



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:

Anthony Tomaro, on behalf of Wallings-Ridge LLC, is seeking preliminary site plan approval for a 5,400 square foot office building located at 12289 Ridge Road, also known as PPN: 488-01-001, in Office Building (OB) 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 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:

12289 Ridge Rd

Address

488-01-001

Permanent Parcel Number

Tomaro Properties

Name of Occupant, Business or Tenant (if applicable)

OB

Zoning District and Ward

2. Property Owner of Parcel:

Wallings-Ridge LLC

Name

1910 E Pleasant Valley Rd

Address

Seven Hills, OH 44131

City, State and Postal Code

Name of Business (if applicable)

Phone

Email (electronic mail)

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

(Owner / Authorized Representative):

Anthony Tomaro

Name

8094 Sandstone Dr

Address

Northfield, OH 44067

City, State and Postal Code

Name of Business (if applicable)

330-734-9228

Phone

tonytomaro@roadrunner.com

Email (electronic mail)

For Office Use Only

03/06/2023

Date Application Submitted

04/05/2023

Meeting Date Assigned

PC23-10

Identification Number Assigned

\$250

Application Fee

Check # 1216

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:

This application is to request preliminary approval of a site plan to construct an office building on PPN 488-01-001 (aka 12289 Ridge Rd). The building will be a total of 2 stories and size of 5400 square ft. The parcel is currently zoned OB. The requesting party also owns the adjacent parcel (6785 Wallings) and will petition to consolidate the two lots to create an approximately 1.75 acre conforming parcel on which to build the proposed structure. The structure will be designed consistent with the architectural style of the existing building to form a single office complex with parking between the existing and new building. Stormwater is expected to be handled via underground detention

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.

