

Revised 9/30/2020

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

Owner/Applicant Name: Robert Fowler Phone: 330-281-7418

Owner/Applicant Address: same City: _____ State: _____ Zip: _____

Property Address: 470 S Prospect St. City: Ravenna State: OH Zip: 44266

Describe Zoning Use: Residential Commercial

Zoning Classification: R-4

Minimum Floor Area Per Dwelling Unit: _____

Lot Size: 40*185' Area: _____

Existing Building Size: 1496 sq ft. Area: _____

Size-New Building or Addition: _____

Parking Spaces #: _____ Sq. Ft. _____

% 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: 6-27-23

Zoning Inspector: R Finney

CODE	EXISTING	PROPOSED	VARIANCE	APPROVED
12x12		10x16	4	
5		3	2	

Comments:

1278.19 (c) Temporary structures are permitted so long as no dimension in any direction exceeds twelve feet and the height does not exceed ten feet.

Proposed is 10'x16'

(d) Temporary structures may be placed as close as three feet to the lot line with the signed consent of the abutting property owner. If consent is not given, normal setbacks apply.

(I have still required the applicant to receive permission from BZA even though (d) states "may" be placed as close to 3 ft.)

Date Rejected: 6-1-23 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: _____

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 5000.00

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 _____

ADDITION ALTERATION REPAIR OTHER WORK _____

SIGNS MOVING SIDING DEMOLITION

RECEIVED

MAY 30 2023

RAVENNA BUILDING DEPT.

APPLICATION IS HEREBY MADE FOR PERMIT TO DO WORK AS FOLLOWS:

CLASSIFICATION OF USE GROUP

SHOW NUMBER OF UNITS

SINGLE FAMILY DWELLING DUPLEX 3 FAMILY APARTMENT

PROJECT ADDRESS 470 S. Prospect St. ZONING APPEAL? YES NO

OVERALL DIMENSIONS 10x16 TOTAL FLOOR AREA (ALL FLOORS) 160 SQ. FT.

NO. OF STORIES 1 TYPE OF FOUNDATION _____ TYPE OF FLOOR Wood

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

CONNECTION TO SEWER No CONNECTION TO SEPTIC No WATER SOURCE No

NO PART OF THIS BUILDING WILL BE NEARER THAN 3 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

X BUILDING OWNER Robert Fowler X ADDRESS 470 S. Prospect St.

X E-MAIL bofo0723@gmail.com X PHONE # (330) 281-7418


GENERAL CONTRACTOR _____ ADDRESS _____

E-MAIL _____ PHONE # _____

PLUMBING SUB-CONTRACTOR _____

ELECTRICAL SUB-CONTRACTOR _____

HEATING SUB-CONTRACTOR _____

SIGNATURE OF APPLICANT 

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.

June 27th @ 7pm cityhall
* 1st week June

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: Robert Fowler

Mailing Address: 470 S. Prospect St. Ravenna, OH 44266

Telephone: (Home): (330) 281-7418 (Work): (330) 296-6110

Owner: Robert Fowler Address: 470 S. Prospect St.

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.

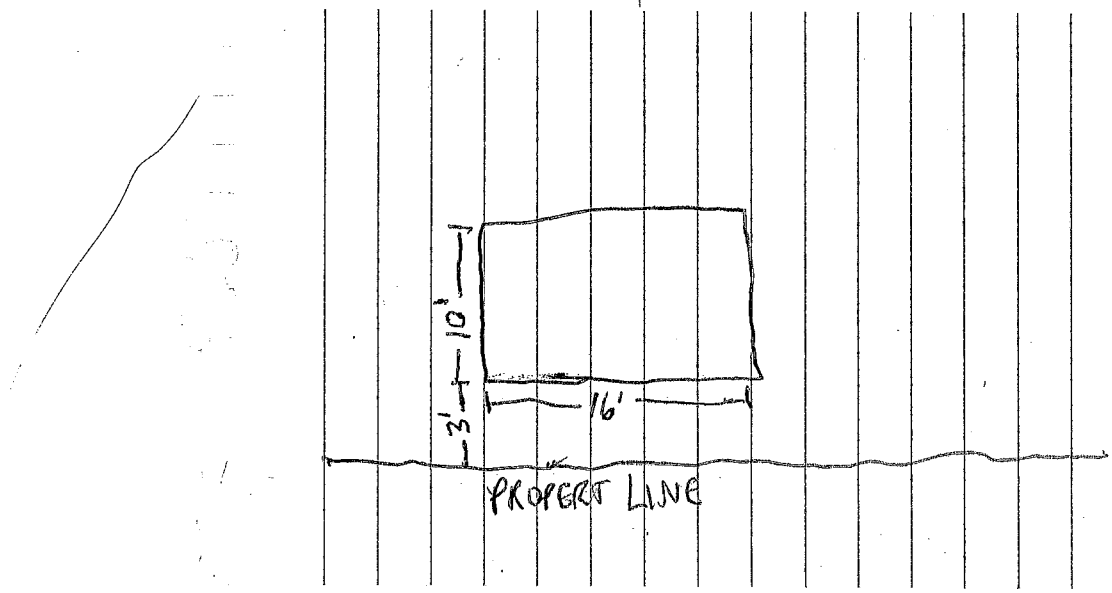
Pursuant to section 1264.04, the Board of Zoning Appeals shall meet at the call of its Chairperson and at such times as it may determine. All meetings of the Board shall be open to the public. A fee of \$100.00 must be submitted at the time of filing the application.

