

# City of North Royalton

Mayor Larry Antoskiewicz

## Planning Commission

David Smerek, Building Commissioner

Ian Russell  
PC Secretary

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### 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 public hearing on **September 6, 2023** at 7:00 p.m. local time in the Council Chambers at City Hall, 14600 State Road, upon the following subject:

Russell Sposit, on behalf of CWP Enterprises, LLC., is seeking sketch plan approval for a proposed minor subdivision consisting of 4 buildable single-family lots located off of Harley Hills Drive, also known as PPN: 482-27-001, in Residential (R1-B) 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](http://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 September 5<sup>th</sup> 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:

Harley Hills - York Rd

Address

\_\_\_\_\_  
Name of Occupant, Business or Tenant (if applicable)

482-27-001

Permanent Parcel Number

R1B

Zoning District and Ward

### 2. Property Owner of Parcel:

Russell Sposit

Name

C.W.P. Enterprise LLC

Name of Business (if applicable)

8115 Edgerton Rd

Address

216-789-0697

Phone

N. Royalton OH 44133

City, State and Postal Code

MDsposz@aol.com

Email (electronic mail)

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

\_\_\_\_\_  
Name

SAME AS ABOVE

\_\_\_\_\_  
Name of Business (if applicable)

\_\_\_\_\_  
Address

\_\_\_\_\_  
Phone

\_\_\_\_\_  
City, State and Postal Code

\_\_\_\_\_  
Email (electronic mail)

### For Office Use Only

07/26/2023  
Date Application Submitted

09/06/2023  
Meeting Date Assigned

P623-15  
Identification Number Assigned

\$200  
Application Fee

check #134  
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:

