

Revised 9/30/2020

APPLICATION FOR
RAVENNA CITY ZONING PERMIT
530 N. FREEDOM STREET
RAVENNA, OH 44266

Owner/Applicant Name: Tyler Ralston Phone: 330-414-9546

Owner/Applicant Address: 252 Highland Ave. City: Ravenna State: OH Zip: 44266

Property Address: _____ City: Ravenna State: OH Zip: 44266

Describe Zoning Use: ☒ Residential ☐ Commercial

Zoning Classification: R-4

Minimum Floor Area Per Dwelling Unit: _____

Lot Size: 60 x 170' Area: 0.23 Acres

Existing Building Size: _____ Area: _____

Size-New Building or Addition: _____

CODE	EXISTING	PROPOSED	VARIANCE	APPROVED
3		6	3	

Parking Spaces #: _____ Sq. Ft. _____

Comments:

% of Lot Coverage: _____ % of Open Space: _____

Minimum Lot Width at Building Line: 60 ft

FRONT Set Back: 20 ft (1 family)/40 ft (2+ family)

REAR Set Back: 25 ft (dwelling)/10 ft (accessory)

SIDE Set Back: 10 ft/5 ft one side

Maximum Height: 35 ft

Date to Board of Appeals: 5/30/23

1436.01...provided that no fence, wall or hedge in a front yard area shall exceed three feet in height

1278.08 (a) Corner Lots. Corner lots in all districts are required to have the minimum front yard requirements, as indicated in that district, facing both streets.

The proposed fence does not meet the required 3 ft. height in the front yard. Resident is seeking a 3 ft. variance.

Zoning Inspector: R Finney

Date Rejected: 5/9/23 Date Approved: _____

Chairman Zoning Board: Tim Thomas Date: _____

APPLICANTS MUST APPEAR BEFORE:

☒ BOARD OF ZONING APPEALS

☐ PLANNING COMMISSION

VARIANCE(S): _____

SITE PLAN APPROVAL: _____

CONDITIONAL ZONING APPROVAL: _____

CITY OF RAVENNA
APPLICATION FOR ZONING VARIANCE
TO: THE RAVENNA CITY BOARD OF ZONING APPEALS, RAVENNA, OHIO

Pursuant to law, the Board of Zoning Appeals has authority to vary the application of building and zoning regulations authorized by Section 1264 of the Codified Ordinances.

Please identify your request for variance as it relates to the foregoing and state it below under Description of Case.

Applicant: Tyler Raiston

Mailing Address: 252 West Highland Ave, Ravenna 44266

Telephone: (Home): 330-414-9546 (Work): _____

Owner: Tyler Raiston Address: 252 West Highland Ave

Lessee: _____ Address: _____

Premises affected are situated on the _____ side of _____

And known as lot number _____ in the _____

Present zoning _____ Street address of parcel _____

The present owner acquired legal title to the premises on _____

DESCRIPTION OF CASE

Applicant will state the **practical difficulties** or **particular hardship**, if any, in the way of carrying out the strict letter of the Ravenna Zoning Ordinance, stating also the principal points, conditions or circumstances as to structure or premises affected with a description of proposed work. Please summarize below with a full description of the case on a separate, attached document.

The criteria on the reverse of this application must be met by the applicant(s) before a hearing is scheduled before the Board.

Pursuant to section 1264.04, the Board of Zoning Appeals shall meet at the call of its Chairperson and at such times as it may determine. All meetings of the Board shall be open to the public. A fee of \$100.00 must be submitted at the time of filing the application.

I hereby depose and say that all the above statements and statements contained in the papers submitted herewith are true.

Applicant

Date

Notice of this application was filed with the Secretary of the Board of Zoning Appeals on May 9, 2023

530 N. Freedom Street
330.296.5607 PHONE
330.296.1280 FAX

REVISED 8/14/20

CITY OF RAVENNA

DATE _____

RESIDENTIAL BUILDING APPLICATION

EST. COST 3,500

WRITE IN ALL
INFORMATION

EST VALUE

PARCEL #

LOT ACRE

ALLOTMENT NAME OR

LOCATION - LEGAL DESCRIPTION

CHECK BOX
OR WRITE IN
TYPE OF WORK

NEW BLDG ☐ EXIST BLDG ☐ OTHER STRUCTURES Fence 6' wood privacy
ADDITION ☐ ALTERATION ☐ REPAIR ☐ OTHER WORK _____
SIGNS ☐ MOVING ☐ SIDING ☐ DEMOLITION ☐

RECEIVED

APPLICATION IS HEREBY MADE FOR PERMIT TO DO WORK AS FOLLOWS
CLASSIFICATION OF USE GROUP

APR 13 2023

SHOW NUMBER
OF UNITS

SINGLE FAMILY DWELLING ☒ DUPLEX ☐ 3 FAMILY ☐ APARTMENT ☐

RAVENNA BUILDING DEPT.