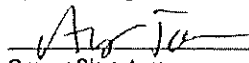

Applicant Signature

Anthony Tomaro

3/6/23

Printed Name and Title

Date

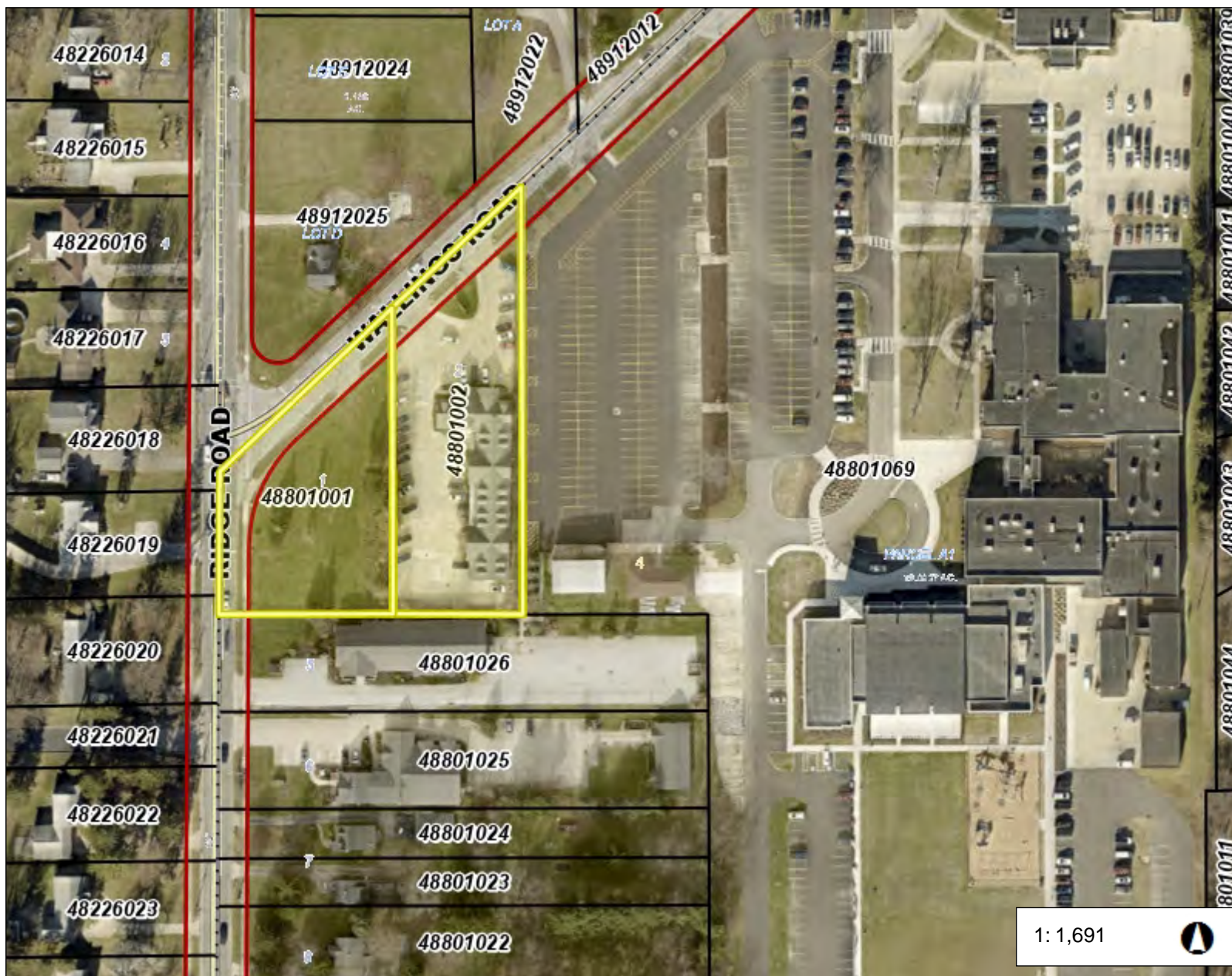

Owner Signature

Anthony Tomaro
Printed Name and Title

3/6/23
Date



Cuyahoga County GIS Viewer



Date Created: 3/13/2023

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

A NEW SINGLE STORY + BASEMENT COMMERCIAL BUILDING

WALLINGS ROAD OFFICE BUILDING

6785 WALLINGS ROAD

NORTH ROYALTON, OHIO 44133



PROJECT

COMMERCIAL BUILDING

6785 WALLINGS ROAD

NORTH ROYALTON, OHIO 44133

STAMP

PROJECT NUMBER

22035

PRINT DATE

REVISIONS

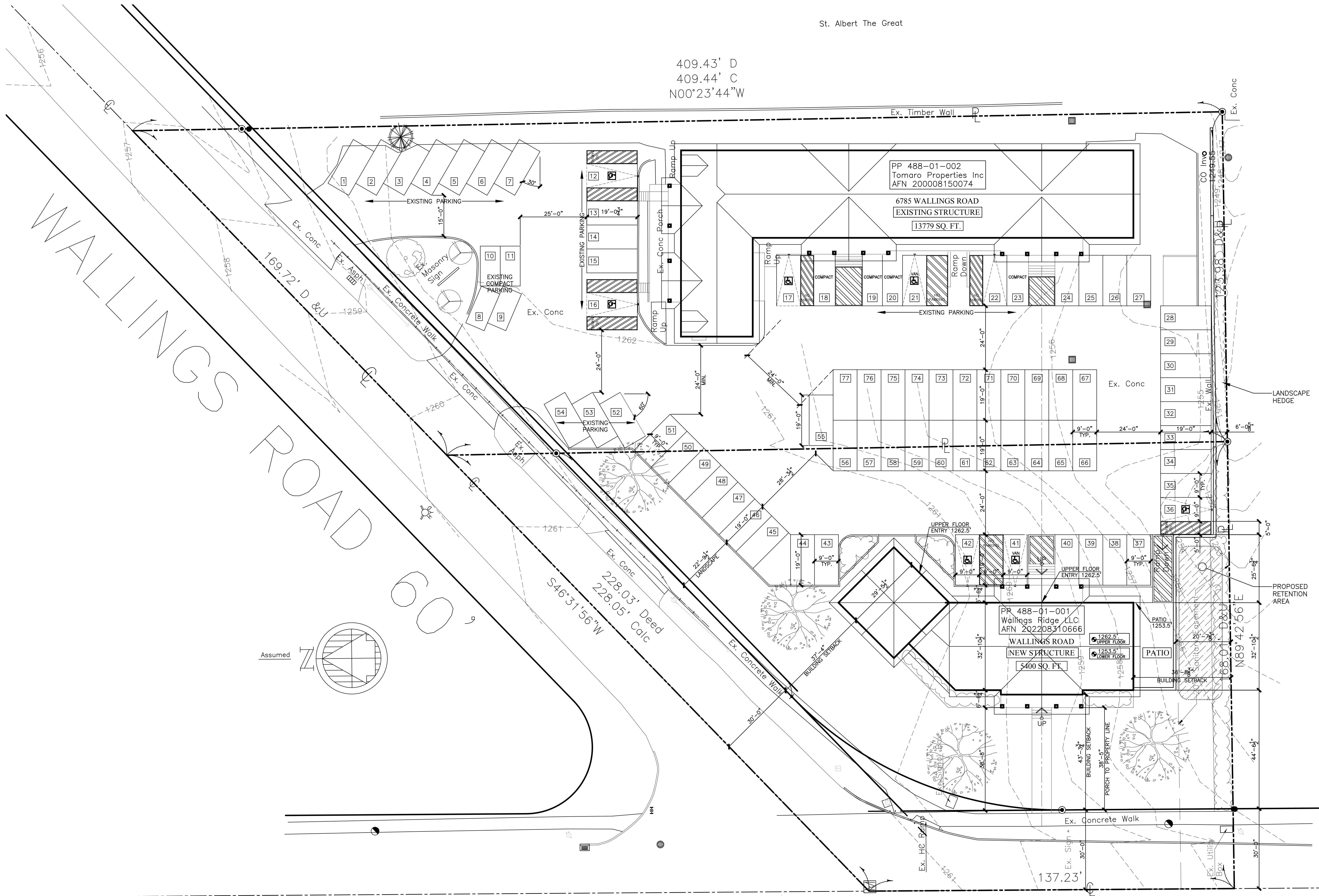
REVISION SCHEDULE		
NUMBER	DESCRIPTION	DATE

DRAWING

3D IMAGES

SHEET NUMBER

COVER



St. Albert The Great

409.43' D
409.44' C
N00°23'44"W

PP 488-01-002
Tomaro Properties Inc
AFN 200008150074
6785 WALLINGS ROAD
EXISTING STRUCTURE
13779 SQ. FT.

