

**RAVENNA TOWNSHIP BOARD OF ZONING APPEALS MEETING
November 10, 2021 BZA/08**

Jeff Gaynor, Remy Arness, Gary Long, JoAnn McEwen & Claire Moore

Jeff Gaynor called the meeting of November 10, 2021 to order at 7:00 p.m. Roll Call—Jeff Gaynor—here, Remy Arness--here, Gary Long—here, JoAnn McEwen—here and Claire Moore—here.

Jeff: Thank you. The record will show we have a quorum. Is there any old business that needs to be put before the board? Under new business, we have variance request 2021 BZA/08. Hasna Nouri of 3090 Summit Rd., Ravenna, Ohio, wants to create some lots smaller than the required five acres. Is the applicant in attendance present?

Paul: Yes

Jeff: You will speak on behalf of the applicant?

Paul: Yes

Jeff: What is the nature of your request?

Paul: The nature of the request is to split up the five-acre lot. I'm going to build a house on one of the lots and my uncle will be building a house on one of the other lots.

Jeff: So you want to break the five acre lots let's say into three one-acre lots. What's going to happen to the other acres or lot?

Paul: That's also going to be used to build a smaller house for my other uncle. All will stay in the family.

Jeff: The problem with the statement "all will be used by the family" is that why zoning requirements exist. Your family won't always be there. The next family deserves the same consideration as the other people in the area have. So, it is unacceptable.

Paul: I'm from California, so I may not live here for the rest of my life. But it is going to be built by my grandma while she's in her old age. So, it's not going to be handed down from generation to generation. Trying to build a house on the lot we own.

Jeff: So you really reinforced what I just said – that you won't live here forever on these lots. You have neighbors also that require some consideration. Any other comments or questions from the board at this point?

Claire: I have a question. So, when you got this property, how many lots were we looking at?

Paul: Five.

Claire: Five. And you had it reassessed as one lot?

Applicant: Yes.

Paul: My mom had surgery on her vocal chords, so she can't talk about it, but she can write.

Jeff: O.K.

Bonnie: She says she wants it put back the way it was before.

Jeff: Before what?

Claire: They got it. Why does it have to redone from a one-acre lot?

Hasna: I wanted to do it because I wanted to build a swimming pool and I knew there would have to be construction, so (inaudible) *see footnote

Jeff: Hold on. I cannot hear you and I'm sure the microphone can't pick you up either. If you wish your comments to be recorded, you need to step up to the microphone and state your name and be sworn in, one in which I missed – you have to be sworn in if you want to be reflected in the minutes.

Hasna: O.K.

Jeff: So, let's start with this gentleman I spoke to first. Your name and address for the record.

Paul: My name is Paul Nouri and I live at 3104 Hodgson Drive, Ravenna, Ohio.

Jeff: Thank you. Do you swear that the statements you are about to make in front of this board are truthful?

Paul: I do.

Jeff: Do we have this lady's name?

Paul: Yes, my mom's name is Hasna Nouri. It will be the same address, 3104 Hodgson Dr., Ravenna, Ohio.

Jeff: O.K. And, the same statement as before. Do you swear that the statements you are about to make before this board are true?

Hasna: Nods.

Jeff: We have a nod. Now, the second lady who spoke. Your name?

Bonnie Lee

Jeff: And your address.

Bonnie: Bonnie Lee. Same as before – 3104 Hodgson Drive, Ravenna, Ohio.

Jeff: Do you promise that the statements you are about to make before the board are the truth?

Bonnie: I do.

Jeff: I'm sorry that I neglected that before. I feel like I'm rushing.

Jeff: Anything else you wish to say now?

Bonnie: It was five lots. And then I wanted to build a swimming pool and the zoning said you have to make sure that the swimming pool is behind the structure. So I had to rejoin it to one parcel. Now, I want to because of my mother – she can't hear and she wants to build a house where her son and herself and one other relative can live. We have an extended family and we like to stay together.

Gary: From what I understand, you have on your presentation paper here, you have one lot and you wanted to revert it back to five lots.

Hasna: Exactly.

Jim: And what they want to do now is put it back to the lots they had before. You changed it and we approved the original five because that was from a different property owner before they bought this. Mr. DeAngelis came in and made the BZA presentation about the original lots and it was ok'd by the board. They bought it and put it back to one lot and now they want to put it back to the way it was.

Jeff: We ok'd a half-acre lot?

Jim: Yes you did. Well, it was whatever was on that plot. I don't know what the acreage was. It was whatever was on the plot. I can tell you since I signed it whatever the sized lots were.

Jeff: Inaudible*

Jim: I should have put a picture in there in your packets of the multiple lots.

Jeff: Just so everyone understands. The resolution says one and a half acres.

Are there city sewers in this area?

