

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

Concord Town Hall
7229 Ravenna Road
Concord, Ohio 44077

May 9, 2018
7:00 p.m.

TRANSCRIPT OF PROCEEDINGS

Board of Zoning Appeals members present:

Francis Sweeney, Vice Chairman
Blair Hamilton
Brandon Dynes
James Rowe, Alternate

Also Present:

Heather Freeman, Planning & Zoning Director/Zoning
Inspector
Jared Winer, Planner/Assistant Zoning Inspector
Michael Lucas, Esq., Legal Counsel

Melton Reporting
11668 Girdled Road
Concord, Ohio 44077
(440) 946-1350

1 7:00 p.m.

2 VICE CHAIRMAN SWEENEY: So bring to order the May
3 9th meeting of the Concord Township Board of Zoning Appeals.
4 My name is Francis Sweeney, I am the substitute chair for this
5 evening, and I'd like to introduce the Board to you. To my
6 right is Blair Hamilton, to my left is Brandon Dynes, and to
7 my far left is Jim Rowe, and to my far, far left is Attorney
8 Mike Lucas.

9 MR. ROWE: Esquire.

10 VICE CHAIRMAN SWEENEY: Under the advice of counsel,
11 we would ask that anyone who is going to testify tonight stand
12 and be sworn in at this time, even if you think you're going
13 to testify. All right. Raise your right hand.

14 MS. FREEMAN: Mr. Knott, you probably want to stand
15 up.

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

17 VICE CHAIRMAN SWEENEY: Thank you. We have a -- We
18 don't have a full complement of the Board tonight. We only
19 have four members. A majority vote is needed to pass any,
20 make any decision on any variance or any other matter before
21 the Board. If there is anyone who, at this time, objects to
22 that, I would ask that you make that known. You're not
23 required to go with the four, four Board members. So if you'd
24 like the full five complement, please let us know. Otherwise,
25 I will assume that it's okay with everyone. Okay. All right.
26 We'll proceed then.

27 When presenting your case, please come to the
28 microphone, state your name and address for the record and
29 then you can proceed.

30 Tonight we have two variances on the calendar and

1 the election of chair or vice chair.

2 I don't know. Heather, do we need a full five
3 member vote for that? Will that have to be postponed?

4 MS. FREEMAN: No, you can do that with four as well.

5 CHAIRMAN SWEENEY: Oh, okay. And with that, we can
6 begin with the first variance and that is Variance Number
7 2018-27, Mr. Tom McCloskey. He is requesting a variance from
8 Section 34.04 to construct a six foot fence adjacent to the
9 public right-of-way, in lieu of the maximum allowed four foot
10 fence, for the property located at 12426 Summerwood Drive.

11 And if Mr. McCloskey is here, please approach.

12 MR. DYNES: Confirm his swearing in.

13 VICE CHAIRMAN SWEENEY: Okay. All right. And you
14 have been sworn? You have been sworn in?

15 MR. McCLOSKEY: Yes, sir.

16 VICE CHAIRMAN SWEENEY: Okay.

17 MR. McCLOSKEY: My name is Tom McCloskey. I live at
18 12426 Summerwood Drive, Concord, Ohio 44077. And as stated, I
19 am here today to request a variance to build a six foot fence
20 around the perimeter of my back yard in lieu of the maximum
21 four foot high fence adjacent to the roadway. I've
22 actually put together a PowerPoint presentation here with some
23 pictures and things just to kind of go over, make it a little
24 bit easier on you.

25 MR. ROWE: Nice neighborhood there.

26 MR. McCLOSKEY: Yeah, that's it right there,
27 actually.

28 MS. FREEMAN: It's already set for you.

29 MR. McCLOSKEY: Go over there, okay, no problem. So
30 we already kind of --

1 THE REPORTER: I'm sorry. I can't hear. You just
2 need to speak up.

3 MR. McCLOSKEY: Sure, okay. So reasons for the
4 variance, multiple reasons: First and foremost, I do have two
5 children, children safety, well-being; and then, also,
6 roadways for motorists that travel on Route 608's well-being
7 as well.

8 To kind of elaborate into that, since we moved on
9 December 29th, I've been working in the back yard clearing out
10 trees, brush, things of that nature. And on two multiple
11 occasions semi trucks have gone down Route 608, debris has
12 kicked off of those trucks, come into my back yard. And,
13 actually, on one of those occasions a stone actually kind of
14 went whizzing by my face.

15 So needless to say, we have to worry about a lot of
16 the kids -- or a lot of things with our children today. And
17 the last thing I want to have to worry about or should have to
18 worry about is them playing in the back yard.

19 Also on that note, my children like to play sports.
20 My daughter plays soccer, my son plays baseball and football.
21 Any chance we get, we're out in the back yard throwing around
22 the ball or kicking around the soccer ball, whatever it may
23 be. And no matter how good you think you are, one always gets
24 away from you or you kick it too hard or you throw it too
25 high. So my fear is that having only a four foot fence height
26 would allow objects to potentially get into the roadway of
27 Route 608.