PROJECT ADDRESS 252 W. Highland Ave

ZONING YES ☐ NO ☐
APPEAL?

OVERALL DIMENSIONS _____ TOTAL FLOOR AREA (ALL FLOORS) _____ SQ. FT.

NO. OF STORIES _____ TYPE OF FOUNDATION _____ TYPE OF FLOOR _____

TYPE OF EXTERNAL WALLS _____ TYPE OF INTERNAL PARTITIONS _____ TYPE OF ROOF _____

CONNECTION TO SEWER _____ CONNECTION TO SEPTIC _____ WATER SOURCE _____

NO PART OF THIS BUILDING WILL BE NEARER THAN _____ FT _____ INCHES TO NEAREST ADJOINING PROPERTY LINE
NO PART OF THIS BUILDING WILL BE NEARER THAN _____ FT _____ INCHES TO NEAREST BUILDING
NO PART OF THIS BUILDING WILL BE NEARER THAN _____ FT _____ INCHES FROM STREET RIGHT OF WAY LINE

BUILDING OWNER Tyler Ralston

ADDRESS 252 W. Highland Ave

E-MAIL traston17@gmail.com

PHONE # 330-414-9546

GENERAL CONTRACTOR

ADDRESS _____

E-MAIL _____

PHONE # _____

PLUMBING SUB-CONTRACTOR _____

ELECTRICAL SUB-CONTRACTOR _____

HEATING SUB-CONTRACTOR _____

SIGNATURE OF APPLICANT Tyler Ralston

PERMISSION IS HEREBY GIVEN/DENIED TO DO THE ABOVE WORK ACCORDING TO THE CONDITIONS HEREON AND ACCORDING TO THE APPROVED PLANS AND SPECIFICATIONS PERTAINING THERETO. SUBJECT TO COMPLIANCE WITH ORDINANCES OF THE CITY OF RAVENNA AND STATE OF

OHIO. CONSTRUCTION TO BE COMPLETED ON OR ABOUT _____ 20____.

