

***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 May 14, 2014 at 7:00p.m. at the Ravenna Township Trustee Meeting Room at 6115 S. Spring St., Ravenna, Ohio 44266.

Chairman, Jeff Gaynor brought the meeting to order at 7:00 p.m.

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

There was no old business.

Jeff: Under New Business we have a variance request 2014 BZA 04 for Joseph Condor of Condor Brothers Towing is Mr. Condor here? Any comments that need to be recorded needs to be in this vicinity so the recorder can pick you up.

Jeff swears in Joseph Condor. Nature of your application is what?

Joseph: Impound and towing business.

Jeff: We have a note here about a fence.

Joseph: Yes, in order for me to continue on with my police calls I have to have a fenced in lot.

Jeff: Ok, there are three repair shops at that intersection now. Possibly beginning to get a little crowded.

Joseph: The only reason I put the repair on the application because in my license, I have no plans on doing automotive anytime soon.

Jeff: In your license?

Joseph: Yes, it says Condor Brothers Automotive and Towing.

Jeff: I'm sorry what license is that?

Joseph: My license to operate a towing business.

Jeff: Oh, I see that's a State item there?

Joseph: Yes

Jeff: We are missing some things on your application. Location of the fence and type etc. What kind of fence did you want?

Joseph: A privacy fence with two gates in order to pull vehicles in and out. The gate would be metal.

Jeff: I can't give an ok for a fence without knowing where the fence is going to be.

Joseph: Ok, I have somewhat of an idea of where it is going to be. It won't be right up against the sidewalk. It's probably going to be like five foot from the actual sidewalk. I don't want it right up against the sidewalk. From my doorway down to about five foot from the sidewalk and over to the end of the property which is lined with trees.

Jeff: Well the fence would not circle the property?

Joseph: It will take up three sides. The building will be one side.

Jeff: I see, ok

Gary: Am I correct in thinking the yellow portion of the drawing that you submitted is that the entire property?

Joseph: 3360 there is two property numbers on that side of the building. There are two man doors.

Gary: Show me exactly where your property is going to be here.

Joseph: I just know it is 3360, I'm not very good at reading these. This open section.....

Gary: This right here is Short St. (points to the map)

Joseph: But, the way that that's processed, I'm not understanding the sideways.

Jeff: Who colored this in? Jim

Joseph: He's familiar with the Smitty's side and again what's going on over there and I don't know if this is the small house behind me. (Points to map) But I know there's property line that is where the asphalt stops. The whole parking lot is asphalt.

Gary: If that is what they want to call it. It's in pieces parts.

Joseph: For the most part it's in pretty good shape except for one part. Like I said there is two properties so probably from where the sidewalk is.....

Gary: From this corner? Does your property butt up against Short St.?

Joseph: The front does yes. That's the front of the property you know where the sidewalk is.

Gary: (Points to map) this is Short St. this is 59. The sidewalk is right out here (points to map)

Joseph: Ok, I'm trying to think how many foot it will be from the front of the building to the sidewalk.

Gary: Well, the first order of business, we have to know where the piece of property is.

Joseph: 3360 is the address.

Jeff: Colored in is all four of those. You know Smitty's is back here. You own the building there now is that accurate?

Joseph: I am renting the building. I am renting the opposite in of the building, the east end the back corner. That is where I am renting that is where I would be that back corner.

Gary: Back here? (Points to the map)

Joseph: Yes, on the side of that building there is two... There is a stairwell, probably four foot, four steps and it goes up to two doors. I am the left door, the door on the right takes you upstairs.

Gary: We need a detailed drawing of the property you are renting and a way out of where the entrance door is and where the fence is going to be and also you might be able to explain what your are going to do with that five or six feet of land in between the sidewalk and the fence, because is that going to be where you are going to put trash, or put flowers or we want to know.....

Joseph: That's only if I had someone in a vehicle that pulls up off the road so I'm not having someone sitting on the road with a flatbed. I do have insurance companies going in and out.....

Gary: So it's going to be wider than six feet then, because you can't park on the sidewalk.

Joseph: It's going to be tight. Maybe eight foot at that.

Gary: I think we need a layout of the property that you are renting and exactly where the markers are going to be.

Jeff: You can't run this business without a fenced lot?

Joseph: Yes,

Jeff: I don't know where your fence is going to be so I can't give you permission for that at this point.

Joseph: I wasn't aware and if I had known I had to have all that I would have presented that to you.....

Jeff: We need a larger scale drawing with some dimensions and some property lines shown so that we can say yes, your fence has been required...

Joseph: Who would I go about getting that or do you just need a rough draft from me like the footage.

Gary: A draft from you would be ok, naturally a architect would be perfect but you can do it yourself as long as it is fairly accurate.

Jeff: Be as accurate as you can, show us distances from property lines. Probably should get back to Jim and request information from him as to where the fences needs to be relative to the property lines to the sidewalk etc. because if you come back with the fence needs to be 10 feet away and you wanted it five feet away, I'd have to turn you down at that point.

