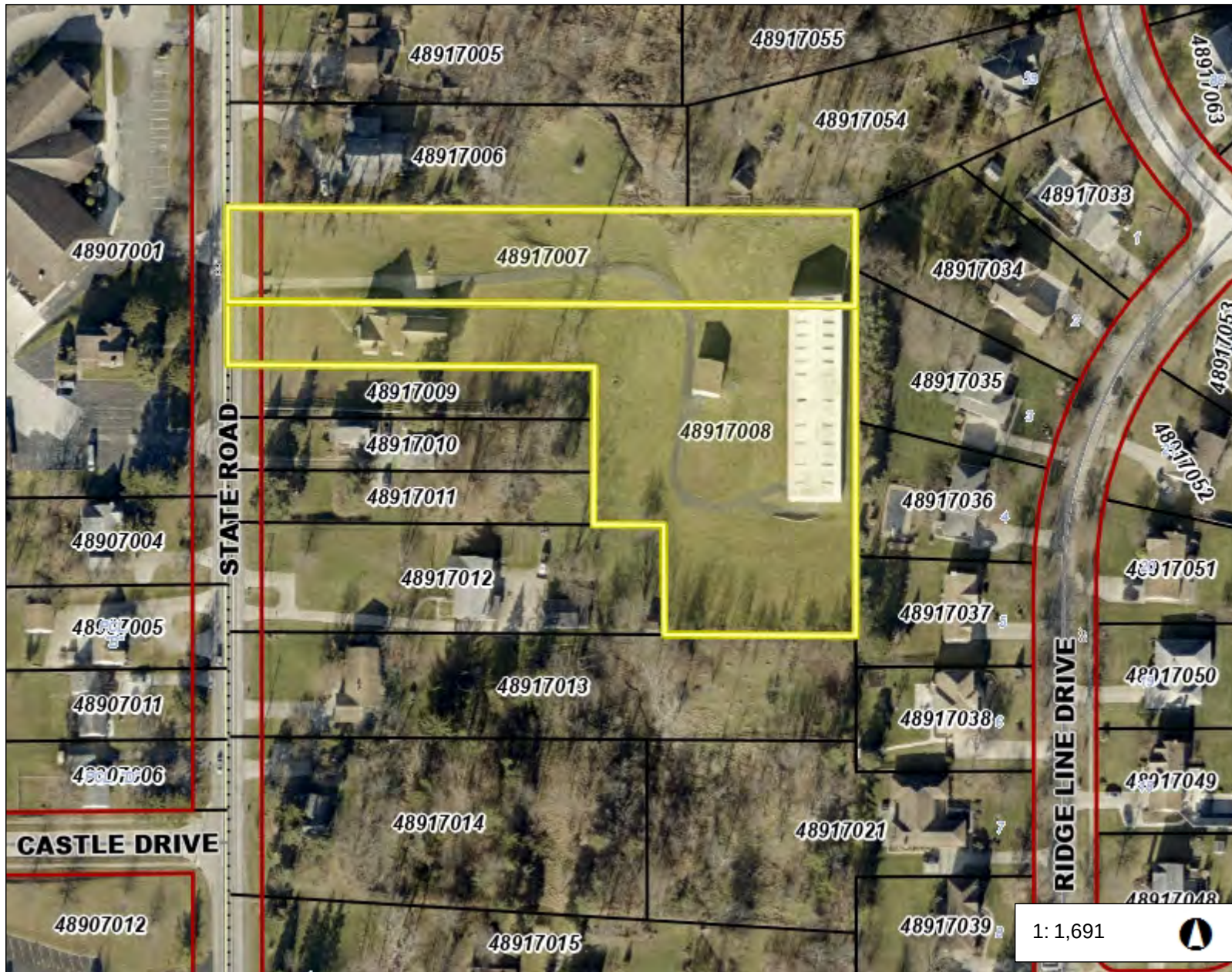
Cuyahoga County GIS Viewer



Date Created: 2/8/2023

Legend

- Municipalities
- Right Of Way
- Platted Centerline
- Parcel

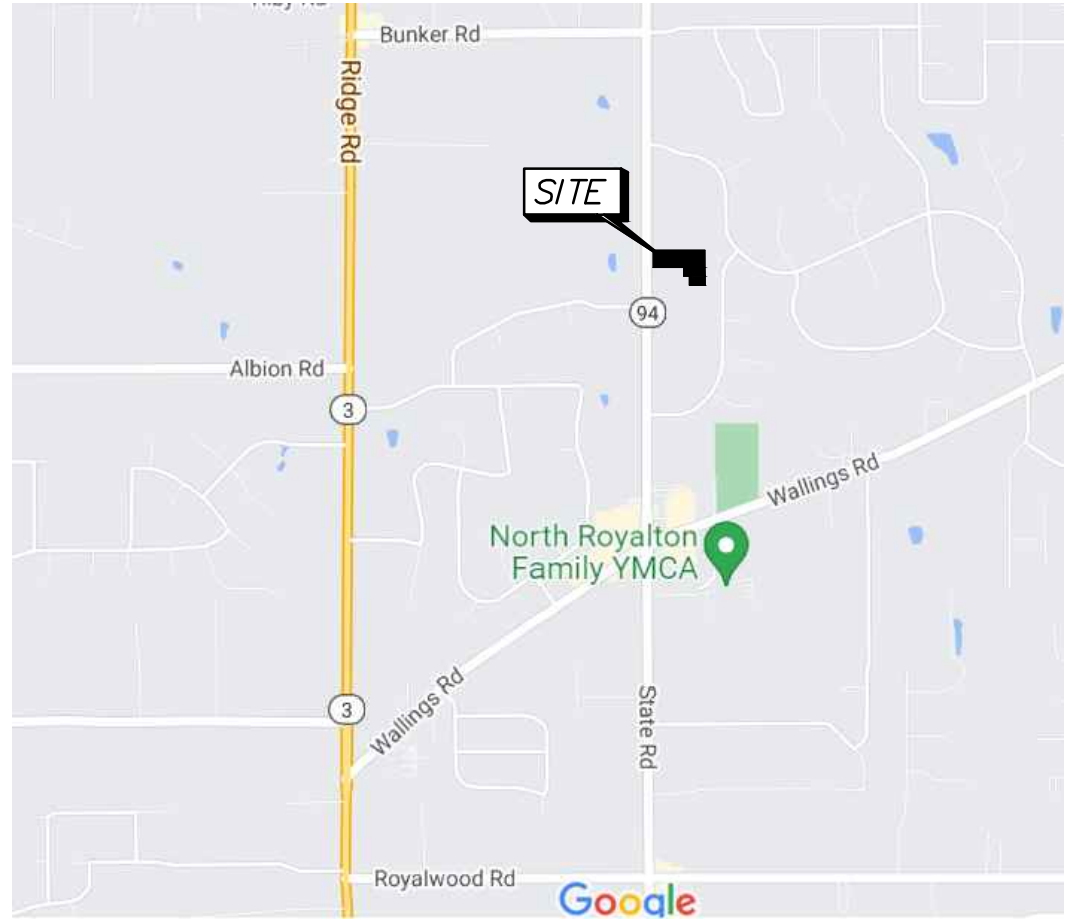


282 0 141 282 Feet

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



LOCATION MAP
NTS

Dist.	Dwell. Type	Min. Lot Area Per Dwell. Unit (sq. ft.)	Min. Width of Lot (ft.)	Lot Covg. by Bldg. Max. (%)	Front Yard Depth (ft.)	Min. Yard Dim. Meas. From	Side Yard (ft.)	Rear Yard Depth (ft.)	Max. Height Main Bldg. (Stories)
R1-A	1 Fam.	20,000	100	35	45-55 (e), (f)	Row	10	50	2
PARCEL 1	1 Fam.	26,800 TO R/W, 29,037 TO C/L	70*	TBD	50	ROW	10	50	TBD
PARCEL 2	1 Fam.	115,004 TO R/W, 117,559 TO C/L	80*	12	50	ROW	10	50**	2