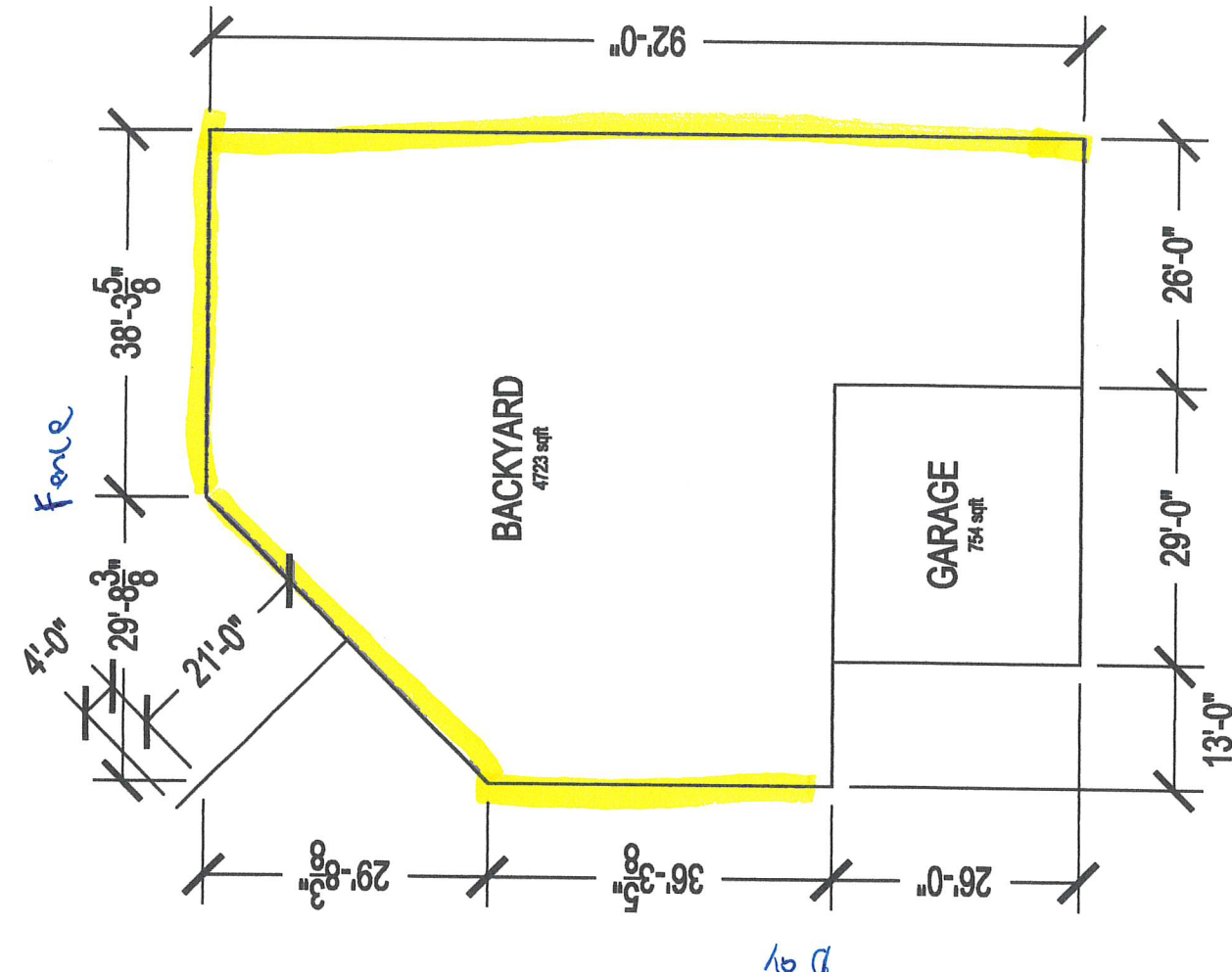
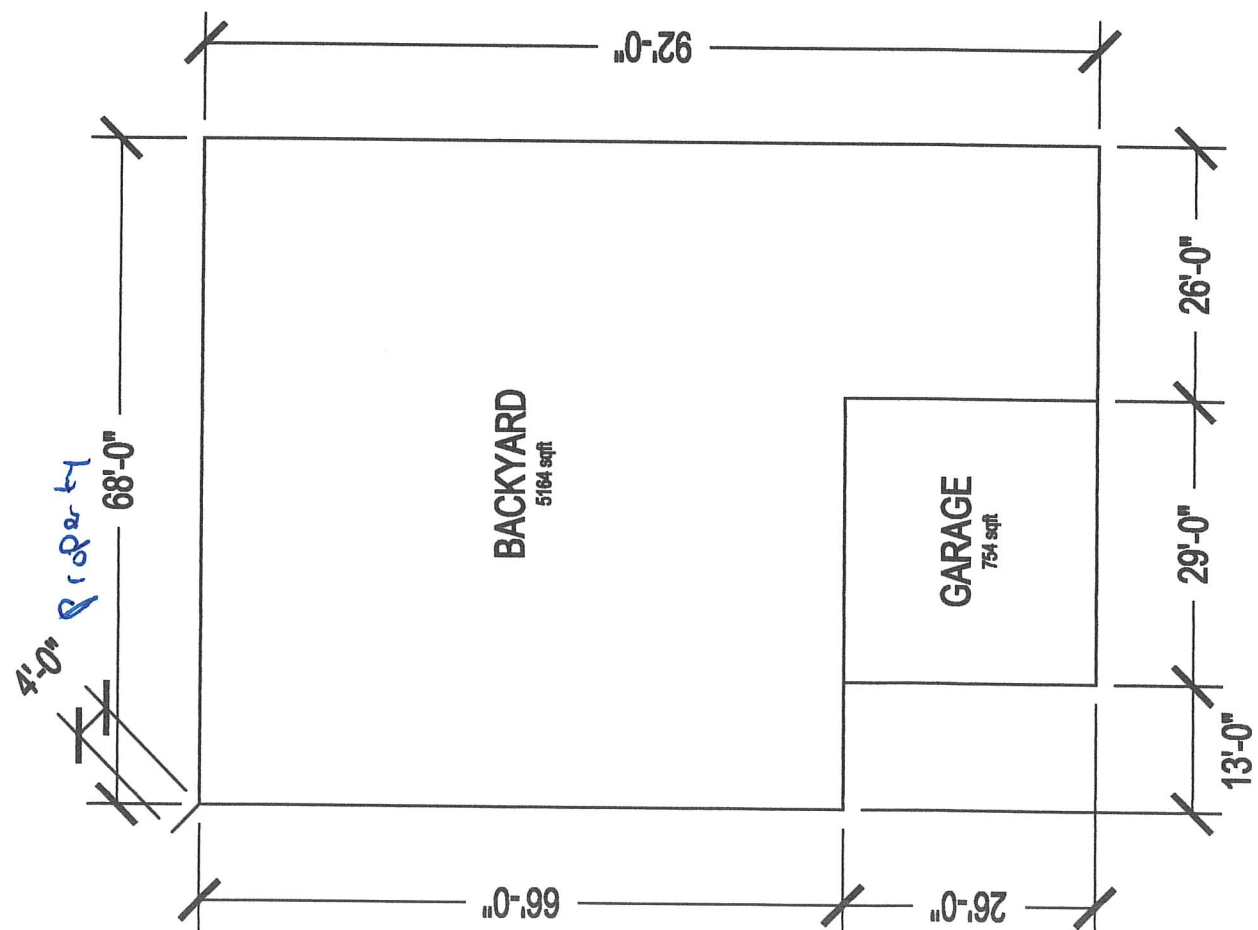
DATE _____ 20____ APPROVED BY _____

