

***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 August 19, 2015 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, Remy Arness, Dorothy Griffith, Gary Long, Claire Moore, Jim DiPaola, Zoning Inspector, and Carolyn Chambers, Zoning Secretary. Thank you, the record will show that we have a quorum.

Jeff: Do we have any old business? New business Variance request 2015 BZA 08 requesting a variance for Cleve Wyatt, Virginia Dr. Ravenna Ohio to build a new garage closer to the property lines. Is Mr. Wyatt here? Would you come forward and be sworn in please? Swears in Mr. Cleve Wyatt Jr. 7296 Virginia Dr. Ravenna, Ohio 44266.

Jeff: Ok, is that the property we have on the map we were given? Does the existing house have a garage?

Cleve: You mean behind me, you saying existing house?

Remy: Is the house that is currently on the property have a garage?

Cleve: No.

Remy: Attached or detached?

Cleve: No.

Jeff: What do you mean behind?

Cleve: The property behind me, there is nothing there it is just vacant.

Jeff: So, your lot is 140 deep and 73 feet wide as set on the front here a little narrower than the back?

Cleve: Yes, sir.

Jeff: Why do you need the garage to be closer to the property lines than we normally allow?

Cleve: I got a whole bunch of cables, electric and power cables going through my yard and I got a well there and if I build a garage over I can't build it I would be covering my well and the electric lines.

Jeff: Whereabouts are the electric lines, they're are not on my map.

Cleve: Which corner is this? This the front of my house? Then right here (points to the map)

Jeff: This is it right here, they are on the well?

Cleve: They come on this side of the well.

Jeff: Is that the electric for your house?

Cleve: That's for mine and the other one that is coming through here and the other ones going down through here.

Gary: Under the foundation?

Cleve: Yes, sir. Not under my foundation, but I'm under the ground

Jeff: What are those other lines for?

Cleve: They are power lines going to the other houses.

Jeff: Through your yard?

Cleve: No, I think some of them are, I think some of them is going to the houses down and I want to build it up and build it over. They got cable lines, telephone lines and everything going in that back there.

Jeff: You consider this lot here, which would be to the left if you were looking out the front of your house along Virginia Dr. is there a house on that property?

Cleve: That's the opposite side of the 5 feet?

Jeff: Yes,

Cleve: I'm buying it.

Jeff: Is there a house on that property?

Cleve: Yes, sir

Jeff: Do you intend, or you can't combine the two property, because you can't have two houses on one lot right?

Cleve: Well, it wouldn't make no difference, because I couldn't put the garage over there on that property, because there isn't nothing but power lines coming across the street all the way down.

Jeff: Do you intend to live in the house that your are buying or in this house marked existing house?

Cleve: The house I live in right now.

Jeff: Is there a garage or any other structure on the property that you are buying back farther? Is that house about in line with your house? The house that you're buying you know it doesn't sit a great deal close to the road or great deal farther back from the road?

Cleve: I think that house sits up a little bit from mine. In the general area.

Jeff: Does it have any kind of garage or other buildings in its back yard?

Cleve: It's got two buildings and a garage.

Gary: Two buildings and a garage?

Cleve: Yes, sir

Jeff: Would those be permanent buildings with foundations or building like sheds that you can move?

Cleve: Well, sheds you could move them, you'd have to move them on a thing you just can't pick it up and move it.

Jeff: You don't understand my question.

Cleve: You are talking about a foundation itself, cement. They got a garage

Jeff: The garage is a permanent structure?

Cleve: Yes it is

Jeff: How close do you think it is to the property line where you want to build this garage? Is it close here or over here somewhere?

Cleve: My garage is going to be on one side it's going to be on the other.

Jeff: It is on the other side? We just don't want two garages five feet from the property line.

Cleve: From the five feet there is nothing. From the 10 feet there is nothing.

Jeff: Nothing back there either. What is this little section of concrete block here is that the footer for your new garage?

Remy showing his house and neighbor's house on his phone.

Cleve: I was going to bring in pictures and I forgot them.

Jeff: Remy has taken care of that for us. Shows the phone with pictures to Gary and other members. You said the house next to you has a garage?

Cleve: The one I'm buying does. The ten foot side got a garage. It would be on this side, my garage would be going up here and the house would be coming over here.

(Pointing to the phone)

Gary: While they are searching, Jim, isn't it abnormal to have the power lines, telephone lines, and cable lines going through the property?

Jim: Not really, it's a sub division, they put it wherever they could.

(Everyone talking)

Jeff: I'm good with that, thanks Remy that was helpful.

Gary: You are planning on putting a footer in, I take it?

Cleve: I was going to put a footer in, but I was going to ask you, does it make any difference if I put a pole barn up?

Jim: That is all up to the county building department.

