

RAVENNA TOWNSHIP  
BOARD OF ZONING APPEALS  
JEFF GAYNOR, CHAIRMAN, REMY ARNESS  
DOROTHY GRIFFITHS, JIM ACKLIN AND GARY LONG  
6115 S. Spring St.  
Ravenna, Ohio 44266  
330-296-9616 phone 330-297-1098 fax

The Ravenna Township Board of Zoning Appeals met June 8, 2011 at 7:00 p.m. at the Ravenna Township Trustee Meeting Room at 6115 S. Spring St., Ravenna, Ohio 442466.

Jeff Gaynor brought the meeting to order at 7:05 p.m.

Roll call was made with board members present: Jeff Gaynor, Remy Arness, Gary Long, Dorothy Griffiths, Carolyn Chambers, Zoning Secretary, Jim DiPaola, Zoning Inspector, and Vince Coia, Trustee. Absent from the meeting was Jim Acklin.

On the agenda for the evening was variance requests 2011 BZA 06, for an accessory building larger than the requirements in Section 610.03 A2.B located at 5830, 5834 & 5842 St. Rt. 14, Ravenna Ohio and to approve the May11, 2011 meeting minutes.

There was no Old Business to report on

New Business

Variance request 2011 BZA 06 an accessory building larger than the requirements in Section 610.03 A 2.B.

Jeff: Is the applicant for the variance in attendance this evening?

Craig Stephens: I'll speak on behalf of Fred Sanders

Jeff: You are please?

Craig Stephens: Fred's attorney

Jeff: Swears in Mr. Stephens and ask him to state his name and address and relationship to the applicant.

Mr. Stephens: Craig Stephens, Attorney at law, Registration number is 001894 which is a very old number, office address is 206 S. Meridian, Ravenna. I represent Fred Sanders the owner of the property in question.

Jeff: And the property in question is 5834 and 5842 St. Rt. 14, Ravenna, Ohio. What is the nature of the request please?

Mr. Stephens: The nature of the request is a variance from section 610.03 A.2 which I believe is a 2,000 sq foot limit on an accessory building if the property is in excess of 2 or 2 1/2 acres. There are, I notice you have Mr. Sanders property map over there, Mr. Sanders runs a business not on this property but, is in this general area last year he was employing about 45 people because of the economy is down to 20 something. He also resides in that area and took it upon his self to purchase three lots which are 5830, 5834 and 5842 and then proceeded to have those particular houses so that he could provide housing to his sister, who is retired and lives alone and also to his Mother-in-law, who is retired and lives alone. Gloria, the Mother-in-law, lives at 5830, Arlene, the sister, live at 5842. There was a vacant lot between those two which was 5834. Fred chose to be a good son-in-law and a good brother and build a garage for each of

those ladies on the vacant lot between the two facilities because neither had a free standing garage in fact not a garage at all. Talked to his builder, told his builder to proceed and Fred proceeded to run his business, well the fact remains the building built was too large, and it was an honest mistake I think on Fred's part, in order to mitigate the size in the sense of Zoning. Fred then called a surveyor to survey and combine 5834 and 5842 making then that a lot of 3.24 acres, but he is still in excess of the size of the permitted lot. I think he's 400 feet over on this building that was built he certainly did not do this to slight Zoning or do anything of that nature, I think it was an honest mistake. I think that the building that provides some pictures is an attractive accessory building and it does provide, if you drive by note all the concrete was poured so that the two ladies on either side of it could access the building and have a double garage. That is the reason we are asking, Fred's probably got \$4,000.00 in that building and it has not been completed because with this notice two things happened. They stopped doing some siding and things and also his builder contracted cancer and was treated with radiation and was treated at Cleveland clinic and has just now been able to go back to work because he is in remission. That is the bases of our request of I think the hardship, if you will, that an honest mistake was made and the building is certainly, I think, something that is not anything other than an improvement to the area an improvement to the lots that are adjacent to it for utilization.

Gary Long: Do you have an approved permit to build this building?

Mr. Stephens: I don't know anything about the building permit, that's the contractor's problem, he was supposed to have gotten the zoning permit too but, I don't think that happened.

Gary: So we've got a building at hand with no permits?

Mr. Stephens: I think that is probably, well I don't know of any building permit. I did not get one.

Gary: Do you have a zoning permit.

Mr. Stephens: No, I said that. The builder was to get a Zoning permit and a building permit.

Jeff: I would like to swear in our builder inspector. Swears in Jim DiPaola

Jim: Name, Jim DiPaola, 3210 Summit Rd, Ravenna Township Zoning Inspector.

Jeff: Thank you, do you have anything to add to the permit issue on this?

Jim: He can't get a zoning permit until he gets the variance, then we can give him a zoning permit, give the contractor a zoning permit. Then he can go and get the proper permits from the Building Department. The Building Department will not give them a building permit without our zoning certificate.