RESIDENTIAL BUILDING OFFICIAL

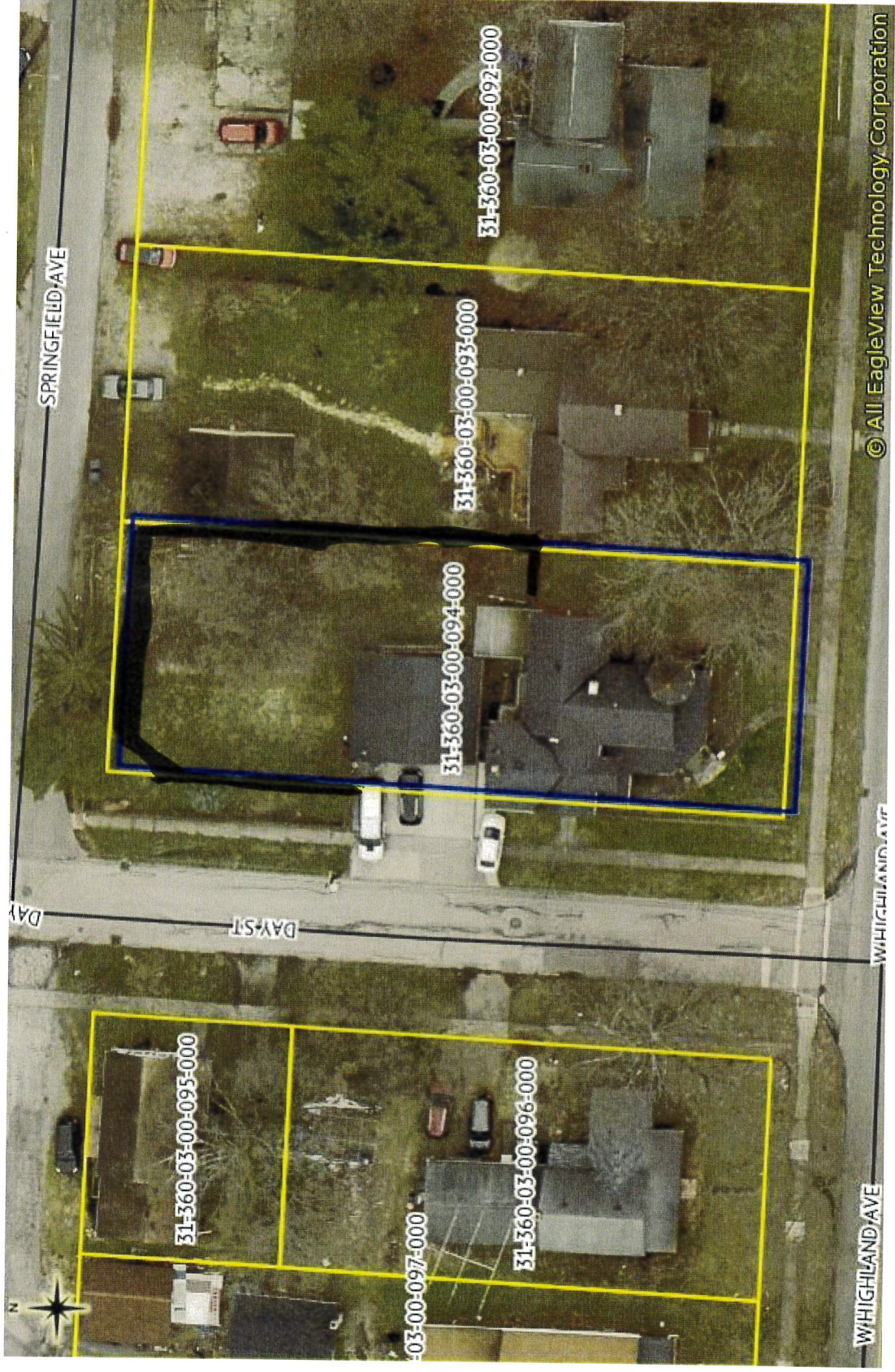
WARNING! PERMIT MUST BE POSTED ON THE SITE OF THE WORK - STREET SIDE. BE SURE YOU ARE FULLY INFORMED ON BUILDING AND ZONINGS LAWS BEFORE BEGINNING YOUR WORK - PERMIT VALID FOR 365 DAYS. ALL WORK TO MEET R.C.O. 2019.

