

RAVENNA TOWNSHIP BOARD OF ZONING APPEALS

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

Jeff Gaynor called the meeting of July 13, 2022 to order at 7:00 p.m.

R/C: BZA Board members present were: Jeff Gaynor – here, Remy Arness – here, Gary Long – here, Joann McEwen – here, and Claire Moore – here. Jon Summers, Acting Zoning Secretary. and Brett Psenicka, Zoning Inspector.

Jeff: Thank you. The record will show that we have a quorum.

We ask that the people in the back of the meeting room be quiet while we are questioning or hearing testimony from the applicants. Sometimes we get a lot of people here and you can't hear what's going on. So, the first thing that is on the agenda for tonight is Brian Loveland of Lovers Lane. Is Brian here? Will you step forward and be sworn in please? Do you swear or affirm that the statements you are about to make before the board are the truth?

Brian Loveland: Yes, I do.

Jeff: Name and address for the record please?

Brian: Brian Loveland, 3047 Lovers Lane Ravenna Township.

Jeff: And the nature of your request?

Brian: Extending a garage addition.

Jeff: How large is this addition?

Brian: 30 by 56

Jeff: How large is your lot?

Brian: I don't have my paperwork.

Jeff: It's in the paperwork?

Brian: Yeah it's in the paperwork there, but I believe it is less than an acre.

Remy: I have 0.81 acre in the request.

Jeff: Thank you. And what would be allowed on that lot? 1,200 square feet?

Remy: Yeah, 1,200.

Jeff: And you have a garage there now?

Brian: Correct.

Jeff: And you're going to be adding to that garage?

Brian: Correct.

Jeff: How big is the current garage?

Brian: 22 by 24 I believe.

Jeff: And the proposed addition?

Brian: 30 by 56

Remy: 1,680 square feet

Jeff: What do you need that large of a building for?

Brian: Building my retirement home. I have basically, if you look at my lot, it's pretty secluded right now, set back wise. I have a 30 foot long fire truck, I have a tractor, I have like six pallets of implements for the tractor, I have three cars, a 22 foot trailer, so I'd like to get a lot of that under cover instead of being out in the open. The fire truck is a restoration project so I don't currently have an undercover roof to do that project, so I'd like to get it under cover.

Jeff: Do we have a plot showing the property involved and the location of the garage? I don't see it on my ...

Brian: Yeah, it should be in the application

Claire: So the square footage of your garage is going to be larger than the square footage of your home?

Brian: Correct. It's all set back from the home. The lots an odd lot, it's a rectangular lot, so it's very deep but not as wide. I had actually got a zoning permit to build on it, I think it was back in '97. I was going to add a third bay and set it back, but it would have been too close to the property line. I had to get a variance for not only the square footage but for property line and I think for the height of it too at the time. So this, doing this with this going straight back would only, I would only need a variance for the, you know I took care of the other problems, I would just need it for the area.

Jeff: Are you going to meet the required set backs from the property lines?

Brian: Correct, correct.

Brett: That lot is 435 feet deep, 90 feet of frontage.

Jeff: Any questions, comments from the rest of the board?

Remy: How are you going to manage drainage, runoff, because that is covering a lot of area? I don't know if there are any neighbors back there but you'd need to worry about ground water.

Brian: There is already a yard drainage system in there, and I've already got it tied in. The yard is well drained. There's a creek on the back border of the property, I think it is called Eckert's Ditch now, but the storm drains to the creek. It's going to be, my opinion the people that, the garage was already existing with the house when I bought the property 35 years ago, in my opinion it's too low, so this is going to be built like one block, about 16 inches, above grade, to the current garage, so there won't be any drainage problems and it will be graded out to the yard from there.

Jeff: So you're just about at the intersection of Red Brush and Brady Lake, is that right? Yeah, because there's Lois coming in there.

Brian: It's about half way down, about three quarters of the way down.

Claire: Straight down Lovers Lane, on the right hand side if you're coming from Cleveland Rd.

Jeff: Yeah, because here's Lois Lane, it deadends against Brady Lake Rd near Redbrush Rd, right?

Brian: Uh, Lovers Lane? Yeah. It's right near the ditch if it shows the creek on there.

Claire: Yeah, he's on Lover's Lane.

Brian: Yeah, I'm probably a half mile from Redbrush, I'm always down.

Jeff: So, any more questions, comments from the board? How is the structure going to be finished. Will it be compatible with your house and the existing garage?

