

CONCORD TOWNSHIP BOARD OF ZONING APPEALS  
LAKE COUNTY, OHIO  
REGULAR MEETING

Concord Town Hall  
7229 Ravenna Road  
Concord, Ohio 44077

July 12, 2017  
7:00 p.m.

TRANSCRIPT OF PROCEEDINGS

Board of Zoning Appeals members present:

Ivan Valentic, Chairman  
Francis Sweeney, Jr., Vice Chairman  
Blair Hamilton  
Chris Jarrell  
Brandon Dynes

Also Present:

Stephanie Landgraf, Esq., Legal Counsel  
Heather Freeman, Zoning Director/Zoning Inspector  
Sydney Martis, Planner/Assistant Zoning Inspector

**Melton Reporting**  
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(440) 946-1350

1 7:00 p.m.

2 CHAIRMAN VALENTIC: Good evening. The Board of  
3 Zoning Appeals for Concord Township for July 12, 2017, is now  
4 in session. I would like to introduce my Board. To my far  
5 left is Skip Sweeney and Brandon Dynes. I am Ivan Valentic.  
6 To my right is Chris Jarrell and Blair Hamilton, and to our far  
7 right is Heather Freeman, our Zoning Inspector.

8 Under the advice of counsel, we ask that anyone  
9 speaking tonight must be sworn in. So please stand and raise  
10 your right hand.

11 (Whereupon, the speakers were sworn en masse.)

12 CHAIRMAN VALENTIC: Thank you. Please be seated.

13 This evening when you're representing -- presenting  
14 your case or commenting, please come to the microphone and also  
15 state your name and address for the record. Thank you.

16 Heather, were the legal notices submitted in a timely  
17 manner?

18 MS. FREEMAN: Yes, they were.

19 CHAIRMAN VALENTIC: Thanks. All right. Tonight we  
20 have two variances with several -- well, two appeals with  
21 several variances. A three-vote majority is required to either  
22 approve or deny your appeal. If your request is denied, you  
23 have the right to file an appeal. If that's the case, Heather  
24 can help you. Okay?

25 So first on the agenda is Variance Number 2017-12,  
26 Mr. Mark E. Giorgi, representing Route 44 LLC, is representing  
27 -- is requesting one variance from Section 29.12 to allow for  
28 10 foot parking setback from the public right-of-way, in lieu  
29 of the 25 foot requirement required, for the property located  
30 at 7701 Crile Road and being Permanent Parcel Number

1 08-A-020-0-00-018-0.

2 A second variance is also requested from  
3 Section 22.04 (I), Table 22.04, to allow for a 0 foot side  
4 yard clearance in lieu of the 20 foot required.

5 Please come up, Mr. Giorgi, and present your case.

6 MR. GIORGI: Good evening. My name is Mark Giorgi.

7 CHAIRMAN VALENTIC: You've been sworn in?

8 MR. GIORGI: Yes, I have been.

9 CHAIRMAN VALENTIC: Your address, please, for the  
10 record?

11 MR. GIORGI: The address is 8 -- 8109 Crile Road,  
12 Concord Township.

13 CHAIRMAN VALENTIC: Thank you.

14 MR. GIORGI: Does everyone understand the documents I  
15 kind of gave you on the situation?

16 CHAIRMAN VALENTIC: I think so but why don't you just  
17 briefly summarize.

18 MR. GIORGI: I'll explain it, sure.

19 CHAIRMAN VALENTIC: And give us your thoughts.

20 MR. GIORGI: We are, we are trying to dedicate Gold  
21 Court, which is right down the center of 7701 Crile Road, which  
22 has been there since 2007. We have a couple pending signed  
23 contracts on some of the back property, and to divide the  
24 property up, we have to have the road dedicated. For the road  
25 to be dedicated, it -- there is a couple variances needed. One  
26 would be the parking concrete line of the existing and then the  
27 second variance is regarding one of the future property lines  
28 would go right through the center of the building or cut the  
29 building in half, so to speak.

