

# 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 6:00PM, on Wednesday, November 11, 2024, at 6145 S. Spring Street., Ravenna, Ohio 44266.

The meeting was called to order at 6:01pm 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: Abby Chamness, John Wanacheck, Marilyn Wanacheck, Lauren Reihl, Tashe Marijak, Karisma Sanders, Larry Capitoni, James Sanders

**BZA #2024-014** The Board heard from Abby Chamness, owner of 3470 Creekview Drive, Ravenna, Ohio 44266. Abby was requesting approval for 405 square foot attached garage when she builds her new home. This size garage is less than the minimum requirement of 576 square feet permitted within Township regulations.

Abby explained to the Board that the reason she chose a two-story house with a smaller garage was due to the parcel being smaller/skinny and this house plan was the best one to get maximum living space for her and her two daughters.

Lauren Reel from Wayne Homes spoke stating this design is one of their standard designs and the garage is considered a two-car garage. If this variance passes, her hope is to break ground as soon as possible.

John Wanacheck, Abby's father, expressed that if the house had to be pushed back any further from the road to make the garage larger it would be close to a steep drop off in the backyard which is a huge safety concern.

Claire made a motion to approve BZA #2024-014, variance for Abby Chamness of 3470 Creekview Drive, Ravenna, Ohio 44266 to build a 405 square foot attached garage. JoAnn seconded the motion. RC: Remy Arness, yes; JoAnn McEwen, yes; Gary Long, yes; Jeff Gaynor, yes; Claire Moore, yes. Motion Passed.

Gary made a motion to journalize the Boards decision of BZA #2024-014. JoAnn seconded the motion. RC: JoAnn McEwen, yes; Jeff Gaynor, yes; Remy Arness, yes; Gary Long, yes; Claire Moore, yes. Motion Passed.

**BZA #2024-015** The Board heard from James Sanders of 6728 McElrath, Ravenna, Ohio 44266 who was requesting a front yard setback for a new wheelchair ramp. James

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explained the contractors had to design the ramp with certain requirements, and it will be 24ft from the edge of the roadway instead of 35ft, which is the Township zoning regulation requirement. James stated that the end of the ramp does not end towards the street, it ends in his driveway.

Larry Capitoni, contractor, informed The Board the design of the ramp is what is required by the ADA and confirmed it will be 24ft from the edge of the roadway.

JoAnn made a motion to approve BZA #2024-015 for James Sanders' front yard setback for a wheelchair ramp located at 6728 McElrath, Ravenna, Ohio 44266. Claire seconded the motion. Remy Arness, yes; Jeff Gaynor, yes; JoAnn McEwen, yes; Gary Long, abstain; Claire Moore, yes. Motion Passed.

Claire made a motion to journalize the Boards decision for BZA #2024-015. JoAnn seconded the motion. Remy Arness, yes; Jeff Gaynor, yes; JoAnn McEwen, yes; Gary Long, abstain; Claire Moore, yes. Motion Passed.

Claire made a motion to approve the meeting minutes from October 9, 2024, with corrections discussed. JoAnn seconded the motion. RC: Remy Arness, yes; JoAnn McEwen, yes; Gary Long, yes; Jeff Gaynor, abstain; Claire Moore, yes; Kerry Hollender, yes. Motion Passed.

Claire made a motion to adjourn the meeting at 6:42PM. Gary seconded it. RC: JoAnn McEwen, yes; Jeff Gaynor, yes; Remy Arness, yes; Gary Long, yes; Claire Moore, yes. Motion Passed.

ATTEST:

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Chair

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Zoning Inspector

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Administrative Assistant