

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 December 14, 2011 at 7:00p.m. at the Ravenna Township Trustee Meeting Room at 6115 S. Spring St., Ravenna, Ohio 44266.

Jeff Gaynor brought the meeting of the BZA December 14, 2011 to order at 7:00 p.m. Roll call was made with board members present: Jeff Gaynor, Dorothy Griffiths, Jim Acklin, Remy Arness, and Gary Long, Jim Dipaola, Zoning Inspector, and Carolyn Chambers, Zoning Secretary.

On the agenda for the evening was variance 2011 BZA 12, Josh Tisher 6575 Red Brush Rd., Ravenna Ohio to construct a new accessory building to be located in the front yard. With no old business;

Jeff Gaynor swears in Josh Tisher, 6575 Red Brush Rd. Ravenna, Ohio 44266

Jeff: What is the nature of your request?

Josh: Per the last variance application I requested for size I further found out I also need variance for the location of the previous variance so hence that is why I'm here to ask that I would be able to build this additional accessory building what is considered the front area of the property. As you can see, my property has multiple dimensions and it is an interesting property. Because of the locations of my septic that runs behind the house. Basically in runs back here and the leach bed runs out and actually comes out in front of the existing garage and leaches all the way back to this property line.

Jeff: So a lot of the back yard is septic and leach bed?

Josh: That's right, additionally if you had a chance to read the narrative page I have specific storage of ATVs, vehicles and additional activities for the family with the area I have right now with additional parking I brought pictures if that would help. In the top part of the driveway comes up to this garage and it is also located in this front area and the garage comes up and if we have visitors someone can park here but if someone else comes in here we have no access in and out of the garage. (Looking at pictures)

Jeff: We are looking at the 30 foot dimension of the garage in that picture.

Josh: That is correct. Basically there is a short turn around and I have this truck here squeezed in between a tree and the existing garage that is sitting there now but there is a turn around right around this truck and then in the back of the property you can kind of see here on the opposite side of the building this is where the truck sits and it pretty much from the driveway there is a large grate there that drops off. So with the additional two vehicles I don't really have ample parking. In addition, I have a lot of maple trees on the property so I keep my vehicles clean and definitely have a lot of issues with maple sap

also and it is pretty difficult to maintain the vehicles. Here's a picture from near the road, here's the existing driveway and here's the existing garage. (shows and explains pictures)

Jeff: So your neighbor, Bill's driveway is on your property is that correct?

Bill: No, my driveway is on my property, I gave an easement to their property.

Gary: Do you know the distance from existing garage to your southern property line?

Josh: I do not have that.

(Discussion from map and pictures)

Josh: Basically when talking to Bill maybe 5 to 6 years ago the neighbor. I told him I wanted to put a building in and not real sure where I am going to put it but we need to do something with the parking arrangements. Bill actually suggested putting it behind the existing garage. I originally was thinking about putting it down here in the middle of the property but it really pushes it out and that would be in front of his house.

Jeff: So you are looking to add 150 feet to your existing garage.

Josh: Yes

Jeff: Then a breezeway connected to the two. What do you have a total including the breezeway? If that is connected by the breezeway is that considered a garage?

Jim DiPaola: No, we don't view it as a structure and neither does the county. The county doesn't view a breezeway as a structure until you enclose it.

Josh: I don't know if this makes any difference here, I'm just trying to show that I'm trying to make things the best I can and obviously not only for me but for my neighbors, I have a 20 foot trailer that sits on this side of my garage down below and he is looking at it. It is a regular trailer and it sits on this side of the garage and he is looking at this trailer. The breezeway will hold the trailer and it will be out of the yard and be covered on two sides. As far as the square footage basically what was talked about last time I was allowed 30 by 3900 square feet and I am requesting basically 1484, last time I think my calculation total was 2288 I was asking for over.

Jeff: How big is your house square footage?

Josh: 1735

Jeff: Any other questions from the board? Questions or comments from anyone else?
Swears in Jim DiPaola, Zoning Inspector.

Jim: The Zoning office position on this is we concede to the 150 square feet addition to the existing garage and the breezeway. But the code does allow only 1200 square feet in total accessory buildings so my office position is that the accessory building only be allowed to go 912 square feet. Because he has already asked for a size variance and you cannot ask for another size variance for a year according to the code.

Jeff: So you would accept the accessory building at what size?