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

Robert Fowler
Applicant

5/30/13
Date

Notice of this application was filed with the Secretary of the Board of Zoning Appeals on _____ 20 _____



Robert Fowler

330-281-7418

470 prospect



STREET

50	-013	T Burke 4-9-1993	50
52	-014	SURVEY NEEDED GD & TM Moon 4-5-2022	52
80.33	185.64	SK-Watts 5-28-2014 5-4-2021	80.33
78.33	-015 -016	SURVEY NEEDED Kevin Coleman Mental Health Center 7-29-1994 1163/177	78.33
53-11/12	179	C & J Plough 12-31-1992 A Beck 1136/919 5-18-2022	53-11/12
53	-017	SURVEY NEEDED	53

BACON LN

51.3	179.15	-018	41	51.3
51.31	-019	R M Sorbara 11-30-2018	41	51.31
51.38	185.75	-020.001 -0237 (P19201)	42	51.38
54.68	186.68	-021	1	54.68
53	186	L Poirer & J & S Germano 10-14-2016	53	
52	-022	C & M Hoffman 8-11-2020	52	
18	-023	Hot Shots 2000 Real Estate 3-17-2000	18	
42	-023	3-17-2000	42	
38	-023	3-17-2000	38	
14	-023	3-17-2000	14	
60	-023	3-17-2000	60	
40	-026	J & D Croasmun 9-8-2004	40	
20	-027		20	

CHESTNUT

50	1100/400	201	50
58.80	J & J Bica, Tr.s 8-4-1969	-057	58.80
59-7/12	CJV Props 8-9-2021	-056 .25	59-7/12
35	182-2		35
35.66	182-2		35.66
35.66	184.00	-055 (P-15708)	35.66
35.66	184.00	-051 E.Ohio Gas	35.66
35.66	182.08	-054 (P-14013)	35.66
35.66	182	-053 .37	35.66
71.29	T & M Hughes 6-20-1991 1110/799		71.29
60.00	182	-052 (P-16176)	60.00
60.00	154.00	-052 .212	60.00
60.00	154.00		60.00

40.00	184.79	33	40.00
40.00	184.79	9-5-1997 9-15-2003	40.00
60.50	184.13		60.50
60.50	D Bryant 7-11-2009		60.50
41.5	184.79		41.5
45	J T Dofnis 12-16-1997 1119/129		45
45	184.67	DEFICIENT	45
45	184.67	1-10-2007	45
45	1048/19 1046/609	10	45
45	7-11-2011		45
45	2-29-1986		45
51.30	R. Garrett 3-17-1981 995/694	9	51.30
51.30	1-9-1991		51.30
51.30	Hot Shots 2000 Real Estate 3-12-2000	8	51.30
51.30	184		51.30
60	L Crawford 3-8-1989 6-27-2002	6	60