Brian: Yes, it's going to be, I have an existing steel roof and siding on the garage now, and the new garage will have steel roof and aluminum siding on it now.

Jeff: Which type of steel.

Brian: It will be like ribbed siding. The garage will be stripped, leaving the roof, and I'm going to continue the siding for the new addition back to the garage, so it will look like one building, you won't hardly be able to tell that it will be two different buildings. And really the set back, you won't even, if you're coming from the west you can't see it because it's set too far back on the property and from the east you have to look for it because it has such a setback. And there's a pond right next to my driveway, so ...

Claire: Is there a reason you want it so large? My issue with this is, it's bigger than your house.

Brian: Right, right.

Claire: And I understand that it is hidden from the road for the most part, but ...

Brian: Well, I work with some big stuff. I've got a 1974 Ford cab over 30 foot long fire truck, it was a double pumper out of Pennsylvania, and I'm stripping the pumps out of it and I'm going to use it for a utility truck, but it is basically a semi-truck. Also I have to have a tall ceiling because it is a classic cab over, so to get to the engine you have to tilt the cab, so I have to have the ceiling height to get to the cab.

Jeff: What's the overall height of the structure?

Brian: 18 foot, it's right at the limit. I need a lot of storage, I just have a lot of stuff. I'll probably put power racks in and put my tractor implements on pallet racks and stack them inside and such, get them out of the weather.

Jeff: Any other comments? Questions?

Remy: Any similar structures in the area?

Brian: All over the place, right next door, across the street they, actually the one across the street was just recently they built last year I believe. And uh, Lovers Lane has got a lot of structures like that. You have Hayes down the street, um, I'm trying to think of who else, Dave Roberts, construction company, he lives across the street, they all have that large or larger structures.

Claire: They're all in proportion with the homes though, right?

Brian: Well, nobody really notices because other than the one that was built last year at the other house, they're all set back, nobody sees them. So there is nothing to compare them to because you don't see them. There's no visual comparison, I mean.

Jeff: Anyone else in the audience have any comments? Are we ready for a motion? The chair will entertain a motion pertaining to the request by Mr. Loveland.

Claire: I move that we deny BZA 2022-003.

Jeff: Any comments or discussion on the motion? Do I hear a second? Do I have a second on the motion? Claire, can you repeat your motion? Your motion was to deny the request?

Claire: Yes, and my reasoning for that is because of the size of it in proportion to the home.

Jeff: We're in need of a second or the motion dies for lack of a second. OK, the motion is moot. So what do we want to do now, would somebody else like to make a motion?

Joann: I move that we grant variance BZA #2022-003 for Brian Loveland of 3047 Lovers Lane requesting area variance under the section 610.03 in building a garage or addition in excess of the permitted square feet.

Gary: I second that.

Jeff: Will the secretary call the roll please.

Jon: Jeff, yes; Remy, yes; Gary, yes; Joann, yes; Claire, no.

Jeff: OK, your request has passed. There is a 30 day period where any concerned parties can file an appeal legally against this decision and any action taken by you during that time is at your peril. Other than that, I think we are done. I mean the board is not done, but you are done.

Brian: Alright.

Jeff: Next. Eros Case of 3138 Brady Lake Road requests the building of a detached garage/accessory structure in excess of the property's permitted total square footage. You're Mr. Case?

Eros: Caso

Jeff: Do you swear or affirm that the statements you are about to make before the board this evening are the truth?

Eros: I do.

Jeff: Thank you. Ok, the nature of your request is to build a detached garage or accessory structure in excess of the property's permitted total square footage. Do you have a garage now?

Eros: Yes, I do. It's just very small.

Jeff: Is it attached or separate?

Eros: It's detached.

Jeff: It's detached?

Eros: Yes.

Jeff: Will you be adding to that?

Eros: No, I will be putting it in the southeast side of my property. If you look from the road, that garage that is existing almost looks as if it is attached because of the way the porch sits, so it sits farther forward.

Jeff: How big is this structure?

Eros: It will be 30 by 40, 1,200 square feet.

Jeff: And your existing garage is?

Eros: I had it written down on another paper, but I believe it is only 400 something.

Brett: 336 square feet, 24 by 14

Jeff: Am I mistaken, or he is not allowed to have two accessory buildings?

Brett: He is permitted two.

Jeff: On that sized lot, OK. What sort of structure is the new garage going to be? What type of construction?

Eros: A pole building.

Jeff: The siding or whatever will be compatible with your house?