PP 488-01-001
Wallings Ridge LLC
AFN 202208310666
WALLINGS ROAD
NEW STRUCTURE
5400 SQ. FT.

PROJECT
COMMERCIAL BUILDING
6785 WALLINGS ROAD
NORTH ROYALTON,
OHIO 44133

STAMP

PROJECT NUMBER
22035

PRINT DATE

REVISIONS		
NUMBER	REVISION SCHEDULE	DATE

DRAWING
PRELIMINARY SITE PLAN

SHEET NUMBER

A.01

PRELIMINARY SITE PLAN
SCALE: 1/16"=1'-0"



PROJECT
**COMMERCIAL
BUILDING**
6785 WALLINGS ROAD
NORTH ROYALTON,
OHIO 44133

NORTH ELEVATION
SCALE: 1/4"=1'-0"

STAMP



PROJECT NUMBER
22035

PRINT DATE

REVISIONS		
NUMBER	REVISION SCHEDULE	DATE

DRAWING
ELEVATIONS

WEST ELEVATION
SCALE: 1/4"=1'-0"

SHEET NUMBER

A.02



SOUTH ELEVATION
SCALE: 1/4"=1'-0"

PROJECT
**COMMERCIAL
BUILDING**
6785 WALLINGS ROAD
NORTH ROYALTON,
OHIO 44133

STAMP



EAST ELEVATION
SCALE: 1/4"=1'-0"

PROJECT NUMBER
22035

PRINT DATE

REVISIONS

REVISION SCHEDULE		
NUMBER	DESCRIPTION	DATE

DRAWING
ELEVATIONS

SHEET NUMBER

A.03