

RAVENNA TOWNSHIP

BOARD OF ZONING APPEALS

*JEFF GAYNOR, CHAIRMAN, REMY ARNESS
GARY LONG, JOANN McEWEN, AND CLAIRE MOORE*

Jeff Gaynor called the meeting of August 14, 2019 to order at 7:00 p.m.

R/C: BZA Board members present were: Jeff Gaynor – here, Remy Arness – here, Gary Long – here, and Claire Moore – here. Carolyn Chambers, Zoning Secretary. Absent was Joann McEwen and Jim DiPaola, Zoning Inspector.

Jeff: We have one item for us this evening. This request is to attach a garage to his present structure and the reason is the garage will be closer to the property line than our normal 10 feet setback. Swears in Bret Hoover of 3437 Martian Road, Ravenna, Ohio 44266.

Bret: I want to put an addition on the garage and workshop and on the sides of the house I have 20 feet on one side and 20 feet on the other side it so happens that I had my numbers reversed when I originally filled the thing out. The side where I want to put the garage is 21 feet to the property line from the existing house. I originally, when I did the calculations and everything, I calculated the footage of the distance I was including the overhang not just the wall. In my things that I was taking the shorter side and since, set it all up and making it all out and used the longer side and I reduced the size of the garage to the outside wall being 14 feet which will give me seven feet from the side of the wall to the property line.

Jeff: Previously you had measured from the overhang of the roof?

Bret: Right

Jeff: Seemed like a logical thing to do, but that's not how it's done.

Gary: This one number here, is that a six?

Bret: Yes, when the guy lays out the block, for the garage it is going to be a block wall and then there is a workshop above it is going to be wood.

Jeff: So it is attaching to an existing garage?

Bret: Attaching to the existing garage and house.

Jeff: And house? Ok. How are you going to heat it?

Bret: Just hook into the heating ducts that I currently have. The guy kept trying to get me to undersize and I said I wanted to leave it the way it is for that purpose.

Jeff: The addition is two stories, is that accurate?

Bret: Correct

Jeff: Can you give me an overall height? (Looks at map) you are within the height restriction.

Bret: Trying to find brick to match the brick on the front as close as I can. I got pretty close on the choice.

Jeff: I would like you to take one of your groups of drawing and date it for our records. We will add that to the minutes. So we will have something indicating that you did bring something to the meeting tonight.

Gary: Ask about the property line.

Brett: Our property and the people who had the property before us had actually brought in a whole bunch of pipe and he just stuck the whole pipe over two of the pins and pound it down about two foot up in the air. You couldn't see the pin, it was in the middle of it. So I said that is enough and the other property owner and I said we didn't want those so we cut them down and buried them. I dug out the pin and actually, I got right smack dap on top of the pin I have a driveway marker sticking out of it right now and the one that is back in the woods it still has the pipe around it and we measured everything off of those two pins. We used a GPS just to verify everything.

Claire: Your setback from the side property line is going to be.....

Bret: I put on here 6 feet, but it is probably going to be 6 ½ feet, because I'm doing concrete blocks and if the guys lays it off a little bit.

Jeff: Going to have a concrete floor in the garage?

Bret: Yes, there is an existing concrete pad there already.

Remy: You going to add drainage of any type?

Bret: I have it already on the concrete.

Remy: You are saying the six foot measurement would be from the property line to the edge of the cinder block. You want a six foot bumper just in case?

Bret: Yes, right

Jeff: You are going to need windows.

Bret: I have windows in the front and in the back

Jeff: I see on here, yeah. Make a separate room in the shop here?

Bret: Well, it's going to be sectioned off for storage. My idea is put it in there and that way it won't fill with dust and all the other stuff.

Jeff: Any other questions or comments from the Board?

Remy: Will there be two exits for this addition?

Bret: I show a back door then the main door. There will be an exit from that to the garage. (looking at the map)

Remy: Do you have a dust recovery system? For a fire hazard?