4 LOT MINOR SUB DIVISION  
5TH LOT FO BASIN

### 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

RUSSELL SPOSIT

Printed Name and Title

7/26/23

Date



Owner Signature

RUSSELL SPOSIT

Printed Name and Title

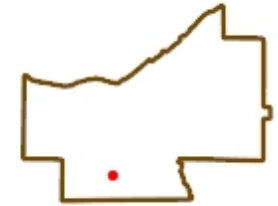
7/26/23

Date





# Cuyahoga County GIS Viewer



Date Created: 8/10/2023

## Legend

- Municipalities
- Right Of Way
- Platted Centerline
- Parcel



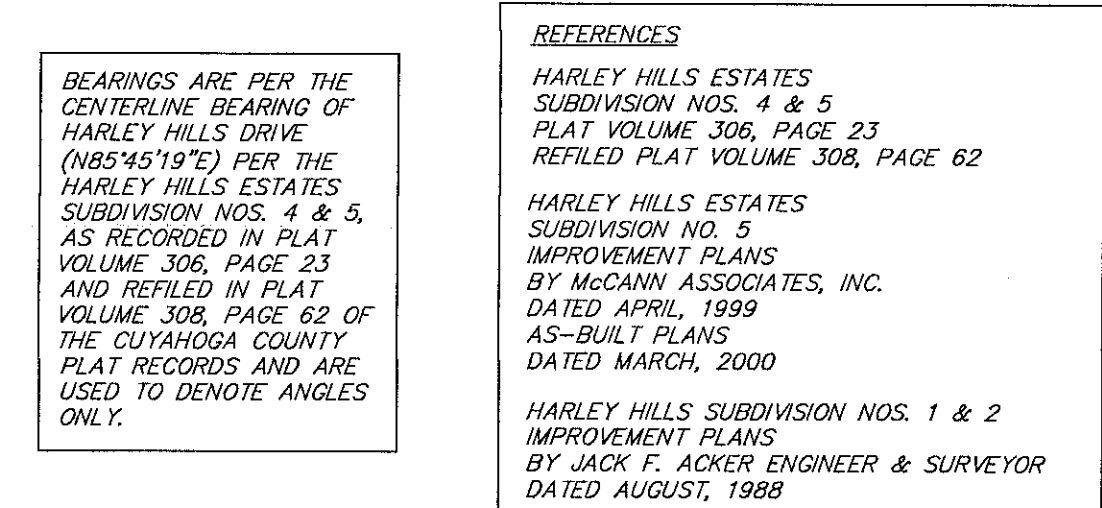
282 0 141 282 Feet

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

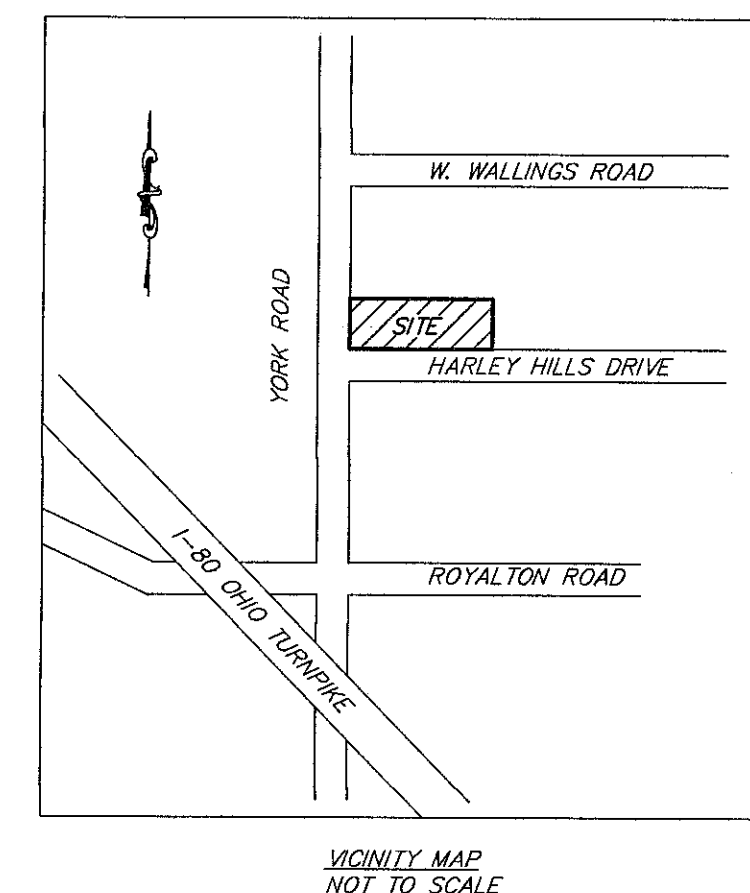




CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	102.09'	1464.01'	51.06'	102.07'	S87°45'10"W	3°39'43"
C2	99.99'	1434.01'	50.02'	99.97'	S87°45'10"W	3°39'43"
C3	97.90'	1404.01'	48.97'	97.88'	S87°45'10"W	3°39'43"
C4	47.12'	30.00'	30.00'	42.43'	S40°45'19"W	90°00'00"
C5	47.12'	30.00'	30.00'	42.43'	S49°14'41"E	90°00'00"
C6	8.92'	1464.01'	4.46'	8.92'	S85°55'47"W	0°20'56"
C7	93.17'	1464.01'	46.60'	93.15'	S87°55'39"W	3°39'47"

OVERALL SITE - 2.0155 ACRES  
ZONING: R1-B  
MINIMUM LOT WIDTH: 80 FEET  
MINIMUM SETBACK: 50 FEET  
MINIMUM SIDE YARD: 8 FEET  
MINIMUM REAR YARD: 50 FEET  
MAXIMUM ALLOWABLE DENSITY  
2.4 DWELLINGS UNITS PER ACRE  
ALLOWABLE = 4.83 UNITS  
PROPOSED = 4 UNITS (1.98 UNITS PER ACRE)

- LEGEND
- Ⓢ = SANITARY MANHOLE  
Ⓛ = STORM MANHOLE  
⊗ = WATER VALVE  
⊗ = FIRE HYDRANT  
⊕ = POWER POLE  
□ = CATCH BASIN  
▣ = CURB INLET  
⊙ = TREE  
▣ = CABLE PEDESTAL  
~~~~~ = TREE LINE  
Ⓜ = GAS LINE MARKER  
■ = PROP CATCH BASIN



VICINITY MAP  
NOT TO SCALE

PROPOSED LOT SPLIT LAYOUT FOR  
CWP ENTERPRISES LLC  
PP#482-27-001

BEING BLOCKS "A-I" IN THE HARLEY HILLS ESTATES SUBDIVISION NOS. 4 & 5  
PLAT VOLUME 306, PAGE 23 AND REFILED IN PLAT VOLUME 308, PAGE 62  
PART OF ORIGINAL ROYALTON TOWNSHIP SECTION NOS. 8 & 9  
SITUATED IN THE CITY OF NORTH ROYALTON, CUYAHOGA COUNTY, OHIO

5425 WARNER ROAD - SUITE 12  
VALLEY VIEW, OHIO 44125  
440-602-9071

FAX 216-369-0259

9 HORIZ. SCALE:  $1'' = 30'$

VERT. SCALE:

DRAWN BY: CL

DATE: 7/24/2023

CHECKED BY: SRL

DRAWING NO.: 20213724

JOB NO.: 20213724

SHEET: 1 OF 1

**AZTECH**  
ENGINEERING and SURVEYING  
Civil Engineering · Land Surveying