30 I know there is not temporary variances but this is a

1 temporary situation. Once, if the variances get approved, the  
2 road gets dedicated, we make our deals on the property. And  
3 one of the contingencies of one of the deals is that building  
4 needs to be down within seven months and moved to another  
5 location, which will bring up all the concrete parking lot and  
6 there won't be any variances involved when it's done.

7 CHAIRMAN VALENTIC: So it's clear for everyone, so  
8 the variances are only required because of the existing  
9 building that's on the site now.

10 MR. HAMILTON: One of the variances.

11 CHAIRMAN VALENTIC: One of the variances.

12 MR. GIORGI: No. Well, both of them really. One of  
13 them is because of the existing concrete parking or drive,  
14 which is -- would be within the distance, the right-of-way  
15 distance of the future Gold Court. And the second one is the  
16 property line dissecting the building which, once the building  
17 goes, there won't be any side yard.

18 CHAIRMAN VALENTIC: Yeah. And then the parking lot  
19 will go and you will reconfigure that.

20 MR. GIORGI: Correct.

21 CHAIRMAN VALENTIC: You understand that when you --  
22 when the building is demoed and you reconfigure the sublots and  
23 build whatever ends up gettin built there, that those, the new  
24 buildings or new improvements will meet -- won't have the  
25 variance.

26 MR. GIORGI: Correct.

27 CHAIRMAN VALENTIC: Okay.

28 MR. GIORGI: Yes, yes.

29 CHAIRMAN VALENTIC: Okay. Makes sense to me.

30 MR. HAMILTON: What prevents removal of the building

1 now so that the variance is not required?

2 MR. GIORGI: I can tell you --

3 MR. HAMILTON: Dumb question but --

4 MR. GIORGI: No, but I can tell you really how this  
5 is all going right now, to be honest. We have two tenants in  
6 the building right now, which they know what will be coming  
7 down the pike possibly with them, with the building coming  
8 down. To relocate one of the tenants, the hardware store will  
9 probably go farther south down Crile Road. To put that in,  
10 there is a sewer line that's making it's way down Crile Road.  
11 For us to the put the addition onto the building, that sewer  
12 line has to be in place because the addition, the future  
13 addition that you haven't seen yet will probably be over an  
14 area that has a septic system. So it's kind of like a Catch  
15 22. I would love to take it down right now but we need time  
16 for Drug Mart to get further along so then we can attach. So  
17 it's a timing issue. It's not easy to just do it right --

18 MR. HAMILTON: Okay.

19 MR. GIORGI: If it makes sense.

20 CHAIRMAN VALENTIC: Okay. Anyone else have any  
21 questions? No?

22 Okay. Thank you, Mr. Giorgi.

23 Is there anyone else speaking for or against this  
24 appeal that would like to come up? If there's no further  
25 questions, the public hearing for Variance Number 2017-12,  
26 which includes two variance requests, one for the park -- 10  
27 foot parking setback and the other for the 0 lot line setback,  
28 is now closed to the public.

29 I am going to do these one at a time, right, Heather?  
30 So I am going to entertain a motion to approve Variance

1 Number 2017-12, which is the -- and only the first variance  
2 requesting a variance from Section 29.12 to allow for a 10 foot  
3 parking setback from the public road right-of-way, in lieu of  
4 the 25 foot required, for the property located at 7701 Crile  
5 Road.

6 MS. JARRELL: So moved.

7 MR. DYNES: Second.

8 CHAIRMAN VALENTIC: We have a move and second. Any  
9 discussion from the Board? It makes sense to me. You guys  
10 good?

11 MR. HAMILTON: I really don't see any alternatives to  
12 that.

13 CHAIRMAN VALENTIC: Yeah.

14 MR. HAMILTON: It fits with what they're trying to  
15 accomplish here. So --

16 CHAIRMAN VALENTIC: What the long-range plan is.

17 Okay. Heather, the question is on the approval of  
18 Variance Appeal Number 2017-12, the first variance request to  
19 allow 10 foot parking setback from the public road right-of-  
20 way. A yes vote is for the approval of the variance, a no vote  
21 denies it. Please call the vote.