Bret: Hopefully, yes

Gary: The set of drawing, we are going to tie to the minutes, you need to mark that door on there. Just initial it that that's going to be the door.

Jeff: We try to do things that could come back to us someday. I don't imagine it would, but it's there.

Claire: I apologize I wasn't here at the last meeting and I just want to verify. This is an addition on to the garage you have and needing stuff for storage and a workshop?

Bret: Right

Jeff: Garage down and workshop up.

Bret: Right

Jeff: Previously it was much too close to the property line and that's been corrected. It still needs the variance.

Gary: Explains to Claire about last month meeting with Bret.

Claire: That would be my issue, I lived on a property where years ago someone was Grandfathered in and the building was such right on the property line and they couldn't get their mower out of building without coming on to our property.

Jeff: That is the sort of thing we are hoping to prevent in the future. We can't go back and fix previously mistakes.

Claire: Does your back yard allow for a shed or anything like that?

Bret: Yes

Remy: You currently have a one car garage?

Bret: They say it's a one and a half garage, but I've not figured out how to drive a half a car yet or how would we get I in there if we did.

Remy: Our current code says a two car garage, right?

Jeff: Yes,

Remy: All your gutters and down sprouts, are you going to tie into your existing system?

Bret: Yes

Remy: You are going to be closer to the property line and see where the runoff is going to go.

Bret: It will go into the existing, which basically goes into to a pipe in the woods it's about two feet from the property line a foot and a half that goes down the back and the ones that goes out the front goes to the storm sewer.

Gary: Do you know what size line that is?

Bret: I think it's a four.

Jeff: Anything else?

Remy: Is everything going to match? Same siding?

Bret: I'm trying to have an exact match out front the siding off the side that I'm going to take an exact match across the front. I'm going to get it as close a match as I can for the side and the back.

Jeff: Any other questions or comments? The chair will entertain a motion pertaining to this building for Mr. Hoovers' application.

Gary: I'll make the motion that we approve the variance request to 2019 BZA 07 with the request that a six foot or a six and a half foot off the property line that's the variance that's requested and we will grant that and the drawings that were submitted we would want Mr. Hoover to follow the dimensions that we discussed that he had signed off on the preliminary drawings, which will become part of the minutes. Meet all building codes, standards that are currently established.

Remy: I second the motion.

R/C: Claire Moore – no, Gary Long – yes, Remy Arness – yes and Jeff Gaynor – yes.

Jeff: Your variance has been passed. Explains the appeal period and who can appeal it.

Bret: I told Jim that when I get the actual drawing done for the Building Department, I will give him a set too.

Gary: Make sure the architect or whoever does the drawing puts that door on there that we agreed upon.

Bret: My neighbor and I just threw these together so I could show you what it is.

Jeff: They look pretty good.

Gary: It is better than most.

Jeff: Ok, your participation of the meeting is done, you can stay if you wish.

Gary: I make a motion that the meeting we had on July 10, 2019 concerning 2019 BZA 07 we combine those minutes with tonight's minutes on the same subject.

Remy: I'll second that.

R/C: Remy Arness – yes, Jeff Gaynor – yes, Gary Long – yes, and Claire Moore – Abstain.

Remy: We need to journalize tonight meeting.

Gary: I second it

R/C: Claire Moore –yes, Gary Long – yes, Jeff Gaynor – yes and Remy Arness –yes.

Gary: I make a motion that we approve the minutes that were recorded for BZA 07 on July 10, 2019

Remy: I second the motion

R/C: Jeff Gaynor – yes, Gary Long – yes, Claire Moore – abstain, Remy Arness – yes,

Gary: I move we close this meeting.

Meeting adjourned at 7:25 p.m.

Respectfully Submitted

Carolyn Chambers
Ravenna Township
Zoning Secretary

Copies to: File
Trustees (Coia, Artz, Gibson)
Zoning Inspector (DiPaola)
Board of Zoning Appeals (5)
Applicant(s)