Jeff: There comes another Board member. Remy Arness

Gary: The building is 2400 sq. ft. is that the way I read the prints

Fred Sanders: Correct

Gary: And two being allows you 2,000

Fred: That's correct sir

Gary: And you have already built it?

Mr. Stephens: let's say 95% I think so.

Gary: I don't have any more questions

Jeff: Why, one wonders would the builder build this without the proper permits they are usually fairly careful about that. Because, whoever is building it could be liable for later problems if they do so without the permits.

Fred: I understand

Mr. Stephens: And to the owner obviously.

Jeff: Remy, would you like us to backup a wee bit or have you read the application?

Remy: I have read the application.

Jeff: What we have so far is the builder was told it was ok to build it, is that accurate and the building is nearly finished, it has no zoning or building permit property has been resurveyed and made into one lot so that the garages on the house with one of the houses. It does meet property line setbacks and so forth.

Mr. Stephens: Yes it does, the surveyor should have provided those I believe in the reports that we provided you.

Jeff: So what we have so far is basically a request for a variance for a building 400 feet larger than would be allowed in that area.

Remy: But it is being used by two residences?

Jeff: True, but it is on one property

Remy: Is it deeded that way?

Mr. Stephens: No, no, no, Mr. Sanders owns both of the properties or all three properties and two are combined. He lets his Mother-in-law reside in one of the properties and the other one is his sisters. Neither one had garages so when he poured the concrete and everything, they split the garage and each have a walkway to their respective house.

Remy: The houses are on two separate properties then.

Mr. Stephens: That is absolutely correct.

Remy: You just wonder about future sales of the property and everything.

Mr. Stephens: It will go to the one, which is his Mother-in-laws.

Jeff: The driveway is on that property and so forth and you would have a walkway to the other house

Mr. Stephens: That's all you have to the other adjacent property, yes

Jeff: Any other questions?

Gary: What, is there a foundation under this building?

Mr. Stephens: Yes, regular standard block, construction concrete floor, stick frame construction, I didn't build it I have seen it.

Remy: Are the utilities split between the two properties?

Mr. Stephens: No, Mr. Sanders doesn't charge anybody rent and he pays the utilities.

Gary: What is the height of this building?

Mr. Stephens: The side walls are 10 feet I measured these but I didn't measure to the peak and it appears to be a 5x12 pitch but I'm not sure.

Jeff: 22 regulation feet and the roof is separate. That changed in our last book. That's a nice looking garage. Any other questions? Are any of the adjoining property owners in attendance? Do you wish to speak on this matter? You don't have any complaint that we need to hear at this point. Anyone else have anything to say? The chair will entertain a motion pertaining to this variance request for a garage or outbuilding 400 feet larger than allowed.

Dorothy Griffiths moved that they accept the variance request and Remy Arness seconded the motion. R/C Gary Long-no, Dorothy Griffiths-yes, Remy Arness-yes, and Jeff Gaynor-yes.

Jeff: Variance has been approved there is a 30 day waiting period. Anything else? We are done you are welcome to stay or you may leave at this time.

Jeff: We need to journalize that and approve the minutes and that should be about it then.

Gary: My stand is we have to set an example.

Jim: If it had been anyone else, he is not the guys we are going to run into problems with. I would rather make examples of the people we run into problems with.

Dorothy: Why wouldn't he have gotten a permit?

Jeff: We don't know, was he told it was agricultural do you think.

Jim: He may have been, the only fact that I have is when I pulled up and ask where his permits were he said this is agricultural. My office before me gave agricultural exemptions out like

water to everybody and anybody. I don't know if they felt there was too much government or what. This isn't the only catch up we have had to play.

Jeff: I guess he has corrected it the best he could at this point.

Remy: and to have him tear it down or reduce it by 400 sq feet

Jeff: We would lose anyone of those in Portage County Courts anyhow. It's a beautiful building.

Dorothy: The neighbors weren't objecting to it.

Jeff: We need to journalize the motion we just carried to accept the bigger than allowed garage.

We need a motion. Remy moved that they journalized BZA 06, Dorothy Seconded it

R/C: Dorothy Griffith-yes, Remy Arness-yes, Gary Long-no, Jeff Gaynor-yes. Variance journalized.

Jeff: Do I hear a motion to approve the minutes of the May 11, 2011 meeting?

Gary Long moved to accept the minutes, Dorothy seconded, R/C Remy Arness-yes, Dorothy Griffiths-yes, Jeff Gaynor-yes and Gary Long-yes Minutes approved

Jeff: Chair will entertain a motion to adjourn. Gary Long moved to adjourn. Meeting adjourned at 7:21 p.m.

Respectfully submitted,

Carolyn Chambers  
Ravenna Township  
Zoning Secretary

CC: Trustees (Coia, Artz, Gibson)  
Board of Zoning Appeals Members (5)  
Zoning Inspector (DiPaola)  
File