

RAVENNA TOWNSHIP BOARD OF ZONING APPEALS

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

Jeff: Good evening. I'd like to call to order this July 14th, 2021 meeting of the Ravenna Township board of zoning appeals. Will the secretary call the roll please?

R/C: Everyone is in attendance.

Jeff Gaynor: The record will show that we have a quorum. Is there any old business from the board? New business is variance request 2021 BZA 07 by William. William Hopkin of 4964 Woodview Road Ravenna Ohio, to build an accessory structure in front of his house. Is Mr. Hopkins, you're Mr. Hopkins. Would you sit up here please? And please note everybody that if you have a comment, don't interrupt. Wait, wait your turn, you'll be called, and you must be sitting or standing in this general area for the microphone to pick up your comments. Okay. Okay, explain briefly the nature of your request, please.

Claire: You have to swear him in.

Jeff: I'm sorry. Do you swear the statements you're about to make before the board this evening are the truth?

William: I do.

Jeff: Good, thank you. Now, the nature of your request please.

William: I have my grandson with me tonight. His father has been transferred from Ottawa, Illinois, to Hudson for work. His mother is severely handicapped with MS. They have been unable to locate a suitable property in the Ravenna area that can be adapted for her care. And so, he has, he has a house full of furniture and so on. Meanwhile, waiting to just pick it up over the fire department can understand they're like, thinking next. Before returning. Sorry free. Okay, Jim, we should be okay now. You should go ahead and place. Okay, we need a place where we can store his furniture and his possessions. And the only possibility of that storage is to build a storage barn. So that's the purpose of this barn that we're trying to build.

Unknown 3:33

You're looking for barn books that come up to 1800 feet. I guess. 36 by 5820 1980 was 3535 3650 years. It's been our fairly staunch opinion on the board for some years now, to not allow accessory buildings in the front of the main structure of the house. I understand you're unable to move this elsewhere

Unknown 4:22

on the, on the east side of the house. We have plenty of space behind the house. But the septic system takes up that whole area, so that when an apron would prohibit us with unless we completely, and we don't have the space to reposition or relocate that septic system, all on the

west side of the house. We have wetlands. The water comes down from route 14 through the golf course to church and so on, and all dumps in the back of our property on the west side of our property is an undeveloped lot where it's very simply grow Condor grows and water glaze, in that area, constantly, so that area would be it would be prohibitive, of building anything on that side of the property will be on the west side on this picture on the house as you'll see, there are four houses there on Peck road. Yes, That's the east side of the house, the property, and then it's headed west,

Unknown 5:48

which would be to the left in this picture. Correct. Okay, comments from anyone else on the board. We're talking about like the look of where you want to put this building

Unknown 6:07

is on the west side of your home and driveway that correct, Right. Correct and, and definitely one 1.095 acres, is that correct.

Unknown 6:26

I think yes. We'll get it, I think 108 feet wide by 450 440 feet.

Unknown 6:40

When you Mr Chairman, when you look at today, all districts for wats up to two acres, this is only 1.095 Yes, you're only allowed 1200 square feet,

Unknown 6:55

as an accessory building. Okay. And it does tell us you're also new to me I put your accessory building in front of your house. But I don't see that particularly, I think it's so. Got it. You have two logs though Correct, yes. And are they deeded as one or are they two separate blocks.

Unknown 7:50

They're dated. I pay taxes as two separate loans. You'll notice that when the house was constructed on you the aerial view, the house. Trying to transpose his knee property line between the two blocks 15 feet. So the house is really divided, divided that takes takes up both of those blocks,

Unknown 8:22

but they're not combined. Now the shipper isn't allowed is it. Yes it is, its existing. Well, they wouldn't do it now that wouldn't be allowed to do

Unknown 8:37

nothing. Okay, thank you. Back when everything was done was permitted. Yeah. What is across the street from your house, more residential area,

Unknown 8:53

there's it's there's two houses across the street from us. Yeah. do any of those have accessory buildings. The one on the corner of Peck road, and with you road does have. Yes, front yard backyard, but it's in the front side yard on the the west side of the house.

Unknown 9:25

Now you'll notice that the house on the north corner of Peck Road and woodview has a garage, four car garage there, that is equal to the back of their house, at the very edge of my property. Comment. Somebody, anybody read me. Did you get a look at the

Unknown 10:12

little hand drawn drawing here that poses a significant problem for us because it's just kind of hypothetical location for that building. It's hard to vote on a hypothetical.

