

RAVENNA TOWNSHIP
BOARD OF ZONING APPEALS

JEFF GAYNOR, CHAIRMAN, REMY ARNESS
GARY LONG, DOROTHY GRIFFITHS, AND JIM ACKLIN

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The Ravenna Township Board of Zoning Appeals met August 8, 2012 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, Dorothy Griffiths, Gary Long, Jim DiPaola, Zoning Inspector, and Carolyn Chambers, Zoning Secretary. Absent was Jim Acklin.

On the agenda for the evening was Variance request 2012 BZA 04 for Variance request for a construction of a 32x40 pole building to be built on the northern side of the front yard of Trent Wilcox, 7574 St. Rt. 88, Ravenna, Ohio 44266

Jeff: Ask Trent Wilcox to step forward be sworn in. Swears in Trent Wilcox.

Trent: States his address as 7574 St. Rt. 88, Ravenna

Jeff: ask Trent the nature of his request.

Trent: I need a storage building and there is no possible way of putting it anywhere else without a lot of fill.

Jeff: Anywhere else meaning behind the house location?

Trent: Yes

Jeff: Looking at the map, this would be a 30x40 building is that what you said?

Trent: 32x40

Jeff: How much would you say this drops off back here, referring to the map.

Trent: probably 10 to 15 feet

Jeff: It drops down, and your house is 58 feet from the property line now which gives you a difference of 26 which means you can't fit it between the house and the property line, is that right?

Trent: That is correct.

Jeff: What is the setback 15 on the side lines? How back does it set from the road?

Trent: Between 300 and 400 feet closer to the 400.

Jeff: Point out to me on this map the neighboring houses, are they here, here is there no house on the neighboring property? What can you tell me about that?

Trent: Draws the neighboring houses.

Jeff: So that neighbor's house would be quite a bit in front of where you want to put your garage?

Trent: Yes

Jeff: Shows the other Board members where the neighboring houses are. Actually the other house is one whole lot away?

Trent: Yes

Gary: So that is an unoccupied property in there Jim?

Jim DiPaola: Yes, there is no house that sits on there.

Jeff: The pole building you intend to build how would it be finished? Would it match your house?

Trent: Yes

Jeff: You don't intend any commercial use of this property? It is strictly for your own storage of vehicles, etc.

Trent: Yes

Jeff: Would you like to step forward and say something? You need to step forward and be sworn in please. Swears in Allan McDaniel

Allan: 7612 St. Rt. 88

Jeff: And the nature of your comment?

Allan: I'm here to get this settled, I don't want a huge building in the front yard this is a residential area and it should stay that way.

Jeff: Ok, you wouldn't be opposed to the building farther back?

Allan: No, in fact, I grew up in that house most of my life, I owned it from 89 to 2005. I checked on putting a pole building up myself. I had the Zoning Inspector come out he said the best thing to do was to continue the driveway alongside the house down over the hill and get rid of that old picnic shelter that's in the back yard. It's a little small building with a blue tarp over it.

Gary: Points to it on the map.

Allan: Yeah

Jeff: How big was the building you wanted to build?

Allan: Oh, standard size two and a half car garage.

Gary: So I understand this will be second building then?

Allan: Well, that depends this building here is pretty much falling apart. The cinder blocks are all broken and the roofs shot on it. I was going to tear it down and put a pole barn back there.

Jeff: Anything else you wish to say?

Allan: No, I was just answering your question, I own the two pieces of property next door to him.

Jeff: We appreciate that, thank you. The size of the purposed building is 32x40?

Trent: Yes

Jeff: Which gives us 1280 so we are well within that.

Gary: I don't have an understanding of A, 2a and A, 2b, page 112

Remy: It's the size of the lot, he is below the number

Gary: It is based on the size of the lot is that correct? I didn't understand that

Remy: Yes

Gary: Ok I'm good on that.

Jeff: Our book does specific say that an accessory building shall be located in the rear yard.

