

## **BOARD OF ZONING APPEALS**

**JEFF GAYNOR, CHAIRPERSON, REMY ARNESS,  
GARY LONG, CLAIRE MOORE, JOANN McEWEN**

Jeff Gaynor brought the June 21, 2017 meeting to order at 7:00 pm. R/C: Jeff Gaynor, Remy Arness, Joann McEwen, Claire Moore, Jim DiPaola, Zoning Inspector, and Carolyn Chambers, Zoning Secretary. Absent was Gary Long. Record will show that we have a quorum.

Jeff: Does the Board have any old business? No.

New business: Variance request 2017 BZA 03 for Brad Anderson of 5352 Sandra Dr. Ravenna. Requesting a variance to build an accessory structure in the front yard of his property. Is Mr. Anderson here? Explains to be in front of the microphone. Swears in Brad Anderson, 5352 Sandra drive.

Jeff: Thank you, what is the nature of your request and the nature of the accessory building that you would like to make?

Brad: Just to put up a garage to put a vehicle in storage.

Jeff: Why in front of the house? Typically, our Zoning Book says no accessory building shall be in front of the line, marking the front of the resident structure

Brad: The layout of my property, pretty much

Jeff: We have a map here and the property is actually a pentagon, irregular. Your property borders West Branch on several sides I believe. We have a larger scale map, (pointing to the map showing where his property is and west branch property is and where he wants to put the garage). How close to the corner of your house?

Brad: Do you see where my truck is? About there, that would be the left side of it.

Jeff: Ok, we need 15 feet minimum, that's required. Fire trucks just might want to get threw someday.

Remy: If it catches fire you don't want your house to burn down.

Jeff: Why couldn't you put a structure like that over here? (points to the front of the house and map again) It would be pretty tough to get it behind it over here then wouldn't it?

Brad: Right

Jeff: So technically even if you put it in this larger open space here (points to map) you would still be in front of the line of the house.

Brad: Yea, there is just no way to get behind it. This is the pole and a couple sheds and you just can't get through here.

Jeff: Everybody see basically what I'm talking about here? Ok

Brad: Where I'm putting it too, it doesn't look bad, appearance wise, it would look like it should be there.

Jeff: Going to match the house and that sort of thing?

Brad: Yes

Jeff: How big is the structure?

Brad: 24 X 24

Jeff: Ok, that makes 586 sq. ft.

Jim: 576

Jeff: 576 I was close.

Jim: He is allowed up to 1200 sq. ft. and he already has another small storage building on the property. The two of them together add up to 884 sq. ft and he is still within the footage.

Jeff: So he is still within the maximum, so you don't need two variances here?

Brad: Right

Jeff: I see two buildings.

Brad: Yea, a little sheds up like 8 ft by 6 ft.

Jeff: That give us three accessory structures though, because you have two buildings there now. How big is the smaller one?

Jim: He has like a 6X8

Remy: Is it a permanent foundation?

Brad: No

Remy: Like a wood floor?

Brad: Yes

Jim: We count anything over 190 sq. ft. like being an accessory building. Anything under that we don't worry about.

Jeff: Well, none of your neighbors showed up to complain about this.

Brad: No, they actually told me they were fine with it. I know Mike mows all that yard area and he doesn't have to do that and he still mows all that.

Jeff: You building this yourself or having someone else do it?

Brad: Some Amish guys

Jeff: Anyone else on the Board have any questions, comments or concerns?

Remy: Going to have electricity

Brad: yes

Remy: Water and any other utilities?

Brad: No

Remy: It will match the existing structure, siding, and roof?

Brad: Yea

Jeff: Well, generally we do not allow this sort of thing in front of the front line of the house, but this is an unusual circumstance here and I actually drove past the property Saturday. I cannot see any problem with that. So if nobody else has any comments, I'm ready to entertain a motion pertaining to this application.

Remy: Does our Zoning Inspector have any comments?

Jeff: We got a negative response there.

Jim: Nope, looks good to me.

Claire: I will move that we accept BZA 2017 03.

Joann: I second R/C: Claire Moore – yes, Joann McEwen – yes, Remy Arness –yes, and Jeff Gaynor – yes.

Jeff: Your application to build your accessory building in this location has been approved. There is an appeal period with which any interested party can appeal this decision. Any action you take at this time is at your risk. I just like to mention. We have some Board business to conduct as far as your part of it is done. You can stay or leave as you wish.

Brad: Talks with Jim on when to come and get the permit.

Jim: We will have everything ready on Monday morning. All we need is a check for \$75.00 for the Building Certificate then you go to the Portage County Building Department.

Jeff: We need to journalize this decision. Do I hear a motion to journalize this decision we made this evening?

Remy: I so move

Joann: I second R/C: Joann McEwen – yes, Jeff Gaynor – yes, Remy Arness –yes and Claire Moore – yes.

Jeff: And approval of the last meeting

Claire: Move we accept the minutes of the last meeting

Jeff: I second that R/C: Claire Moore – yes, Jeff Gaynor – yes, Remy Arness – yes, and Joann McEwen – abstain. Minutes approved

Jeff: Ok, I have a couple questions of the Building Inspector.

Remy: I move we adjourn.

Meeting adjourned at 7:15 p.m.

Respectfully submitted by

Carolyn Chambers  
Zoning Secretary

CC: Trustees (Coia, Artz, Gibson)  
Zoning Inspector (DiPaola)  
Zoning BZA (5)  
File