22 MS. FREEMAN: Ms. Jarrell?

23 MS. JARRELL: Yes.

24 MS. FREEMAN: Mr. Dynes?

25 MR. DYNES: Yes.

26 MS. FREEMAN: Mr. Sweeney?

27 MR. SWEENEY: Yes.

28 MS. FREEMAN: Mr. Hamilton?

29 MR. HAMILTON: Yes.

30 MS. FREEMAN: Mr. Valentic?

1 CHAIRMAN VALENTIC: Yes. The ayes have it. That  
2 variance has been approved.

3 Next I will entertain a motion to approve, again,  
4 Variance Number 2017-12. This will be the second variance,  
5 which is requested from Section 22.04(I), Table 22.04, to allow  
6 a 0 foot side yard clearance, in lieu of the 20 foot required,  
7 for the same property located on 7701 Crile Road.

8 MS. JARRELL: So moved.

9 MR. DYNES: Second.

10 CHAIRMAN VALENTIC: Okay. Moved and second. Any  
11 discussion on this one? Okay. The question is on the approval  
12 of Variance Appeal Number 2017-12, a second variance  
13 requesting, from Section 22.04, for 0 foot side yard clearance  
14 in lieu of the 20 foot required. A yes vote is for the  
15 approval, a no vote denies the variance. Heather, please call  
16 the vote.

17 MS. FREEMAN: Mr. Hamilton?

18 MR. HAMILTON: Yes.

19 MS. FREEMAN: Mr. Sweeney?

20 MR. SWEENEY: Yes.

21 MS. FREEMAN: Mr. Dynes?

22 MR. DYNES: Yes.

23 MS. FREEMAN: Mr. Valentic?

24 CHAIRMAN VALENTIC: Yes.

25 MS. FREEMAN: Ms. Jarrell?

26 MS. JARRELL: Yes.

27 CHAIRMAN VALENTIC: Thank you. Your second variance  
28 has been approved as well.

29 MR. GIORGI: Thank you very much.

30 CHAIRMAN VALENTIC: Good luck going forward with your

1 project.

2 MR. GIORGI: Thanks.

3 CHAIRMAN VALENTIC: Okay. Next on the agenda is  
4 Variance Number 2017-13. Ricerca -- How do you --

5 MS. JARRELL: Ricerca.

6 CHAIRMAN VALENTIC. Ricerca -- thank you -- Advanced  
7 Scientific, LLC, represented by Clifford W. Croley, is  
8 requesting a variance from Section 22.04(I), Table 22.04, to  
9 allow for a 0 foot lot frontage, in lieu of the 200 foot  
10 required, for the property located at 7528 Auburn Road and  
11 being permanent Parcel Number 08-A-019-0-00-050-0.

12 A second variance was requested from Section  
13 5.02(A)(112) to allow a lot to include a parcel of land legally  
14 recorded that is not fronting upon an officially dedicated and  
15 accepted public road, in lieu of the requirement of fronting  
16 upon an officially dedicated and accepted public road.

17 A third variance is requested from, Section 29.12 to  
18 allow, for a 0 foot parking setback from property lines in lieu  
19 of the 25 foot required.

20 And a fourth variance is requested from Section  
21 22.04(I), Table 22.04, to allow for a 31 foot and 34 side yard  
22 clearance in lieu of the 50 foot required.

23 And I am just going to -- I'll let legal chime in.  
24 The second variance is not actually going to be required, so we  
25 will only be voting on the three, the three variances, the  
26 first one, the third one and the fourth one for this meeting.

27 Is that correct?

28 MS. LANDGRAF: That's correct.

29 CHAIRMAN VALENTIC: Thank you. So with all that  
30 being said, please come forward to the micro -- microphone and



1 state your appeal.

2 MR. CROLEY: Good evening. My name is Clifford  
3 Croley. I am the CEO of Ricerca Biosciences, 7528 Auburn Road.

4 CHAIRMAN VALENTIC: And you've been sworn in, sir?

5 MR. CROLEY: I have been sworn in, yes. The matter  
6 we are talking about today is, is the result of a transaction  
7 that occurred and occurred in early June, June 8th, where we --  
8 our company was approached by a large Italian pharmaceutical  
9 manufacturer to buy one of our divisions. And that required us  
10 to -- We were, we were renting from a publicly-traded REIT.  
11 They required the property to be included with the transaction,  
12 which made our situation very complicated to work out.

