

**RAVENNA TOWNSHIP
BOARD OF ZONING APPEALS**

*JEFF GAYNOR, CHAIRMAN, REMY ARNESS
GARY LONG, DOROTHY GRIFFITHS, AND CLAIRE MOORE*

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The Ravenna Township Board of Zoning Appeals met July 10, 2013 at 7:00p.m. at the Ravenna Township Trustee Meeting Room at 6115 S. Spring St., Ravenna, Ohio 44266.

Jeff Gaynor brought the meeting to order at 7:05 p.m.

Roll call was made with board members present: Jeff Gaynor, Remy Arness, Claire Moore, Jim DiPaola, Zoning Inspector, and Carolyn Chambers, Zoning Secretary. Absent were Dorothy Griffiths and Gary Long. Record will show that we have a quorum.

Jeff: On the agenda for the evening was Variance request 2013 BZA 02 to create two lots less than 1.5 acres in a residential low district for Kevin Canan, 3141 & 3151 Hodgson Rd., Ravenna, Ohio 44266

Jeff: Mr. Kevin Canan, would you step forward and be sworn in please and I need to make two notes here that you need to be sworn in and need to be up here so the microphone can pick you up.

Jeff swears in Kevin Canan of 3141 Hodgson Rd., Ravenna, Ohio. He states his name and address.

Jeff: What is the nature of your request please?

Kevin: I own two properties side by side and I would like to take and add six (6) feet onto my property and take it off of the other side.

Jeff: Yours is....

Kevin: 3141 Hodgson

Jeff: This map does not have addresses on it; you are either 82 or 83.

Kevin: I'm 83 and I want to move this line over six feet.

Jeff: It has what is noted here as 82 originally or for some time and as your application states you build your driveway with the ok of the neighbor on the property line.

Kevin: Right

Jeff: Ok, so you would like to move this property line west six feet? Points to directions

Kevin: It is going east.

Jeff: Oh, so you would like the line going over here then so to speak.

Kevin: Yes

Jeff: But your house is here, is that correct? Points to the map.

Kevin: Ours is 83

Jeff: I'm sorry we misunderstood each other somewhere along the line there. You owned 82 not 83 so the line does need to go East.

Kevin: Yes

Jeff: Ok, you didn't look into zoning approval or anything like that when you put this driveway in?

Kevin: Correct, I think I called they said as long as the neighbor didn't have a problem...

Jeff: And that was probably ok, that would be my guess.

Jim DiPaola: We never had any regulations on driveways on how close or far away they would be.

Remy: I thought they could be right on the line without any issues.

Jim: Yeah

Jeff: The problem I have now is we don't know how close the 3141 property is how close it is to the current property line and if we move the line over six feet, how close does it get to that house?

Kevin: My other house?

Jeff: Yes

Kevin: Still I think over 20 feet.

Claire: I'm familiar with that area; I grew up right behind them. It's not that close to the house. It's a good distance.

Jim: By adding and subtracting, when I looked at this downstairs there is still within the distance required. That won't be a problem.

Jeff: There is nobody else here interested in speaking on this matter so the neighbors don't care. I personally don't see that you are upsetting the neighborhood or anything by doing this. You are still over the 100 foot minimum for frontage. Did anything happen here? Points to the map. We gave him permission for three lots here, has anything ever come of that? It does apply for this matter because we gave him permission to build three lots here below the acre and a half minimum which is required for residential low district because it wouldn't upset the neighborhood any. They are larger than the rest of the lots in the neighborhood and it wouldn't make any changes. Yours would actually equal out those two lots a little bit. You'd have a one seventeen and a one twenty four. The line would be parallel to the existing line?

Kevin: Yes

Jeff: Ok, you know that you would need a professional legal survey done to do this?

Kevin: Yes

Jeff: Ok, any other questions from the board? Chair will entertain a motion pertaining to this request BZA 2013 02 and would like the motion to contain wording about having a professional legal survey done.

Remy Arness moved that they accept variance request 2013 BZA 02 to create two lots for less than 1.5 acres of moving the lot line six feet after a professional survey has been completed of the area in order to set the corners of all the lots involved and also to resubmit for the plat map. Jeff Gaynor seconds it. R/C Claire Moore –yes, Remy Arness-yes, and Jeff Gaynor-yes. Variance approved

Jeff advised Mr. Canan of the appeal process. Your variance has been approved and you can stay or go as you like.

Jim: Once you get the survey done they will give you a Mylar and I would have to sign that for you. You have to go to Regional Planning next and they will help you with the survey. I set on Regional Planning and I will let them know that there is no problem with this. It would be a quick process like this.

Jeff: We need to journalize the motion we just past. Do we have a motion to journalize the 2013 BZA 02? Claire Moore made the motion, Remy Arness second it. R/C Remy Arness-yes, Jeff Gaynor-yes, and Claire Moore-yes. Motion journalized.

Minutes from last month's June 12, 2013 minutes. Jeff Gaynor made the motion to accept the minutes. Claire Moore seconds it. Motion passed. R/C Jeff Gaynor-yes, Claire Moore,-yes, and Remy Arness-yes, minutes approved.

Remy Arness made a motion to adjourn, meeting adjourned at 7:15 p.m.

Respectfully submitted by

Carolyn Chambers
Zoning Secretary

CC: Trustees (3)
BZA (5)
Zoning Inspector
File