Gary: Yes, item 5

Jeff: Yes, any other questions from the Board? Any comments from the Zoning Inspector? Anyone else wish to speak? Step up so you can be sworn in please. Swears in Oliver Allen, 8367 St. Rt. 43. He does have a pretty good hardship and it would cost a lot of money and he needs the building to put his lawn mower and stuff in. This picture really doesn't show the drop off that goes in the back the amount of fill that would have to go in there to put a building in there. It would take a lot of money to put a building in the back to go past the driveway.

Trent: To put a driveway here to it is also hillside. Points to the map

Dorothy: How large is the building that is collapsing?

Trent: It's only 8x12, it's not very big.

Gary: What is the contour of the land where that building is sitting?

Oliver: It is already about 10 feet from the house.

Gary: Is it just sitting flat?

Oliver: No, it's built into a hill.

Jeff: Would you like to make another statement?

Allan: I would like to ask a question if I may?

Jeff: Ok, go ahead, of the Board or Mr. Wilcox. Remind you that you're under oath.

Allan: Wouldn't you make a contingency before you bought the house? Look and see that you are planning on building this pole barn and look the situation over before you bought the house? I know I would have.

Jim: He can't question the applicant; he can only talk to the Board.

Allan: I'm only asking that in general to everybody here.

Jeff: Well, I didn't buy the property and I don't completely understand what you want of us at this point.

Allan: Well, I'm just bringing up a valid point.

Jeff: Ok, any other comments from the Board?

Gary: Yes, let's take a break.

Jeff: Ok, we are going to recess for five minutes.

Jeff: Called the meeting back to order. Anybody else have anything to say? Swears in Barbara McDaniel, I live at 7612 St. Rt. 88. I will ask a general question, this gentleman wants to build a pole barn, I live on the right side of the house. So he builds this pole barn on this property. So he decides the hardship is too much and he cannot make the payments for his house. He already said it's a hardship and he's going to take out a loan to do this pole barn. What happens when he sells his house and somebody and somebody moves into this house and all this junk is in front of this house and we have to look at it and I must say there are two houses a few doors down that are very junky that nobody has taken care of? So, how can we, as homeowners, feel that the Zoning Commission is going to do their job when we already have two residential homes that should have something done with them? I'm not saying that he is going to do anything that is going to bring down the value of our house. But, who's to say that when he sells this house, God forbid loses it, can't make the payments, we already have two houses down the road that look like they need to be condemned. That's all I have to say.

Trent: It's not a business; it is for my personal use.

Barbara: I understand that.

Jeff: One of the reasons we are here though is to maintain the appearance of the new places, new addition, things being built in the Township so that they match existing

situations and we have often had people come before the Board and say well, my Uncle lives next door so it won't be a problem but the Uncle won't live next door forever. So we have to look out for that. That's the reason we are here so that when the Uncle moves someone else wants to buy that property. The book says buildings will not be in front of the house yours will be in front of the house. Anymore comments from the Board or any additions? Chair will entertain a motion pertaining to this request.

Dorothy Griffiths moved that they reject the request, Gary Long second it. R/C; Gary Long – yes, Dorothy Griffiths – yes, Remy Arness – yes, and Jeff Gaynor – yes. Motion passed

Jeff: Your request has been denied. Alternatives can be discussed with your Zoning Inspector that sort of thing. That pretty much takes care of the public part of the meeting anyone can stay or go as you wish. The other parts of the meeting are just paper work that the Board takes care of itself. Chair will entertain a motion to journalize the motion we just made. Remy Arness made the motion, Jeff Gaynor second it. R/C Remy Arness-yes, Dorothy Griffiths-yes, Gary Long-yes, and Jeff Gaynor-yes. Motion is journalized.

Minutes from last month's June 13, 2012 minutes. Gary Long made the motion to accept the minutes. Dorothy Griffiths seconded it. Motion passed. R/C Dorothy Griffiths-yes, Remy Arness-yes, Jeff Gaynor-yes, and Gary Long-yes, minutes approved.

Remy Arness made a motion to adjourn, meeting adjourned at 7:30 p.m.

Respectfully submitted by

Carolyn Chambers
Zoning Secretary

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