13 We have indeed sold the division, our chemical  
14 development division. And our understanding is the Italian  
15 company -- roughly about 96, 5 or 96 people went to that, to  
16 that situation. It looks like they're going to grow that, that  
17 company. But it required us to buy the property, which my  
18 business partner, Michael Martell -- who is here with us as  
19 well -- and I did and split the property in two. We have the  
20 remaining part of our company isolated to one of the parcels  
21 and that's the parcel we are talking about here.

22 We do not believe the -- I'll have to reference  
23 because parcel numbers, you know, there is a lot of references  
24 in here. The larger one, parcel, I believe it is -- Let me  
25 make sure. Parcel 1 -- I'm just going to reference this  
26 drawing so I don't misspeak. Yeah, Parcel Number 1 does not  
27 require any variances whatsoever. Parcel Number 2, Parcel  
28 Number 2 split is the one that requires the several variances.

29 So I will note for the Board that there are  
30 independent access ways through easements to both properties.

1 And the variance for Property Number 2 is the remainder of our  
2 business and houses 80 people, essentially. Our goal is to,  
3 is to build that business up, continue to do, to do well with  
4 this company and continue to add there. To be able to do that,  
5 we're required to sell the property to the Italian company.  
6 They do not want our residual business.

7 So we were a little bit in a pinch because we have  
8 to, you know -- It's either get this or, or the property goes  
9 with them and the other side of the business goes away, so  
10 we're very focused on this. My business partner and I have  
11 owned this company for about two and a half years and came in  
12 when it was in a distressed state. And we feel that we've done  
13 the right things to build the company and, you know, take care  
14 of things.

15 So the variances that we're talking about in -- I  
16 will have to reference the one that's not required here because  
17 we, you know -- But probably the most important one is the fact  
18 that the Parcel Number 2 split does not have frontage on the  
19 Wellness Way little cul-de-sac there. I will note for the  
20 Board that the cul-de-sac is very tight and there is no way to  
21 get 200 feet variance, 200 feet frontage on that cul-de-sac.  
22 We have a paved driveway. We have permanently opened the gate  
23 for fire access to the back. I know that was a question from  
24 the Fire Department. And so access is over a paved driveway  
25 over the easement that reaches out to Wellness Way.

26 The other variances have to deal with -- the first  
27 one is the zero frontage and then the other one, the other  
28 variances have to deal with this little jut out that deals with  
29 this, this decrepit building that's in the middle of our  
30 property. We intend on demolishing that building. So very

1 similar to the last gentleman, it will -- the variances will go  
2 away. We need to separate the parcels to be able to do this.  
3 We're under a time, a little bit of a time crunch so that the  
4 property does not revert to the new buyer.

5 But it is our intent to demolish that building and  
6 eliminate the -- we call it parking but it's actually just a  
7 walkway that's there that's adjacent to the building that  
8 accounts for the 0 setback, as well as the, as well as the, you  
9 know, the distances on each side. So we think that will go  
10 away. The only question is, what's the timing we can get a  
11 contractor in there to demolish the building?

12 So three variances, the biggest one is probably the  
13 access to Wellness Way, which is the cul-de-sac there. I don't  
14 know if you want more detail than that but that's probably  
15 good.

16 MR. HAMILTON: So how imminent is the removal  
17 building requiring the zero?

18 MR. CROLEY: We have asked for 18 months on this. We  
19 have not -- We are 30 days in. We have not -- We are just  
20 working to separate the companies right now. So we have not  
21 even discussed any contractors yet. This, obviously, we'll do  
22 it quicker if we can but we have no quotes. We haven't even  
23 started the process. So we're requesting 18 months. We're  
24 certain we can probably do that quicker.

25 You can imagine, this company has -- it was a spin-  
26 off of Diamond Shamrock and it's been one company for 36 years.  
27 Separating these businesses, this into two pieces is quite a  
28 project and so it's consumed us for -- and it will continue to  
29 consume us for a short period of time.