Hasna: Yes

Jeff: Remy, you are too quiet over there.

Remy: Did you build the swimming pool over there?

Hasna: Yes.

Jim: When Mr. DeAngelis did it, it was made into four lots. There were three one-acre lots and then the other lot was 1.9575 acres.

Jeff: So the little half-acre lot was connected to the other lots.

Jim: And that's the request now is that they want to add that little piece over to the right of the map.

Jeff: Would it be deeded separately – that half-acre lot?

Jim: Yeah, they'd have to be heated separately.

Woman's Voice: Can I ask a question?

Jeff: Only if you are willing to be sworn in.

Woman: Yes

Jeff: We need your name and address.

Lois: Lois Tennant, 5478 Lakewood Road.

Jeff: Do you promise that the statements you are about to make before this board are true?

Lois: I do. I just want to understand, are we talking about the property next to the farmhouse? On which side of the farmhouse? Because that property is small.

Jeff: I don't see a farmhouse.

Lois: O.K. That's what I wanted to know. In the field behind?

Paul: We have the farmhouse and the barn. On the right of the barn off of Summit is the acre.

Lois: As I'm looking at the house?

Paul: Yes. In looking at the house and the barn and we have a half acre next to the barn.

Jim: Lois, this is what you are looking at – right here. Here's the farmhouse and the barn. What they are doing is creating three acre lots and there will be another small lot here and the barn and the house are on the lot.

Lois: Where the pool is in the field. Are they planning on building a house there, too?

Paul: Yes. We will be taking the pool out and building a house there.

Lois: So, essentially, you want to build a house by the farmhouse and you're talking how much in the field?

Paul: One.

Jeff: Somebody point out where the farmhouse is.

Jim: It's on the map.

Jim: Explains the map to Jeff. They are taking the pool out.

Jeff: The pool is coming out?

Lois: Yes.

Paul: To be able to build out, we need to remove the pool.

Lois: So, the two lots beside the pool, can they be open for houses?

Paul: Inaudible* – multiple people talking.

Lois: The second question is if they are talking about the removing the pool from that lot. There's two more lots there. Am I correct?

Jeff: Right at the moment, that's the request.

Lois: To put two lots there. And would those lots be big enough for houses?

Jeff: That's what they would like. They are only one acre. The zoning requirements are an acre and a half for a residential lot.

Lois: I just wanted to understand the map.

Multiple people talking: Inaudible*

Jim: The property looks like this right now. There's no division there. That's the way it is today. And that's what you'd like to do?

Paul: Correct.

Jim: Would you consider doing away with one of these lots so all are in compliance?

Paul: We'd be willing to eliminate*inaudible, multiple people talking

Jeff:*Inaudible

Remy: So how many lots do you hold on this property?

Paul: Two

Remy: So we are looking at one, two, three. Why do you want to split the four substandard lots?

Remy: What is going to happen with other empty lots?

Jeff: *Inaudible

Lois: Why don't you just have three lots and that would be enough?

Remy: But they are not willing to go back to what you had originally and just have these three?

Lois: They could build two houses on one lot.

Paul: We can*inaudible

Jeff: So if you combine this lot and this lot and put the line here...multiple people talking*inaudible

Remy: So back when we originally did this because the other lots in the area were all smaller, and we had the acre and a half became more uniform. Those new lots at the bottom match the existing area. There are no lots that small. But we did not approve the half-acre lot that's not in that area. So, what we are doing is going back to the way it was previously so they'll match the neighborhood and we'll get rid of the half acre and have it resurveyed?

So this is the discussion today so that we keep with the community where the lots are a lot smaller or do we go with the acre and a half and you divide your lot that way?

Paul: Right

Remy: Makes reference to the map.

Multiple people talking*inaudible

Jim: One dwelling per lot was all we are talking about.

Remy: Any talk of an in-law suite or a guest house?

Jim: No. It's got the one residential property per lot.

Remy: Could they add an in-law suite to the existing house? Could that be possible instead of a large house?

Jim: It's possible. But the building code and the health department code require some things for people to do to live there. So to do an in-law suite, it's going to be difficult. It's in the realm of possibility, however. We could work on that.

Remy: It sounds like an alternative if you are going to that half acre. If we could suggest using your existing home and attaching it on there which is pretty common to add on an in-law suite or grandma suite. I think that would be possible and then we go back to our original discussion as to how we divide it up properly with our zoning. As far as merging these together, it doesn't seem like a problem at all, but it does come back to where we started.

Jeff: But the rules have changed. You could make two legal lots out of here.

Lois: Inaudible*

Jeff: That's how they were lined.

Multiple people talking*Inaudible

Jeff: Would everybody sit down please. We can't hear people talking.

Michael: I have a question.

Jeff: Your name and address please.

