

Ravenna Township Board of Zoning Appeals

Meeting Minutes

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

A public hearing of the Ravenna Township Board of Zoning Appeals was advertised and held at 6:01PM, on Wednesday, October 9, 2024, at 6145 S. Spring Street., Ravenna, Ohio 44266

The meeting was called to order at 6:03pm by Chairman Remy Arness. Zoning inspector, Lori Rotondo took the roll call: Remy Arness, yes; Gary Long, yes; Jeff Gaynor, absent; Kerry Hollender (Alternate), yes; Claire Moore, yes; JoAnn McEwen, yes; Lori Rotondo, Zoning Inspector, yes; Melissa Murphy, Administrative Assistant, yes. A quorum was recognized for the record.

Audience:

- Jame Baffone, Streetsboro, Ohio, Applicant

BZA #2024-013 The Board heard from James Baffone, owner of 6538 Cleveland Road, Ravenna, Ohio 44266 who was requesting a conditional use permit to have a two-family dwelling on a parcel where only one family dwelling is permitted.

James advised the Board this structure was once a detached accessory building that he converted into a duplex with upstairs and downstairs units. He has already hooked up all the plumbing and finished the remodel. Power to the structure was originally overhead via pole and line which he had rerouted underground as part of the remodel.

When James went to apply for an electrical permit to have power connected to the unit meters he was advised that he also needed a permit from the Township for this duplex.

The Board inquired if he will be adding a garage to the parcel in the future to which he stated "yes". He was then advised of the setback requirements for a garage. There are also three sheds on the property that he states will eventually be removed.

The Board questioned if this structure was permitted for occupancy through our Zoning Department when it was built. The Zoning Inspector pulled the hard copy address file from the office in search for the original permit to build this detached garage, however nothing was found.

Gary made a motion to table BZA #2024-013 for further information from the applicant regarding this structure being a permitted and safe structure to be used as a dwelling through Portage County. JoAnn seconded the motion. RC: Remy Arness, yes; JoAnn McEwen, yes; Gary Long, yes; Kerry Hollender, yes; Claire Moore, yes. Motion Passed.

JoAnn made a motion to approve the minutes from September 11, 2024. Claire seconded the motion. RC: JoAnn McEwen, yes; Kerry Hollender, yes; Remy Arness, yes; Gary Long, yes; Claire Moore, yes. Motion Passed.

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Claire made a motion to adjourn the meeting at 6:48PM. JoAnn seconded it. RC: JoAnn McEwen, yes; Kerry Hollender, yes; Remy Arness, yes; Gary Long, yes; Claire Moore, yes. Motion Passed.

ATTEST:

Chair

Zoning Inspector

Administrative Assistant