30 I will say a couple other comments. We do not think

1 any easements are required to get -- any further easements are  
2 required between the properties. You know, I think we're  
3 covered there. And then that's basically it.

4 MS. LANDGRAF: Can I ask a quick question?

5 MR. CROLEY: Yes, ma'am.

6 MS. LANDGRAF: The easement agreement is recorded.  
7 Is that permanent and runs with the land?

8 MR. CROLEY: Permanent, runs with the land. And that  
9 was part of the Diamond Sham -- I mean, part of the whole  
10 Diamond Shamrock.

11 MS. LANDGRAF: That's an ingress/egress easement?

12 MR. CROLEY: Uh-huh. And there is a permanent drive,  
13 permanent concrete driveway that's on top of it right now.

14 You have a hot board room, by the way.

15 CHAIRMAN VALENTIC: What's that?

16 MR. CROLEY: A little warm.

17 CHAIRMAN VALENTIC: Yeah.

18 MR. CROLEY: A little warm in here.

19 MR. DYNES: We have a heat lamp above you.

20 MR. CROLEY: Yeah, I know. There's got to be a  
21 heater somewhere here.

22 MS. JARRELL: Try being a middle aged female.

23 MR. CROLEY: Yeah, well --

24 CHAIRMAN VALENTIC: So has your concern been  
25 addressed that there is an easement in place for ingress and  
26 egress?

27 MS. LANDGRAF: Yes, provided that that doesn't go  
28 away. Are you okay with it being conditional on that staying  
29 there?

30 MR. CROLEY: Yeah, it's -- Yeah, it's permanent, a

1 permanent easement filed.

2 MS. LANDGRAF: And, of course, I would recommend to  
3 the Board that any approvals here would be conditioned upon the  
4 lot split happening.

5 MR. CROLEY: Correct, I agree with that. I think  
6 that that will be given because we're, you know, to make sure  
7 we execute on what we committed to, we will be required.

8 MS. JARRELL: When are you due to close?

9 MR. CROLEY: The deal has already closed. The clock  
10 is ticking. We closed on June 8th.

11 MS. JARRELL: Okay.

12 MR. CROLEY: So, I mean, we're just 30 days into the  
13 transaction. And so, you know, if we had owned the property  
14 prior to the transaction, we could have gotten all this stuff  
15 done ahead of time; but because it was contemporaneous with the  
16 transaction, we couldn't get the REIT to do anything with us on  
17 that, so that's why we're jammed up a little bit here.

18 CHAIRMAN VALENTIC: Any other questions?

19 MR. DYNES: No.

20 MR. SWEENEY: Do you still, do you still rent from  
21 the Real Estate Investment Trust on your cur -- the remaining  
22 lot?

23 MR. CROLEY: No. They're completely out. They were  
24 -- Of course, you know, they sort of had us with some leverage.  
25 They, we -- They required to be taken out completely from the  
26 situation, which we did. And so Ricerca Advanced Scientific,  
27 which is the company that we own, bought the entire, the entire  
28 property and we're the ones operating to split it.

29 CHAIRMAN VALENTIC: Okay. All right. You can be  
30 seated if there's no further questions.

1 MR. CROLEY: All right. Thank you.

2 CHAIRMAN VALENTIC: Is there anyone else here this  
3 evening that's speaking for or against this appeal that would  
4 like to come up? If there's no further questions or comments,  
5 the hearing for Variance Number 2017-13, the first variance, is  
6 now closed to the public -- I am sorry -- for all of them is  
7 closed to the public.

8 All right. So we've got to break these up again  
9 and we are not going to read the second one. We are going to  
10 do the first one, the third one and the fourth one. Okay? So  
11 I am going to entertain a motion to approve Variance Number  
12 2017-13 for the first variance requesting from Section  
13 22.04(I), Table 22.04, to allow for 0 foot lot frontage, in  
14 lieu of the 20 foot required, for the property located at  
15 7528 Auburn Road.