Michael: Michael G. Crebbs, 5478 Lakewood Rd., Ravenna, Ohio.

Jeff: Thank you. Do you swear to tell the statements before this board are true?

Michael: Yes.

Jeff: Thank you.

Michael: It's my recollection that a number of years ago, there was digging on that property in the middle, maybe a sewer. My question is are they planning to put a roadway up or will all the houses face the existing streets right now?

Jeff: Well, the small one up front stays untouched and this says Summit Rd.

Michael: I'm actually talking about the Hudson Rd. side where I assume we are looking at two lots at this point. There's not going to be a designated road or driveway going up there?

Jim: No.

Jeff: Each lot will front the road. Now, do you swear that the statements you are about to make to the board are true?

Peggy: Yes.

Jeff: Name and address, please.

Peggy: Peggy Csierny, 3121 Hodgson Drive, Ravenna, Ohio.

Jeff: O.K.

Peggy: I just have a question. We live right by the pool and have lived there 38 years and we were concerned with what's going to be put there and if you guys are going to stick with the zoning laws you've had and the lot sizes.

Jeff: We haven't decided on the lot size yet, but we know how we are leaning – combining the big lot with the smallest lot, making two instead of three, not five. But we have to follow the zoning laws, so it's not final.

Does the zoning inspector have anything else to say?

Jim: Not at this time. Depends on which direction on where you want to go.

Jeff: Sir, you need to be sworn in. Do you swear to the board that the statements you are about to make to the board are the truth?

Michael: Yes.

Jeff: Name and address, please?

Michael: Michael Csierny, 3121 Hodgson Drive., Ravenna, Ohio. I concur with the zoning board. My concern is if a smaller lot would be created, would it be sub-lotted to smaller lots? My concern is to the residential community as to the quality of the whole neighborhood.

Jeff: O.K. We'll let that be known.

Hasna: Talking*Inaudible

Jeff: We can't hear you.

Hasna: talking*Inaudible

Claire: She wanted to know if they were going to subdivide it into smaller lots. She said she is not going to do that.

Multiple people talking*Inaudible

Jeff: Where do we stand? Is the board ready for a motion? We need more information on that in specific information like the motion to contain the idea that the half acre lot will be divided into the one and a half acre lot. That the half acre lot will not occur. The three acres and Hodgson Drive should be split into two-acre lots, not three in order to meet zoning requirements.

Jim: We are talking about this proposal today because of the way it stands today.

Jeff: Who wants to make the motion?

Remy: Before we make a motion, I'd like to see two more maps. One with the combination and where the house would be because we originally accepted the three lots because that would be like the other lots in the neighborhood. Are we going to impose the one and a half acres? I realize the property has been split and we approved that two years ago and that would benefit the new owner, but now they want to split it back up. So if we went with the original code that upholds the zoning law, why are we going in this direction?

Claire: I agree with Remy

Remy: I think we should go back to our original resolution and go back to the original three. I'd like to see them come back with where the homes are going to be within the lots.

Jeff: Just three lots, one more residence.

Paul: It would right in the middle. Three lots on the bottom, one bigger lot on the top and the house we build would be in the middle.

Jeff: That doesn't explain it to me.

Remy: You want land on both sides of those lots. Your building just one home, so why not just keep three acres?

Paul: This is for the future.

Remy: So those plots could be developed in the future, so not for today – this is just for the future for more family. We need to think about the future and the neighborhood. I would like to see more information before we make a motion. Let's see the 1.95 acres in the combination and the house placement for the middle lot and also will that pool be removed because now it will be out of code because the lot will not have a residence.

Claire: I agree with that.

Jeff: Sounds reasonable.

Jim: We should table it to the next session.

Jeff: We can't make decisions without more information like the map.

Remy: So, I move to table this request while we wait further evidence on the replat, the location of the new home, the removal of the pool and if we can come to an agreement on the zoning codes so we can move forward with this.

Jeff: Mention the removal of the pool in your request so we know that it's been recorded. Also, the approximate location of the house. Do we have a motion on the floor to table this for the next meeting? Can I have a second?

Claire: Second.

Roll Call: Jeff Gaynor – yes, Remy Arness--yes, Gary Long --yes, JoAnn McEwen—yes and Claire Moore—yes.

Jeff: Your request has been tabled until our next meeting, pending you follow through with our requirements like the map. The board has a few things to take care of right now.

***indicates that comments were inaudible due to audio limitations**

Meeting adjourned at 7:30 p.m.

**Respectfully submitted,
Michelle McCoy
Recording Secretary
Ravenna Township**

**Copies to:
File
Gail Pittman
Trustees (Coia, DiPaola, Gibson)
Zoning Inspector (Psenicka)
Board of Zoning Appeals**