Joseph: I'll measure off where exactly I want the fence to end.

Gary: What types of vehicles you're going to impound, whatever comes from an accident?

Joseph: I used to be at Portage Auto on top of the hill, like right in front of Sun Beau. I used to rent from them. You didn't know I was there because my trucks were always hidden in the back and I'm a quiet guy. I don't like to be noticed.

Jeff: That's township property also right?

Gary and Joseph: Yes

Jeff: Then why didn't we know you were there?

Joseph: I have no idea

Jeff: It must have been ok because there was a auto repair there before.

Joseph: That's why I confronted Jim about this because he thought the whole property was under automotive in that category and that is why I'm here today. I'm not just here because of the fence, I'm here because I want to make sure it is zoned properly.

Jeff: It hasn't been used for a business like this in sometime so an approval would be necessary. Have a seat for a minute if you would there is another gentleman here who would like to speak I think. Do you wish to speak or do you have questions?

Neighbor: Not at this time

Jeff: Ok.

Gary: Look on page 132 for just a second. Item one do we need to talk about this at this time or not?

Jeff: I don't think so it is an existing property it is not new construction. We will talk to Jim about that.

Gary: The fence is going to be ribboned?

Joseph: It will be wood privacy, six foot fence.

Gary: Is that property lite?

Joseph: It does have spot lights but they are not on at the moment, it's not going to be like over whelming lite. One or two will be on the building and there are already preexisting lights on the building that is all that probably will be lite a that time and that is my biggest concern that they are to bright, I'm going to replace them with lower lights so it not overwhelming bright.

Gary: Are you going to be doing any mechanical work on the vehicles?

Joseph: The only mechanical work I'll be doing is on my tow trucks. I do a lot of personal maintenance on my own vehicles. As of right now, no one knows that I'm there because I keep my trucks inside because I have had problems in the past so I don't leave anything out.

Gary: One of the things we will be concerned about when we come back, is the fluid leakage from the vehicles. Oils, gasoline so on, we will be discussing that.

Joseph: Most of that is contained, most of that has been done by the time they get to the lot it's done and if it isn't, I have always put pans underneath.

Gary: Just don't put any of them over them holes that would be an issue. I don't have anything else.

Jeff: Like I said we are really unable to make a decision on this at this point we don't have all the information we need. We need to talk with Jim and go over the application requirements a little bit with you. Do you expect to have a sign?

Joseph: Only on the fence not out by the road. Just on the fence so people know where I'm at.

Jeff: You need an ok for that also. Chair will make a motion that we table this discussion on this until we hear from the Zoning Inspector that all the information has been brought in. I so move, Gary, I second it

R/C: Gary Long – yes, Dorothy Griffith – yes, and Jeff Gaynor - Yes

Jeff: You are done for now, like I said if you make that drawing find the property lines the pins, in worst case you need a survey done but usually it is obvious where they are. So us as much as you can, dimensions of the property lines, height of the fence is important because you are only allowed six feet six inches. That's it for now. Unless you have something to say, would you mind telling us who you are? John Clark 6142 Hoover Rd. So you are a neighbor then. We do have the signature of the property owner indicating he does know what you are doing here. That is pretty much it for now then.

Carolyn: The next meeting would be June 11th

Joseph: I have already given him \$800.00 for the building rent.

Jeff: That's unfortunate we can't help you there. Talk with Jim the Zoning Inspector

Joseph: I don't know anything about property lines and stuff like that.

Gary: Now's your chance to learn, we will want to see that when you come back

Joseph: Are you going to need the official property lines?

Gary: Where you are going to be responsible for.

Joseph: So you just need me to measure out the property where I'm going to be and measure out where the fence would be on the property

Gary: Show the sidewalk, Route 59, Short St your space where you want to park vehicles and location of the post where your are going to put the fence and where the gates are.

Dorothy: The property owner might have something

Joseph: I am trying to do all this on my own because the only time I see him is on the weekends and I'm the sole proprietor of the towing company and real business. He is in the process of dry walling everything inside the building, He is trying to fix the place up

Gary: He is the gentleman who got it at the auction?

Joseph: Yes

Jeff: Make sure you get the information as to how close to the property line your fence is allowed to be. That is a major consideration. The Board have a couple other items to take care of you can stay or leave as you wish. Minutes of the last meeting the chair will entertain a motion pertaining to the minutes of the last meeting as presented to us.

Dorothy, I move we accept the minutes of the last meeting dated April 30, 2014. Gary, I second. R/C Dorothy Griffith – yes, Jeff Gaynor – Yes, and Gary Long – yes.

We have nothing to journalize so that should be it, right?

Jeff: Do I hear a motion to adjourn?

Gary Long made a motion to adjourn, meeting adjourned at 7:25 p.m.

Respectfully submitted by

Carolyn Chambers
Zoning Secretary

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