16 MS. LANDGRAF: Two hundred foot. Sorry.

17 CHAIRMAN VALENTIC: Two hundred foot required for the  
18 property located on 7528 Auburn Road with the conditions that  
19 the approval be based on the condition that the lot split will  
20 be executed and that the easement, that an easement will remain  
21 in place for ingress and egress from the property.

22 MR. DYNES: So moved.

23 CHAIRMAN VALENTIC: Second?

24 MR. SWEENEY: Second.

25 CHAIRMAN VALENTIC: All right. We have a move and a  
26 second. Discussion on the Board. Everyone is good? All  
27 right. The question is on the approval of the Variance Number  
28 2017-13 for the 0 foot lot frontage in lieu of the 20 -- 200  
29 foot required. A yes vote is for the approval of the variance,  
30 a no vote denies it. Heather, please call the vote.

1 MS. FREEMAN: Ms. Jarrell?  
2 MS. JARRELL: Yes.  
3 MS. FREEMAN: Mr. Dynes?  
4 MR. DYNES: Yes.  
5 MS. FREEMAN: Mr. Sweeney?  
6 MR. SWEENEY: Yes.  
7 MS. FREEMAN: Mr. Hamilton?  
8 MR. HAMILTON: Yes.  
9 MS. FREEMAN: Mr. Valentic?  
10 CHAIRMAN VALENTIC: Yes. That variance has been  
11 approved.  
12 MS. LANDGRAF: Mr. Chairman, I would recommend the  
13 second one, in lieu of leaving it on the agenda, to table it  
14 because it is not going to be necessary.  
15 CHAIRMAN VALENTIC: Okay.  
16 MS. LANDGRAF: The second variance.  
17 CHAIRMAN VALENTIC: Okay. Do we have to vote on  
18 that?  
19 MS. LANDGRAF: Yes.  
20 CHAIRMAN VALENTIC: Okay. For Variance Number  
21 2017-13, there is a second variance request from Section 5.02  
22 (A)(112) that is not required. I am asking for a vote to table  
23 that variance.  
24 MR. HAMILTON: So moved, right?  
25 MR. DYNES: Yeah, a motion. I will move to table it.  
26 CHAIRMAN VALENTIC: Okay. Do we need a second?  
27 MS. JARRELL: Second.  
28 CHAIRMAN VALENTIC: All right. The next then will  
29 be --  
30 MR. DYNES: A vote on it.

1 CHAIRMAN VALENTIC: Do we need a vote for that?  
2 MS. LANDGRAF: Yes.  
3 CHAIRMAN VALENTIC: Okay. Please call the vote for  
4 tabling 2017-13, our second variance request from Section 5.02.  
5 MS. FREEMAN: Mr. Valentic?  
6 CHAIRMAN VALENTIC: Yes.  
7 MS. FREEMAN: Ms. Jarrell?  
8 MS. JARRELL: Yes.  
9 MS. FREEMAN: Mr. Dynes?  
10 MR. DYNES: Yes.  
11 MS. FREEMAN: Mr. Sweeney?  
12 MR. SWEENEY: Yes.  
13 MS. FREEMAN: Mr. Hamilton?  
14 MR. HAMILTON: Yes.  
15 CHAIRMAN VALENTIC: Okay. The second variance has  
16 been tabled.  
17 Next will be a motion for Variance Number 2017-13.  
18 It is the third variance requested from Section 29.12 to allow  
19 the for a 0 foot parking setback from property lines in lieu of  
20 the 25 foot required. A motion, please.  
21 MS. JARRELL: So moved.  
22 CHAIRMAN VALENTIC: Second, anyone?  
23 MR. DYNES: Second.  
24 CHAIRMAN VALENTIC: Any discussion? All right. The  
25 question is on the approval of Variance Appeal Number 2017-13,  
26 the third variance in the request, from Section 29.12. A yes  
27 vote approves it, a no vote denies it. Heather, please call  
28 the vote.  
29 MS. FREEMAN: Ms. Jarrell?  
30 MS. JARRELL: Yes.



