

The regular meeting of the ROOTSTOWN ZONING BOARD OF APPEALS was held on Tuesday, July 17, 2012 at 7:00 P.M. at the Rootstown Town Hall.

Those present:

Troy Cutright  
James Manion  
Derek Ball  
Jennifer Milnes

Those absent:

Patricia Saillant  
Tom Giovagnoli  
David Rimar

Also in attendance:

Zoning Inspector, Jim Mahood  
Assistant Zoning Inspector, Van Black  
ZBA Secretary, Mary Ann Greer

Mr. Cutright called the meeting order. Mr. Cutright introduced the Board members and explained the evenings' procedures (the application could be heard by the board of 4 or tabled until a full board (5) was present).

The first item on the agenda was an application for a variance from Section 310.09 b, 1 for construction of an accessory building where the location of it would be considered frontage. Also due to the slope of the lot, there is only one flat place to put the accessory building for property located at 3262 Bent Oak Trail in an R-2 District submitted by:

David & Christine Hocevar  
3262 Bent Oak Trail  
Ravenna, OH 44266

Mr. Cutright swore in David & Christine Hocevar, 3262 Bent Oak Trail, Ravenna, Ohio. He also swore in James Mahood, Zoning Inspector. Mr. Hocevar said he would like to put up a shed. The house is located on a corner lot. This makes putting the shed in the back a disadvantage due to the slope of the lot and the lot being a corner one. He would like to put the shed in the side yard.

Mrs. Hocevar said they were open to suggestions. She has spoken to the neighbors and they are okay with the location of the shed.

Mr. Mahood went over and was shown where they wanted it. Mr. Mahood said the setback from the front was 40 feet off the right-of-way. Mr. Mahood said there was a drop off in the back yard. They would like to keep it in line with the house next door.

Mr. Hocevar said there was not much room in the back with the deck being there. The largest area was off to the side of the house.

Mr. Manion said he just wanted to clarify with Mr. Mahood the setback from the frontage was 70 feet. Mr. Mahood said it was 40 feet. Mr. Manion asked why they were asking for a variance. Mr. Mahood explained it was still a front yard since it was a corner lot. The shed needs to be to the side and the rear. If it was put in the back, it would be 3 feet from the house.

Ms. Milnes asked what were they asking for. Mr. Mahood said it was off the side. Mr. Mahood showed Ms. Milnes where they wanted to put the shed. Ms. Milnes thought it was 70 feet. Mr. Mahood said not in the district. They are asking it to be considered a side yard.

Mr. Manion said they were lining it up with their neighbor's house. Mr. Mahood said when you have two front yards and it says the shed has to be to the side and the rear.

A discussion was held on the location of the shed and if it could be moved to the back.

Mr. Cutright asked the audience if there were any questions, comments, or concerns.

Mr. Mahood said being a corner lot with the drop off, that was the hardship.

Mr. Manion asked if there was any way to move the shed back. Mrs. Hocevar said yes. Mr. Manion said then the door of shed would be on the slope unless you turned it around and have the doors facing differently. Mr. Hocevar said he was trying not to bunch everything together. They were trying to space them apart.

Ms. Milnes asked how far the garden from the house was. Mrs. Hocevar said it was 15 to 18 feet.

Resolution ZBA 2012-004. Mr. Cutright said due to the nature of the property at 3262 Bent Oak Trail; the application for the variance from Section 310.09 B, 1 be granted to keep the shed in the general vicinity no closer than 20 feet the back or side of the house and 5 feet off the property line and meet all zoning requirements and intrude in the front lineage of the neighbor's house. (A discussion was held on the location of the shed) Ms. Milnes seconded it. A vote was taken as follows: Milnes – Yes Manion - Yes Ball – Yes Cutright - Yes. The motion carried unanimously(4/0).

Resolution ZBA 2012-005. Mr. Ball made a motion to accept the minutes of April 17, 2012 meeting. Mr. Manion seconded it. The motion carried unanimously (4/0).

Mr. Cutright adjourned the meeting.

Troy Cutright, Vice Chairman  
ROOTSTOWN ZONING BOARD OF

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