Eros: Yes, it will be darker, but we will be making the house darker for a closer match.

Jeff: OK. Any other questions, comments?

Remy: Same kind of question – the drainage and everything because again you are covering a lot of space and you have to worry about neighbors, water runoff and you don't want to flood someone else's yard.

Eros: Sure. Sunbows drain tile actually backs up to my, his hay field backs up to me. I've been communicating with him and I will be tying into his. I can take a French drain and take it straight to the road along my driveway.

Remy: Are you planning on putting in a driveway to this structure?

Eros: My parking lot will be pretty much right at the apron.

Remy: And what is the purpose of this structure.

Eros: Mainly storage. I have three trailers, two trucks and two cars in my driveway, and lots of kid toys, everywhere.

Jeff: Blame it on the kids.

Eros: Gotta try.

Remy: And did you have any plans to tear down the existing garage?

Eros: Back to the whole drainage thing, I would probably not. And I think it would improve the property if I made an addition instead of taking out the existing.

Claire: So with the two buildings, the old one and the new one, the square footage would be 1,536 square feet. Is that correct?

Eros: Yes.

Jeff: And how big is the lot?

Eros: Roughly 1.25 acres

Gary: What's the square footage of your home?

Eros: I believe it's 1,440, right around there.

Remy: Is your current detached garage used as a garage? Because from the pictures it doesn't seem that you use it as a garage.

Eros: No, not really. The door, on the south side there is a garage door, but it is extremely small and fills up very fast.

Jeff: Any further comments from the board?

Gary: You are going to meet normal side yard setback requirements?

Eros: Yes.

Miscellaneous talking.

Jeff: All set? Any other questions?

Gary: Could you elaborate on the drainage? You said that you would pick up the drainage and put it into the storm sewer of Sunbow?

Eros: No, he slopes towards me and I have a crock close to either corner by the road. I already have on either side of my drive, or one side of my drive and the west side of my house, so I would be tying in one of those, the backside of the driveway, with my downspouts.

Jeff: And they are in agreement with this?

Eros: I'm just using his slope. His crock would actually be giving me water, his drain tile, essentially.

Jeff: I just didn't want there to be a legal note.

Eros: No. It's just farm tile, is really all it is, in the field.

Remy: So essentially he slopes to you, you don't slope to him.

Eros: Yeah, I catch all of his water.

Remy: So your water wouldn't go onto his property, his would go on to yours.

Eros: With a transit, I think from the back of the building to his is a two foot slope, I mean it has a lot of fall, towards me.

Jeff: Anything else?
Remy: Anything from the audience?
Jeff: The chair will entertain a motion pertaining to this request.
Remy: I move that we accept BZA #2022-004 from Eros Caso of 3138 Brady Lake Road as submitted.
Jeff: Do I have a second?
Claire: I second.
Jeff: The secretary will call the roll please.
Jon: Jeff, yes; Remy, yes; Gary, yes; Joann, yes; Claire, yes.
Jeff: OK, your request has passed. And as I said before, there is a 30 day period where any concerned parties can appeal this decision so any action taken by your during that time is at your risk.
Eros: OK, thank you.

Jeff: BZA 2022-005. Vince Coia of 3960 Summit Road wants a variance to change the 20 foot set back to 10 feet. Do you swear or affirm that the statements you are about to make before this board are the truth?

Vince: Yes

Jeff: Thank you. Why do you need this change?

Vince: Do you have the overview of my property? OK. If I may.

Jeff: Certainly. You may approach.

Vince: I've circled my lot number with my address with a blue marker in the left corner next to my property. If you look at the picture, you'll see my neighbor, if you're standing in the back of my lot to the left, there's a pole building back there and he's 10 foot off the property line. And that is what I would like to have, is the same as he does.

Jeff: Repeat that, Vince.

Vince: The neighbor, if you're standing in the back of my yard, you're kind of looking to the west, to the left, he's, that pole building there, those duplexes, he's 10 foot off the property line. And that's where I'd like to put my building, is 10 foot off the property line.

Jeff: What's the other little thing here

Vince: That other little building in my yard, that was a 12 by 12 storage shed that I have removed. That was one of those Carter little building, little kits that you can buy. I took that out and that's no longer there. The two little gray masses on either side of that storage building, in that picture, are trees. So my intent is to put the building between those trees and be 10 foot off that back line, which is the property line of the old mower shop. And judging by ...

Jeff: Ten feet off the rear line, not the side lines?