NOTES:
*EXTG NON CONFORMING
**1270.12(b) Accessory Building Locations in R1-A and R1-B Districts. No accessory building or detached private garage shall be located less than twenty feet from any dwelling and ten feet from any rear residential lot lines.

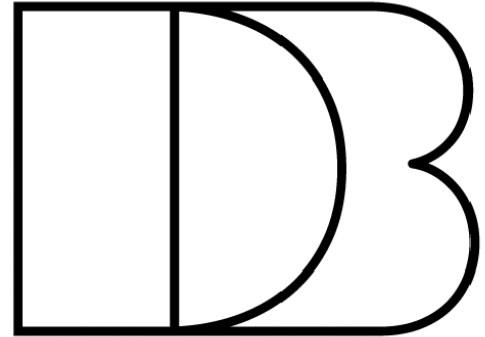
REV.: 2/23

SCALE: 1"=30'

- LEGEND
- EXISTING PARCELS LINES
 - PROPOSED LOT SPLIT & CONSOLIDATIONS
 - PROPOSED YARD SETBACK LINES
 - PROPOSED DRIVE EASEMENT

PRELIMINARY
LOT SPLIT & CONSOLIDATION EXHIBIT
#9781 STATE ROAD

CITY OF NORTH ROYALTON
CUYAHOGA COUNTY, OHIO



**Donald Bohning
& Associates**
7979 Hub Parkway
Valley View, Ohio 44125
T 216.642.1130
F 216.642.1132

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