1 MS. FREEMAN: Mr. Sweeney?  
2 MR. SWEENEY: Yes.  
3 MS. FREEMAN: Mr. Dynes?  
4 MR. DYNES: Yes.  
5 MS. FREEMAN: Mr. Valentic?  
6 CHAIRMAN VALENTIC: Yes. That variance has also been  
7 approved.  
8 MS. FREEMAN: Oh, Mr. Hamilton?  
9 MR. HAMILTON: One more.  
10 CHAIRMAN VALENTIC: Oh, sorry.  
11 MR. HAMILTON: Yes.  
12 CHAIRMAN VALENTIC: I'm usually last.  
13 MS. FREEMAN: I'm sorry.  
14 CHAIRMAN VALENTIC: I am used to being last. I  
15 apologize, Blair.  
16 All right. Last is a motion for Variance Number  
17 2017-13, for the fourth variance request from Section 22.04(I),  
18 Table 22.04, to allow for a 31 foot and 34 foot side yard  
19 clearance in lieu of the 50 foot required.  
20 MS. JARRELL: So moved.  
21 CHAIRMAN VALENTIC: Second, anyone?  
22 MR. HAMILTON: Second.  
23 CHAIRMAN VALENTIC: Any discussion on this one?  
24 None, okay. The question is on the approval of Variance Appeal  
25 Number 2017-13, a fourth variance request from Section 22.04  
26 with 31 and 34 foot side yard setbacks. A yes vote approves  
27 it, a no vote denies it, the variance. Heather, please call  
28 the vote.  
29 MS. FREEMAN: Mr. Hamilton?  
30 MR. HAMILTON: Yes.

1 MS. FREEMAN: Mr. Sweeney?  
2 MR. SWEENEY: Yes.  
3 MS. FREEMAN: Mr. Dynes?  
4 MR. DYNES: Yes.  
5 MS. FREEMAN: Ms. Jarrell?  
6 MS. JARRELL: Yes.  
7 MS. FREEMAN: And Mr. Valentico?  
8 CHAIRMAN VALENTICO: Yes. Your last variance has been  
9 approved. Thank you.  
10 All right. Next on the agenda is approval of  
11 minutes. I call for a motion to approve the minutes from the  
12 June 14, 2017, meeting.  
13 MR. SWEENEY: So moved.  
14 CHAIRMAN VALENTICO: Second?  
15 MS. JARRELL: I wasn't here.  
16 MR. HAMILTON: Second.  
17 CHAIRMAN VALENTICO: Do you guys have any discussion  
18 regarding the -- deletions regarding that meeting?  
19 MR. DYNES: Note my abstention.  
20 MS. JARRELL: I am abstaining as well.  
21 MR. SWEENEY: No comments.  
22 MR. HAMILTON: No comments.  
23 CHAIRMAN VALENTICO: All right. The question is on  
24 the approval of the minutes from June 14, 2017. A yes vote  
25 approves the minutes, a no vote does not. All in favor of  
26 approving the minutes say "yes." Okay. The minutes have been  
27 approved as written. The July 2017 meeting --  
28 MS. LANDGRAF: Skip, did you say "yes"?  
29 MS. JARRELL: Skip, say "yes."  
30 MR. SWEENEY: Yes.

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(Three aye votes, no nay votes, two abstentions.)

CHAIRMAN VALENTIC: The July 2017 meeting for the Board of Zoning Appeals is now closed.

(Whereupon, the meeting was adjourned at 7:28 p.m.)

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STATE OF OHIO                    )  
  )    CERTIFICATE  
COUNTY OF CUYAHOGA            )

I, Melinda A. Melton, Registered Professional Reporter, a notary public within and for the State of Ohio, duly commissioned and qualified, do hereby certify that, to the best of my ability, the foregoing proceeding was reduced by me to stenotype shorthand, subsequently transcribed into typewritten manuscript; and that the foregoing is a true and accurate transcript of said proceedings so taken as aforesaid.

I do further certify that this proceeding took place at the time and place as specified in the foregoing caption and was completed without adjournment.

I do further certify that I am not a friend, relative, or counsel for any party or otherwise interested in the outcome of these proceedings.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal of office this 27th day of July 2017.

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Melinda A. Melton  
Registered Professional Reporter  
  
Notary Public within and for the  
State of Ohio  
  
My Commission Expires:  
February 4, 2018