Unknown 10:28

It's the only possible place that we could. I can put that building, and not be a problem with the properties on either side. We chose next to that wooded area unbroken cultivated area. Because of the nature of flat law and the problems that would be a worker bee, and trying to cultivate that, that locked in, take this. Major, major construction. So these folks that are moving, are still looking for a suitable dwelling. Yes, they actually don't expect this to be a permanent storage situation, not particularly down. Why could you not constructed on your date. That's the property to the East Coast. I wouldn't got her apartment, your house is sitting on. Okay, the property to the east of us, the electric is lines will have to be completely moved. And there's a utility pole in the middle of that property, that would prohibit us, of putting anything in that area. And then there will be another beat other problems of constructing a driveway, and the questions property, and what have you, is the reason we have not gone that direction.

Unknown 12:31

I'm just curious as to what can you do with this 1800 feet of space when the folks take their furniture out.

Unknown 12:38

He has covered some antique cars that he needs to store. And I'll be honest, I have an antique tractor that I need storage, I've got it in storage now out by Walmart, but we have that storage that we need to be able to also house on that network. Have you gotten any estimates as to cost of this building. We have a contractor, Freeman glitch. From Andover, that has given us a price of \$40,000

Unknown 13:31

and merges properly properties and are using full two acres for free. I'm sorry, kind of asking Jim, what do you need to know our zoning multiple properties and uses the full two acres to get 1800 square feet. On one. Pretty much would need to do as well, what,

Unknown 13:57

yeah. If the gallery wants to put it as less than an acre and a half or less than an acre and a half. He needs to combine the other one with

Unknown 14:14

that would satisfy the size of the building against the size of the property, you're not satisfied. Being located in Krakow.

Unknown 14:35

I don't know what the problem, or what the process would be. If they would be possible to combine the two laws, if that would be advisable.

Unknown 14:50

Well, as Gary just said, that would give you a lot, large enough to accept an 1800, square foot building. Since you're on two lots now you do not have that can just be a matter of getting a free survey. And then file with the planning commission. But if we're not satisfied with the location and

Unknown 15:18

views. So you said the property to the east of you were a part of your assets, you can't use that land because they, because of the cost of moving the electrical and putting a driveway and. Is that correct,

Unknown 15:34

yes, he still would have to completely. Reposition the microphone entrance, because it comes right in the middle of that property, and to go in behind the house. We have to completely redo the septic system which runs into fall

Unknown 15:54

behind the east side of the house so yeah she's only because there's electric lines there.

Unknown 16:02

And you don't really right. I don't know, we have drains coming from out to the gutter. From the cellphone controller, and we have an all women to the road. There is a township county the sewer system. And the best I can determine, is that are all that water brains in that sewer system there on windy road until we've not only got the liquid system we've got all that sewage system that we have to deal with.

Unknown 16:43

It might not understand that the, the septic system is for this phone. Yes it is. And it's routed across the token property.

Unknown 16:55

Yes. We are just at the rear of the house on this Eastern bloc of there are 2000 gallon tanks, and they drain into the third tank, which has a pump in it, which pumps the sewage back into a fourth tank back further, and then that charges history distributed to the back there

Unknown 17:28

in your current backyard that leech beds in your current backyard in that Eastern Bloc, yes. Oh it's entirely within the Eastern Bloc, but it's behind your house.

Unknown 17:43

Yes. And it runs crosswise the leech bed runs crosswise, on the lock, and there are four or five

major banks that distributes the water, the sewage back in that line. And it goes. A good 100 feet behind the house. Time to get the leech and everything else.

Unknown 18:11

The electrical lines that you mentioned, are they above ground or underground above ground. So that that could be moved. If you had. I do have a drive backwards septic system as that would help you guys see it. We can't hear you. More importantly, the microphone can hear you. Ma'am, that shows the approximate area that has septic tanks, etc. submitted as evidence. I ask you those questions. I think the Secretary. Do you swear or affirm that the statements you're about to make before this board this evening are the truth. as far as I know, yes,

Unknown 18:55

thank you, David, please handle Walter his neighbor,

Unknown 18:58

which neighbor, please. And the wooded lot side over here somewhere. Yeah this is west of Africa this property. Okay, so this is why a lot. You own most of those blocks to the rest of the park. Yes. So, this is his house this is Peck road, and the Health Department says septic is just behind his house. Make it one.

Unknown 19:31

Not quite. Nearly, so. Okay. Another indistinct drawing. And I see this circle. Yeah, yeah, shall we say, the five lateral regional centers.

Unknown 20:05

And behind the leech line we only have probably 40 feet of lawn to get into the wetlands that prohibits us from doing anything back in that area.

Unknown 20:21

But you could move that forward, we'll be closer to the road on this second lot your proposed building off to the side of your house.