Jim: 38 x 24 which is 912 sq. feet and that being the existing 18x16 building is 288 sq. ft. if he tears that building down then by all means build a 1200 sq. ft. building. Code says the aggregate sq. ft of accessory buildings, no matter how many you have, is 1200 sq. ft.

Josh: Our last BZA meeting it was implied that if I wanted to do something else I would have to apply for another variance and that's what I was here for and as far as the size, I am putting this into the hill, if you saw where it is going to be. Basically where the hill crops down is going to be the end of the building and I'm going to make it look nice. Try and make the property look good. Just say for activities stand point and obviously the vehicles I have the issue with and going to have an issue with in the future for a half court

basketball is 21 x 40 basically hoop to the 3 point line and 3.1 and 3.1 an additional couple of feet would put me at 26x46 which I could pull a couple of vehicles out and play a game and then pull the vehicles in. I'm also going to have things on the perimeter in certain areas that I'm not going to move out 5 ATVs it's going to be very difficult to move them and a lawn mower to try and get so we are not running into stuff whenever we want to do something.

Jeff: Anyone else on the Board have a comment or question?

Remy: We still are taken into the consideration the two car garage allowance verses the aggregate of accessory building. The prior discussion was we were going to count one of these two buildings had an allowable two car garage which would then change the aggregate available.

Jim: The garage doesn't figure into an accessory building. So anything above that is where your 1200 sq. ft comes in.

Remy: So you're counting the 24x30 as an existing two car?

Jim: Yes

Jeff: We are ok with adding 150 feet to that 24x30?

Jim: Yes, that brings him up to what is allowed by code as far as square footage for a detached garage.

Jeff: What is the size of the existing building 288 it says here? The new building would be just about 1200. Which puts up to about 1500, just about as big as your house. Any other comments from the Board? Jim what was the size again that would be allowable in this 912?

Jim: With our calculations that comes out to 912 sq. ft. that comes out to 38x22. It has to be 15 feet away from the existing building too.

Jeff: That breezeway counts as the separation?

Jim: Yes

Josh: I really don't want to go any further out cause that's going to push it out a ways towards his driveway. I was actually thinking about possibly bringing it in closer.

Jeff: If you were to take down that smaller building we would be in fairly good shape. Is that building used also?

Josh: Yes, I have a large tractor that is stored in that building. The mower, the blade, the bucket that was my Grandfathers.

Jeff: Swears in neighbor Bill Milcetic, 6569 Red Brush Rd.

Bill: My concern is that he stays within the building regulation but I do think it is not a bad idea to put it up where he wants it and I understand that's the variance he needs because you don't want buildings up front? But he already has one up there and it's not a bad place to tuck it in that hill for the neighborhood. It should be limited to the amount of sq. footage that is allowed and not be allowed to be expanded beyond the sq. footage. That's all I have to say.

Jeff: We have a request for this 1200 sq. ft. building. We can't change that request can we or can we grant the 912 sq. ft.

Jim: You have latitude to do whatever.

Remy: We can take it as it sits or we can modify it.

Jim: Either approve it disapprove it or approve it with conditions and modifications.

Jeff: Which would you folks like to do? We need to take a five minutes break.

Break

Jeff: The chair is ready to entertain a motion on this application.

Jim Acklin: I move we accept the application as written with two stipulations that there are no commercial activity occur with this building involved and the other accessory building is ever removed that no other accessory building be build on the property.

Seconded by Gary Long. R/C Gary Long-yes, Jim Acklin-yes, Remy Arness-yes, Dorothy Griffiths-yes, and Jeff Gaynor-yes.

Jeff: You application has been approved with the stipulations that we mentioned. There is an appeal period involved if you take any action within the 30 days you do so at your own risk.

Jeff: We need to journalize the decision that we just made. Remy Arness made the motion and Jeff Gaynor seconded it. R/C Dorothy Griffiths-yes, Remy Arness-yes, Jeff Gaynor-yes, Gary Long-yes, and Jim Acklin-yes Variance journalized.

Minutes from last month's November 9, 2011 minutes. Dorothy Griffiths made the motion to accept the minutes. Remy Arness seconded it. Motion passed. Jeff Gaynor-yes, Jim Acklin-yes, Remy Arness-yes, Dorothy Griffiths-yes, and Gary Long-yes.

Gary Long made a motion to adjourn, meeting adjourned at 7:30p.m.

Respectfully submitted by

Carolyn Chambers
Zoning Secretary

CC: Trustees (3)
Zoning Inspector
Board Memembers (5)
File