Cleve: I put it as a footer.

Jim: You can build it either way, you can build a pole barn, all we are concerned about is where it's going to be and that's it.

Cleve: Where it's going to be.

Jeff: As a matter of fact, we occasionally instead of saying permission for a 24x28 garage it's ok to say to build a 672 sq. ft. garage and maybe you end up with a 26x26.

Cleve: That's a little bit over.

Jeff: You know what I'm saying. So it ends up a foot one way or another.

Cleve: I can't go more than 24 foot because then the 24 foot if I went more than that I'd be on my well and my electric lines so I'm just going as far as I could go. I would like to make it a whole lot bigger.

Jeff: Do you expect to finish this building to match your house?

Cleve: It's going to look almost like my house.

Jeff: It is one story high, is that accurate?

Cleve: One story, yes. My house is two story, but the garage is going to be one.

Gary: And your intent, what do you intend this building for?

Cleve: Put some cars in it and get some of my cars out of my neighbors garage.

Jeff: That would make your neighbor happy I bet.

Cleve: I know it will.

Jeff: Any other questions, comments from the board?

Remy: Is there going to be electric run to this garage?

Cleve: Yes there will be.

Remy: Everything up to code?

Cleve: Yes, sir be aluminum and I know what it takes.

Gary: With your power lines underneath the ground on this property are they laying any easements from Ohio Edison?

Cleve: They're the ones that put it in, that's the only thing I know. It's been there ever since I got there. When I bought the house back in 78 the lines were already there and what makes it worse they got the power lines going across the street, down that side in between the house I'm trying to buy and the house that I'm living in right now.

Jeff: What do you expect to do with the house that you are buying now will it be a rental or something like that?

Cleve: Either a rental or I'm going to sell it. At least I'll know who's living beside me if I sell it.

Jeff: Good point

Cleve: If you knew what I had living out there for the last 20 years you'd say a really good point.

Gary: Not knowing if there are easements there, my suggestion to you would be is to have the wires spotted before you do anything.

Cleve: I've already done it. That's the reason why I know exactly where I can put the garage. That's why I'm saying the wires are about five foot on my property six foot that is why I said I need at least ten foot up. That's also allowing me for my well.

Jeff: Any other questions or comments from the board? The chair will entertain a motion pertaining to this application and the 672 sq. ft. garage being 10 feet from the rear property line and five, those are both minimums from the side line, these both being quite a bit under what is required for an RL situation.

Cleve: I took pictures of this, which I forgot. There are a ton of garages close than that and there is one that went up in the back property line, it's went up, I'd say within the 8 to 10 years, it's about 3 to 5 foot off the back line.

Jeff: Not everybody come to us when they should and some things happen.

Jim: After 2007 it could be anything.

Jeff: The zoning has changes a lot. Zoning didn't exist until.....

Jim: Oh, it's been around a long time, but I didn't exist until 2007. I remember most of the stuff.

Jeff: I've been around almost that long, wait a minute I've been here longer than you have. Ok, enough of that, we're waiting for a motion pertaining to this application allowing the garage to be closer to the property line than stated in the books.

Claire, I move we approve the variance request 2015 BZA 08.

Dorothy: I second that. R/C: Claire Moore – yes, Gary Long – yes, Dorothy Griffiths – yes, Remy Arness – yes and Jeff Gaynor – yes.

Jeff: Your application has been approved there is a 30 day waiting period of which interested parties can file an appeal relating to this. Any action taken at this time is at your risk if something should come up in the courts or something.

Cleve: I ask even the people before I even applied for this if its ok with them.

Jeff: He needs to come see you for the permit then.

Jim: Once we get the.....

Cleve: Do I have to wait 30 days?

Jim: No, that just the appeal. You can come anytime and we can issue you your permit. You just come in and fill out a regular application and we will put it with that application and take care of it. We are here tomorrow and back in on Monday.

Cleve: Thank you

Jeff: We are ready to journalize tonight's decision.

Gary: I move that we journalize the variance request 2015 BZA 08 for Mr. Wyatt.

Remy: I second the motion. R/C: Remy Arness – yes, Jeff Gaynor – yes, Dorothy Griffiths – yes, Claire Moore – yes, and Gary Long –yes.

Jeff: We need a motion for the minutes pertaining to the August 12, 2015 meeting.

Claire: I move we approve them.

Jeff: I second that. R/C: Dorothy Griffiths – yes, Claire Moore – yes, Gary Long – yes, Remy Arness – yes, Jeff Gaynor – yes.

Jeff: Any other business anybody wants to discuss? I will hear a motion to adjourn.

Dorothy: I move

Jeff: Any opposed? We stand adjourned.

Meeting adjourned at 7:20 p.m.

Respectfully submitted by

Carolyn Chambers
Zoning Secretary

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