Unknown 20:32

That's a possibility. You may need to do. Further questions, comments from the board, belong to the electric line. Properties, go on to the electric lawn, natural hedge. Is that like a main line. That is a steel ball wooden ball. So it's a Whipple, we put the ball in the middle of the yard, and it comes off of the line, products, East, West, along with the road. Any other comments. The, the philosophy is that my son and I used to determine the position of that barn was that the area, the area, it would be isolate, more of a detriment to the area to build that barn in the middle of that front lawn. That would be off to the side. And that's the reason one of the reasons we used to determine that the best spot for that building would be next to the tree lot and not out in the middle of the yard and preserve a little more of the atmosphere of the neighborhood.

Unknown 22:21

I don't know about atmosphere but it's pretty large in relation to your house might be larger than your house, because your house is shown here is 59 feet long. Now why.

Unknown 22:36

It's where we've got at least 36, because it's got three bedrooms on the eastern side. And those bedrooms are at least of 11 to 12 feet.

Unknown 22:58

And on the west side, you've got a 24 foot double garage plus a 12 years of 12 foot sitting room, family room behind the garage. So there you've got at least on the east and west, you've got at least 36 foot in width.

Unknown 23:24

Any other questions already for emotion and imbalance reality. I'm sorry. That's right. His house actually 212 square feet, according to Portage County Auditor so, So it would be a little bit in

Unknown 23:45

our area has been determined to be a wetland, it is wet. Especially lately, but actually the back part of our areas are made or what they call canned food soil which has better premium, the front half of Parker which is secretly soil, I didn't know they had things like that but I chatted with James via from Orange County's, water, soil and water conservation on that. So it would have to be approved by EPA for a COA just to designate a wetland on the back part for

Unknown 24:21

classes of wetland when we're back in the back part, excuse me, one six are you around, excuse me. We need to be involved in this. I'm sorry. I'm sorry. That's our engineers that manages wetlands,

Unknown 24:39

and the back end of my property I do have a spring. It's a natural spring it does dry up ever so. So, except for the past week or so it's normal not that but back there.

Unknown 24:52

As I've said for years we've been averse to allowing an accessory structure in front of a dwelling in this one, that is about the size of the dwelling and will become a garage

Unknown 25:06

is not very attractive to us. Who wants to make a motion pertaining to this application.

Unknown 25:26

The way it has been presented is the building does not meet the requirement for the square footage of that piece of property. And it is proposed to be placed in front of the existing dwelling. Those my motion is that we do not approve the variance Bz 807 2021

Unknown 26:06

I staggering that

Unknown 26:07

way to bear in mind with voting for this motion is to deny the application for the structure to the secretary call the vote please.

Unknown 26:17

Jeff Gaynor. Yeah, sorry. She called your motion is to not to deny the application, yes, yes, yes, Remy Arnaz, yes. Joanne McEwen. Yes. Gary long, yes, Claremore, yes. Okay, your, your request has been denied you think there are alternatives. And

Unknown 26:50

you can't make a building that big on that one piece of property anyhow so combining the properties would help you quite a bit. You don't have any idea how long this will be needed for the story for the furniture, it might be, what a year

Unknown 27:06

or two or something. I have no idea I might have to look into a self storage place for that. That's what we're doing right now, but the cost has become just astronomical, they are not cheap. No doubt. Man speaker.

Unknown 27:28

Yes. If it helps narrow down the timeline my mother's incredibly ill, So, it would be a

Unknown 27:37

short live that lamination on the property.

Unknown 27:42

Not really the request has been denied. I know. So, I understand that you asked about about time. Anything else,

Unknown 27:58

that's pretty much as far as the public is concerned, the board has some things we need to do paperwork and so forth. You're welcome to stay if you'd like.

Unknown 28:14

But that buildings \$40,000 I think gives you a lot of time and it's also a good place. But then you have a variety of. Yep. So there's no alternative to that.

Unknown 28:35

I think you have alternatives here. You talked about moving the electrical line and it's your, your line or Ohio Edison's lying to you. If you need to move that over here that can be done. It's an above ground line it

Unknown 28:50

doesn't

Unknown 28:52

present problems for for moving it.

Unknown 28:58

I don't know what else.

Unknown 29:00

But if we move the electric line, then you would approve a building like that on the eastern lot.

Unknown 29:08

It's still too big for 1.8 or one. You have to combine it into one or two maybe you will have my bill, you would have to build the building behind the front of the house,

Unknown 29:25

drop a line across the front of your house, and to be in compliance with zoning. The last would have to be combined and then accessory building would have to sit, either equal to the or the front of the houses, or behind that law. In order to be in compliance with zoning and not have to go through a process like this again. The thing is with the zoning code. You can't come back and ask for another variance, like this for two years. Oh, just in case you want to put it on the other side of the Prophet. He can't come back and ask for the same variance before two years, even if they combined the property, even. Yeah, you can't ask for the same variance twice within two years.

Unknown 30:18

So, we've got 93 feet on the side of the house. We're talking about a 50 foot by 36 foot. If we could turn that building width wise. We've got the 93 feet, we've got room, east and west. And we if we could go 36 feet from the front of the house to the septic tank, then that would allow us to do that.