STREET

65	979/551	2-7-1997	200	200.28	-124.
20	11-13-2014				
20	200	216	200	200.28	-124.
59.99	10-16-2011	-079	1	59.99	
53.58	R Segal 10-16-2011	-080 .32	1	53.58	
60	215			60	
60	215			60	
60	BD Wagner 4-23-2021	-081 .30		60	
60	184.89			60	
60.00	184.89	70	60.00	60.00	
60.00	A. Pokorny 11-4-2020	-082 .255 (P-18826)	27	60.00	
60	SURVEY NEEDED	-083 .25	27	60	
60	S B Nelson 4-13-2015		27	60	
60	3-24-1995 23/24	51	60	60	
79.94	220.42			79.94	
79.94	S L Hansford 9-24-2018	-084 (P-18094) .381	48	79.94	
48	SJ 205.31	-085 (P-12888)	48	48	
48	Mirchaidari 3-31-2021 205.34	-086 .24	48	48	
50	B A Pantalone, Tr. 6-20-2017		50	50	
50	202.40		50	50	
50	202.40		50	50	
50	K & P West 3-21-1973	-087 .19	50	50	
50	122.16	-088	50	50	
50	122.16	(P-8747)	50	50	
50	122.16		50	50	
50	10-3-1996		50	50	
50	9-15-2022		50	50	
50	9-28-2022		50	50	

HARRIS AVE.

64	100	113	85	-092	
64	Tr N Wilmington				
64	8-28-2001				
64	3-5-2001	28	9-1-2021		
64	3-3-1989	100	12	45	
64	145.00	-093 (P18548)	29	64	
64	A-Bell				
64	8-2-2022				
64	125.79	7-169	40	64	
64	165.79	-094		64	
64	DEFEASIBLE				
64	A-Bell Corp. (P14108)				
64	12-30-2019				
64	14-W				
64	-093.001				

M WAY

75	80.00	-112 (P19038)	54	75	
75	175		54	75	
75	PA		54	75	
75	10-14-2021		54	75	
75	80.00		54	75	
75	180		54	75	
75	100.50		54	75	
75	M A Myers		54	75	
75	11-17-1969		54	75	
75	5-17-2004		54	75	
75	946/573		54	75	

EXHIBIT A

Situated in the City of Ravenna, County of Portage and State of Ohio and known as being part of Lot 66 in the South Division of Ravenna Township and further described as follows:

Beginning at an iron pipe set at the intersection of the west line of S. Prospect Street (60' R/W) with the south line of Bacon Lane (20' R/W); thence S 1° 11' W 40.00 feet along the west line of S. Prospect Street to an iron pipe at the northeast corner of land owned by J.A. or C.C. Calhoun (d.v. 508, pg. 353); thence N 88° 12' 50" W 184.79 feet to an iron pipe at Calhoun's northwest corner and being in the east line of Hickory Way (30' R/W); thence N 1° 11' E 40.00 feet along the east line of Hickory Way to an iron pipe set in the south line of Bacon Lane; thence S 88° 12' 50" E 184.79 feet along the south line of Bacon Lane to the beginning.

Containing 0.170 of an acre of land, be the same more or less as surveyed in September, 2003 by Edward J. Collier, registered surveyor No. 7141.

(P-14638) 9-15-2003
TAX MAP DEPT.

per. book 0.160 AC
per Survey 0.170 AC

LEGAL DESCRIPTION MN

SUFFICIENT DEFICIENT
 NO DIVISION OF LAND

+ 0.010 AC.

TRANSFERRED 50
Sec. 319.54(F-2) 289.00
Sec. 319.202

SEP 15 2003

Janet Zposito
PORTAGE COUNTY AUDITOR

03061552
THE TITLE CO. OF
WARREN AGENCY, INC.
200 CHESTNUT AVENUE N.E.
WARREN, OHIO 44483
PHONE (330) 393-3200
FAX (330) 393-6436

ADDRESSES NOTIFIED FOR 470 S PROSPECT ST.

BRYANT DOUGLAS A
474 S PROSPECT ST
RAVENNA OH 44266

SMITH FELICIA
& MARY E BATTLE
468 S PROSPECT ST
RAVENNA OH 44266

HANSFORD SARAH L
469 S PROSPECT ST
RAVENNA OH 44266

DURLIN ZACHARY M & ROBYN P
471 S CHESTNUT ST
RAVENNA OH 44266

470 S Prospect



5-19-2023

As the current owner of the property
at 4745 Prospect St. I give my permission
to Bob Fowler to build his shed next
to the property line. If you have any
questions call me at 330-603-6033

Lynne M. Feherly

Telesia Smith
468 South Prospect St.
Ravenna, Ohio

44266

May 21, 2023

To Whom It May Concern:
I have no problem with
Robert putting a storage shed on
his property. U

Telesia Smith