Vince: Right. The sides aren't a problem. Cutting it to ten foot on the setback instead of twenty would make it much easier for me to back my boat trailer, utility trailer, if I was to drive one of my vehicles it would make it a lot better of an angle to get it in there than it would be than if it was another 10 foot farther up towards the house.

Jeff: Are you putting a driveway to this building?

Vince: The space between my privacy fence, by the duplexes, and my side of my house, there's enough room to get that in there, and then I'm going to use the excavating company that's in the old mower shop, he'll put in some crushed limestone in there, or asphalt grindings, to put a solid drive back to that building. The building itself has been approved. It is at the limit as far as what I can do with the building, it's a 1,200 square foot building. It'll be a 30 by 40, metal roof, metal siding, concreted, I'll have electric in there.

Jeff: I'm curious, what type of metal roof?

Vince: I don't know, the contractor, Plazo, out of Streetsboro, he's doing the building. All I did was settle on a color. But it is going to be a metal roof.

Jeff: I just got an estimate for a standing seam metal roof on my house, just a shade over \$100,000.

Vince: Well, this building is going to be about a half as what that is going to cost you there. The building was approved a while back. Basically, the building is good, I'd just like to cut the setback in half, to have a 10 foot setback. It would just make it so much easier to access it.

Jeff: The next building on the other side of that line, the one you want to be 10 feet from, is what, probably 50 feet away?

Vince: You mean the one to the old mower shop?

Jeff: Yeah.

Vince: Oh, yeah, there's plenty of room between me. He's made that, used to be yard that was mowed, he put crushed limestone and just made a parking lot. So, there's nothing there. The closest building to my building would be the old warehouse, which there has to probably 50 foot at least. Yeah, he's not close. I know he's not planning on doing any additions and stuff because he hasn't really come close to filling up what's there because he's renting out space to Meyer's Appliance. They're there almost everyday picking stuff up or dropping stuff off. And if he did add another building, he'd have to put in a sprinkler system. That's why my dad never added any more buildings.

Jeff: Good reason. That's a lot of money.

Vince: Yeah, they're very expensive.

Jeff: You have pressurized water out at Summit, don't you.

Vince: There's city water, and County sewer.

Jeff: Any other questions, comments from the board?

Remy: Oh the usual. Drainage?

Vince: What I'm going to do, in that picture that I gave you. The lot to the right, it's an empty lot, that's my lot, and Mr. Bazzerri was nice enough to kind of make a little swale there because there is a drain in that lot, and it does go out to the road. There is a catch basin out there. So, what I'm going to do, either him or Mr. Plazo, kind of maybe run the grade so it goes over towards the property and it catches that drain and goes that way.

Gary: Are you going to run power to the building?

Vince: Yes, I think the easiest thing to do is going to be to have the electrician, which he uses Ferrara Electric, to trench a line from my garage to the building.

Remy: And what is the purpose of the building?

Vince: Storage. Like I said I have a boat that I'd rather have on my property instead of taking to the fairgrounds every year to store because it seems like the weather is really bad taking it there or bad pulling it out so I can be more discretionary. That and I've got a utility trailer, I've got mowers, I've got my dad's old farm tractor that's being restored, so I'll have it on the property. My wife would like to reclaim part of the garage.

Remy: And have you looked at like instead of 10 feet you looked at 15 feet so there is a smaller variance, so that there's half the distance?

Vince: Well I walked it and at first I was kind of surprised to see twenty foot and I was kind of perplexed as to why it would be twenty foot instead of ten. I can understand why the side lots are ten, as far as that goes, but I mean I'm not even close if that thing would catch on fire it's not going to hurt that warehouse back there because there's a big enough gap in there. Yeah, but I tried blocking it to have a twenty foot setback and I thought I was really too close to the house that way, and I'd just feel more comfortable by having it back at ten. And I did mention something off the cuff to Mr. Bazzerri and he didn't seem to have an issue with it. In fact he's letting me use his parking lot as a staging area so when I start building I'm not messing my yard up.

Claire: Are there any other buildings out there, Vince, other than the old mower shop and your neighbor that are set that far?

Vince: There's another building farther that you can't see in that picture that's set back the same way. The setbacks, of course, at the mower shops are kind of different as far as that goes. We sent out, Brett had me send letters out to all the adjoining property owners plus I made sure that they even went to the individuals on the corner of Fox and Harvest who are actually in the city, and only one is a PMHA property so I didn't think that they would show up. And then the

duplexes, those are owned by some type of company over in Kent, I can't remember the name but you know of course they didn't show up, I didn't think they would have a problem. I think that one of the guys that owns, has an interest in that is Mr Kunar and one of the other individuals is Mr. Boleno from Portage Community Bank so if there was a problem I would think they would be here.