Unknown 30:51

Is that what you're saying, and the two lots of combine the two lots would have to be combined so you get enough acreage, you have to need two acres or more, to build anything over 1200 square feet.

Unknown 31:06

So, you need to be careful when we're talking about this. If you do combine your properties, it's going to have to be serving. If you want to build this building on that property. You need to have an architect, put it on the property, so we have a proper stand office we can see the proper standoffs, in the proper location with relationships. Talk is cheap. When it passed. Okay. Regardless of the changes it's still to hear. Yes, yes, even though if they came back with variance for the other side, it's still the same variance request will be associated. Okay. Thank you. DREW What is the decision first. Should we journalize the proceedings first. Okay, I'd like a motion to journalize tonight's procedures and moving journalize variants request to zero to one Bz 80707 called

Unknown 32:40

Jeff Gaynor from Uranus. Join McEwen, yes, Gary long Claremore.

Unknown 32:46

Yes. What else is missing some minutes. Oh, do I have a motion to approve the minutes from the previous meeting as presented to us. Let me rephrase that. Do we have a motion pertaining to the minutes from the previous meeting, just to approve somebody. I think we're are. Oh boy, which tape recorder, we really need him. Where's typically move. Okay. I will be accepted minutes from the June 9 2020

Unknown 33:52

overplays Claremore. Yes, Gary Long John McEwen Vermeeren is Jeff King,

Unknown 34:03

Anything else, I understand. Someone somebody, some committee. Attorney, somebody, I don't know something is as maybe mentioned above our sidebars at our zoning meetings that was thinking for the attending a webinar on the Sunshine Law and, particularly, the use of executive sessions. The reason, and I'll speak to the files. The reason that we have sidebars, is so that we can make enable ourselves to make the proper decision for the client and resolve any misunderstanding of any statements or feeling for whatever.

Unknown 35:15

That is something that has to be done in an open meeting. The law is very specific of what you can go into executive sessions for, and it deals with employee discipline and discuss pending litigation with an attorney. And that's pretty much it. The trustees, our trustees have to abide by the same schedule, and they wanted to go into Executive Session, the other night, to discuss something, and they were told no, they couldn't do because they have a follow on. So the only thing anybody could go into Executive Session for is those two things I mentioned, we kind of skirted the law, before that in this day and age

Unknown 36:16

to be aboveboard and transparent. The issue, that's gonna be a lot more transcription before you take it down and send it to Washington.

Unknown 36:26

But this is, this comes from the state of Ohio. And this is something that the trustees, and elected officials, And anybody that works in government would like to

Unknown 36:40

attend, so shaylen and I both attended this the more recent one, and they were very specific for that.

Unknown 36:52

And

Unknown 36:53

talking about the prosecutor laughs because that's the same thing they say go by what is in the law, follow the law.

Unknown 37:03

So, kinda sorry to hear that it was a little special was were pretty useful. Well, we're just gonna have to remember, we still say what we need to say. We just can't say use nice words and spread names anymore. This actually might be better because they might have a better understanding of why we're doing what we're doing here are real thoughts, except for in the case of. But, you know we're good at it. I think we all, we don't want to hurt anybody's feelings we don't make anybody mad, but maybe they need to hear what we're saying. You have a point. Yeah. And they're legally entitled to. And they may they're happy with that or not. I feel bad about our decision tonight

Unknown 38:02

I really wanted to improve that. And I feel bad. On YouTube, or I think it was hard because I broke that down for me, go we just made a comment that we had to follow the rules. So that's why we're the three brains. Yes, we can make those types, we're going to adjust for our movement. Finally, I think we made the right decision. I just made this decision.

Unknown 38:34

I do too, because the building is about the same size as the house, and would have been way out in front of the house sort of grown. Got it. Getting while these folks were fairly reasonably clean but what happened to other neighbors

Unknown 38:50

come in and that sort of thing is for protecting the future. I can't believe that part of the septic system is another piece of property. That's pretty odd, isn't it. Fair enough. Someone who works with me to come over so today I'll show you what my settings is but the other thing that I wanted to bring up also. And I'm going to go on the record tonight on my pad. Just a second. Are you still recording. Okay. I've had some feelings about what I'm about to bring up for the past year so tonight was an example of not getting printed documents so we can better understand where the property is and what's on the property and where they want to build something tonight, we made a schedule of our own, as to where this building accessory building. I think there has to be something to said, Gentlemen, to the clients. Either you review or some reviews that we have those, those documents with the Lord and they have to be readable. If they're not readable. Then tell him to go back home and get something that is readable. The other thing. Going along with that, I think that we need a little respect for our meetings from standpoint that we need this documentation.