

***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 22, 2015 at 7:00p.m. at the Ravenna Township Trustee Meeting Room at 6115 S. Spring St., Ravenna, Ohio 44266.

Co-Chairman, Gary Long brought the meeting to order at 7:00 p.m.

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

Gary: New Business that need to be addressed Variance request 2015 BZA 06 requesting a variance from Section 502.03.F & G of the Zoning Code. Mr. Vair do you want to step forward and we want to tape all the recordings. Would you raise your right hand? The statements you are about to give are the truth? Would you state your name and address please,

James: My name is James Vair and I live at 3675 Summit Road, Ravenna, Ohio.

Gary: Would you give us an explanation of the variance request.

James: My reasoning for want to put the building for where it's at, the west side of my house has a very sharp grade that would be a drop off to be over on this side of the building. My driveway is actually to the right as you are facing the house and it would be much easier and simpler to extend that driveway to the back and put this in behind my swimming pool.

Gary: Ok

James: I looked at trying to put it over on the other corner, which I wouldn't need to be here for that, it would be just too much work to get a driveway back around there where I would have to wrap it around and there is also power lines that I have my electric and some cable for my satellite dishes out there. The gas line also runs over to the corner of the house which would be the southwest corner. This is all fairly flat, I do have a drain over here that would also assist in any draining water that I have that would be from removing the ground there and putting a driveway in.

Gary: I have a couple of questions. You know what the regulations is 20 foot from a rear setback and 20 foot from a side setback and I don't quite understand what you are asking for because in your written statement you wanted 12 feet setback on the rear and 5 feet on the side and the map that you gave us was 6 feet by 14.

James: The reason for that is I wanted to give myself one foot in case they build it a little bit off, this is where it's going to be 14 x 6 foot off my line. Just in case there was ever an issue I wanted a one foot buffer that is the only reason why I did it that way.

Gary: So which one are you asking for?

James: I am asking for the 14 and the 6.

Gary: If you had a 20 foot setback that would only give you 4 feet between the building and the pool?

James: Yes

Gary: What about the side?

James: There is going to be a sliding.....

Gary: Why could that not be a ten?

James: The reason for the side is there is going to be a sixteen foot door coming in from the south. So my driveway would come straight up so that's going to be right at the edge of that doorway and I didn't want to swing in behind with only four feet of clearance there.

Gary: Is there any other questions from the Board?

Dorothy: Have we heard from any of the surrounding property owners.

Jim: I have actually talked to every single one of them and they had no problem. I told them the meeting was on the twenty second and they said, oh, we got our letter. I talked to every single one and they said they didn't care what you do.

Jim: I haven't had any phone calls either.

Dorothy: You have no issues?

Jim: I mentioned it to the Trustees and they don't have any issues with it either.

Gary: No more questions? I will entertain a motion that we approve.

Dorothy: I move that we approve this request for variance from Section 502.03 and so on.

Remy: I second the motion

Gary: Any more questions? Can we take the roll call: R/C Claire Moore – yes, Gary Long – yes, Dorothy Griffiths –yes, and Remy Arness – yes

Mr. Vair your variance request has been approved there is a thirty day appeal that if a neighbor should have a complaint or something they have thirty day to file that. We will take the time to journalize this if someone will make a motion to journalize

Remy: I so move

Claire: I second it

Gary: All in favor? Jim, you can stay if you want to. We are done with you.

James: Thank you all, but I do have some other things to do.

Gary: We do need a roll call for journalization. R/C: Dorothy Griffiths – yes, Gary Long – yes, Claire Moore – yes, and Remy Arness – yes.

Gary: The next order of business that we want to do is approve last meeting minutes which I scanned I did not read. I didn't see anything and you did a wonderful job that was a long meeting. I move we approve the minutes as written.

Dorothy: I second that.

Gary: Roll call: Gary Long – yes, Claire Moore – yes, Remy Arness – yes, Dorothy Griffiths – yes.

Gary: I understand we are having a meeting on August the 12th. Jeff called me about this and he was very upset. He said sit down because you are going to have some bad comments about this.

Dorothy: Is this the guy we dealt with before?

Gary: That's what I thought. No, it's for the Moose Club that wants to put in 45 additional camping sights and Jeff was assuming that the Moose Club was still at the Menough Road and he was wondering where they were going to put them.

Jim: It is out where Holiday Sands used to be and they have tons of acres.

Gary: This meeting is for August 12 correct?

Jim: Yes, and they did a very nice job putting a packet together.

Gary: Ok, we will discuss this on August 12th. Does anyone else on the Board have anything else to bring up this evening? So if we are all clear the chair will entertain a motion for adjournment.

Dorothy: I so move.

Gary: Any opposed? Meeting adjourned at 7:10 p.m.

Respectfully submitted by

Carolyn Chambers
Zoning Secretary

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