Palston
252 W. Highland Ave

Springfield Ave



252 W Highland



31-315-01-00
31-360-03-00
31-360-04-00

TRANSFERRED .50
Sec.319.54 (G-2)
Sec.319.202 900.00

JUN 17 2022

Janet Ralston
Portage County Auditor



Doc ID: 006513700002 Type: OFF
Recorded: 06/17/2022 at 03:11:31 PM
Fee Amt: \$34.00 Page 1 of 2
Portage County Ohio
Lori Calcei County Recorder

File **202210865**

Reserved for County

Reserved for Recorder

SURVIVORSHIP DEED

(Sect. 5302.17 O.R.C.)

Todd Samblanet (Married), the Grantor, for valuable consideration paid, grants, with General Warranty Covenants, to Tyler J. Ralston and Amelia E. Ralston (Husband and Wife), the Grantees, for their joint lives, remainder to the survivor of them, whose tax mailing address is 252 W. Highland Avenue, Ravenna, Ohio, 44266, the following described property:

Situated in the City of Ravenna, County of Portage and State of Ohio: And known as being Lot No. 4 in H.L. Days First Addition to the Village of Ravenna, Ohio as recorded in Plat Book 1, Page 25 of the Portage County Records.

AKA 252 W. Highland Avenue, Ravenna, Ohio 44266

Prior Instrument Reference: 202013650

Tax Parcel No: 31-360-03-00-094-000 ✓

This conveyance, and Grantor's covenants, are subject to conditions, covenants, restrictions, leases, reservations, and easements of record; all legal highways; zoning and building ordinances; and real estate taxes and assessments, both general and special, accruing from the date of delivery of this instrument and thereafter, which shall be assumed and paid by Grantees in accordance with the terms of the purchase agreement between the parties.

And I, Jody L. Samblanet, Wife of Grantor, do hereby convey, release and remise unto Grantees all of my right, interest and expectancy of Dower in the above described property.

6.17.2022
TAX MAP DEPT.
LEGAL DESCRIPTION
☒ SUFFICIENT ☐ DEFICIENT
☒ NO DIVISION OF LAND

Executed this 16 day of JUNE, 2022.

Todd Samblanet
TODD SAMBLANET

Jody L. Samblanet
JODY L. SAMBLANET

Bennett Land # 908844
Title Agency (B)

STATE OF OHIO) SS: Notary – Sect 147.55 O.R.C.
COUNTY OF PENTAGE)

The foregoing Instrument was acknowledged before me this 16 day of JUNE, 2022 by Todd Samblanet and Jody L. Samblanet.



Richard E. Bennett III
Notary Public, State of Ohio
My Commission Expires
5 OCT 2024

Richard E. Bennett III
NOTARY PUBLIC

This Instrument Prepared By:
Jeffrey D. Windon – Attorney