Gary: The 10 foot setback, doesn't bother me other than it doesn't follow the regulations, but by having the 10 foot setback he's really in line with his next door neighbor, I have no issue with that at all.

Jeff: OK, I understand. The chair will entertain a motion pertaining to this request.

Gary: I'll move that we grant the variance request BZA # 2022-005 for Vince Coia at the property of 3960 Summit Rd in Ravenna Township as written.

Remy: I second the motion.

Jeff: Call of vote please.

Jon: Jeff, yes; Remy, yes; Gary, yes; Joann, yes; Clair, yes.

Jeff: OK, your request has been accepted.

Vince: Thank you.

Jeff: Remember what I said to the other folks, you have a 30 day appeal period.

Vince: Yes.

Jeff: So, we're OK.

Vince: Alright, thank you.

Jeff: You're welcome.

Brett: Jeff, before we adjourn, the last meeting we had April 27 you reviewed the meeting minutes that Michelle had discovered and clarified.

Jeff: Yes.

Brett: Minutes from that meeting are still to be transcribed, if we could just table that until next time.

Jeff: OK.

Gary: Brett, that's where the, that's on the one where we had everybody talking and we had poor recording? Is that the one? The reason I'm asking that is because I think Michelle sent me minutes and said, "Gary, for approval at our next BZA meeting" and this was for the March 10th meeting. I don't know why she sent it in the mail, but I'm bringing it up because I have that and no one mentioned it. It was for, BZA # 2021-003 by Ted Wynns, on 2904 SR 59 in Ravenna, the request is to convert a building that was to be retail sale situation to an indoor storage facility.

JoAnn: Isn't that the one where, we did get that and we needed to make corrections and she was going to redo it.

Brett: That 2021 issue Michelle actually discovered after your mailings went out so I don't believe that was addressed at that meeting. So, the April 27th minutes will be transcribed and then produced for your approval at the next BZA.

Gary: So this one is her rewrite which I read and I didn't see anything wrong with it. So this is just moot?

Brett: I will double check if March 10th minutes have been approved.

Gary: OK. Should we hold on to this?

Brett: I know she has it available somewhere, Michelle was diligent, but I will make a copy for myself, so you can hold on to that. Those are March 10th?

Gary: March 10th, BZA 03

Brett: Of 2021.

Gary: This was on the meeting night of March the 10th. Oh wait a minute. That says March 10th, 2021. Is that a typo?

Brett: No, those are older

Jeff: That's where we denied Ted Wynn the final request to spend another couple of years working on that building. And he no longer owns it which is a good thing

Gary: Yeah, I think it's done.

Jeff: OK, thank you.

Brett: You're welcome.
Jeff: OK, we need to vote to journalize tonight's decisions.
Remy: I so move.
Jeff: The board has made three decisions this evening, and we have a motion to journalize those three decisions. Do I hear a second?
Joann: I second.
Jeff: Call the roll please.
Jon: Jeff, yes; Remy, yes; Gary, yes; Joann, yes; Claire, yes.
Remy: To be clear, we are journalizing BZA #2022-003, BZA #2022-004, and BZA #2022-005.
Jeff: Yes.
Remy: On next.
Jeff: Now, to our new secretary. I don't know if it makes any difference, but the other secretaries, well especially the one that was here for so long, called the names in different orders every time we took a vote. So the same person is not voting first, or last, or whatever.
Jon: Well I am not your new secretary, I'm just filling in and I'm just going on based on the order so I can ...
Jeff: OK
Jon: Cuz I don't know who's who, so I can ...
Jeff: OK, like I said, I don't know if it makes any difference anyhow.
Remy: Well if there is contention or somebody is hesitant, I think it is worth while to mix it up.
Vince: If it makes you feel any better, I am always the first one that the fiscal officer goes to for a vote. There's no mixing it up.
Claire: You're put in the hot seat every time.
Vince: Yeah.
Remy: I move that we adjourn unless there is any other old business.
Jeff: We have a motion to adjourn. Any opposed? We stand adjourned.

Meeting adjourned at 7:45 p.m.

Respectfully Submitted

Jon Summers
Ravenna Township
Acting Zoning Secretary

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