28 Secondly, I do have a dog, which is a 70-pound
29 German shepherd, German shepherd-terrier mix, very energetic,
30 likes to play and she can also jump very high. Being, being

1 that we live across the street from a park, again, one of my
2 fears would be that she sees a squirrel or a deer or something
3 across the street, decides to jump the fence and goes chasing
4 after it into oncoming traffic.

5 And, lastly, privacy. Living next to 608, there's a
6 lot of traffic. You hear every single car that goes by. I'd
7 rather not see every car that goes by if I'm sitting in my, my
8 back yard. And then also, behind our home, they are building
9 the new elementary school. So they've already started
10 construction, trucks, workers back there. So, again, I'd
11 rather not be playing in the back yard with my kids running
12 through the sprinkler, having a bunch of guys 50 feet away
13 kind of just staring at us.

14 And then to elaborate even farther into that, even
15 when the school is built, you know, having a four foot high
16 fence -- I know when I was a kid, if I saw a fence, the first
17 thing I wanted to do is climb it. If there's kids behind my
18 yard, my property, who decide to try to climb my fence and get
19 hurt, then I am responsible for that. So just kind of one
20 extra reason why.

21 All right. And here is the site plan. I do have a
22 corner lot, so I am basically on the east entrance of
23 Summerwood, so I border Concord-Hambden/Route 608 and
24 Summerwood Drive. I am looking just to go around my
25 perimeter, a couple of gates. I have already outlined all the
26 sewer system, the sewer pipes, water pipes, things of that
27 nature when I submitted the request.

28 I'll get you an aerial view here. So that's before
29 my house was built but kind of gives you a better picture of
30 the intersection that I am on here. And you can see that my

1 neighboring across the street from me has already actually
2 constructed a six foot fence, went through the variance, was
3 approved the request. Nothing has come of that as far as any
4 kind of inconveniences or any kind of obstructions of sights.
5 So I am in this bottom corner here where all the trees are
6 right now, well, were, I should say.

7 All right. So I have included multiple pictures
8 basically entering and exiting Summerwood from Route 608, and
9 I have also had my son holding up a six foot high piece of
10 fence there as well at the outermost part of where it would be
11 constructed. So I kind of just walked through and took
12 pictures as you approach the stop sign.

13 And so when you're stopped at the stop sign, there
14 are trees on the entrance that, obviously, hinder the view
15 when you're pulling out, so you do have to pull forward far
16 enough to get past those trees and to be able to see because
17 there's actually a hill right there with cars coming at you 45
18 miles an hour, so you do have to slowly creep up there. And
19 on the last picture, you can see just the tip of the fence
20 breaking the pine tree right there.

21 MR. DYNES: So, Mr. McCloskey.

22 MR. McCLOSKEY: Yes.

23 MR. DYNES: Let me ask you, your fence isn't going
24 to impede traffic in any way. It's not going to be a barrier
25 to anybody's vision, right?

26 MR. McCLOSKEY: No.

27 MR. DYNES: And you've made a great presentation
28 here tonight, and I know we've looked through all this and I
29 don't want to shortchange you in any way.

30 MR. McCLOSKEY: Sure.

1 MR. DYNES: But I think your neighbor's got a six
2 foot fence as well?

3 MR. McCLOSKEY: Right.

4 MR. DYNES: It's already approved.

5 MR. McCLOSKEY: Right.

6 MR. DYNES: It's gone through the process. And some
7 people might argue and say you bought this lot and should have
8 known that this might be an issue, but I think we all
9 understand how these circumstances exist, right?

10 MR. McCLOSKEY: Right.

11 MR. DYNES: I am not trying to cut you off.

12 MR. McCLOSKEY: No.

13 MR. DYNES: We've reviewed the material, and we see
14 these somewhat frequently, so I didn't want you to --

15 MR. McCLOSKEY: Okay. So, I mean, I will just go
16 through them real quick then. I took the pictures and I
17 almost got hit by a car, so I just want to show them to you.
18 Across the other way here. That's going toward my neighbor's
19 house and then this is coming from 608. As you can see, there
20 is clear line of sight to my driveway, to the street. The
21 fence is not impeding anything on that side. And then also
22 coming from the opposite direction past the other fence, past
23 my neighbor's yard.

24 VICE CHAIRMAN SWEENEY: Okay. Thank you. Does --
25 Do any members have any questions --

26 MR. ROWE: No.

27 CHAIRMAN SWEENEY: -- for Mr. McCloskey?

28 MR. HAMILTON: No. I just have one comment that was
29 in the staff report, and you're probably already aware of it,
30 but anything that the Lake County Department of Utilities

1 might have to do related to the sewer line where the fence is
2 located might mean they have to deconstruct the fence and you
3 would be responsible for reconstructing it.

4 MR. McCLOSKEY: Correct, yeah. Before I build, I
5 will call 1-800-DAVE before I build it to make sure I know
6 exactly where those pipes are.

7 MR. DYNES: His point is there is an easement there
8 as well, so I think that's what he's speaking about as well.

9 MR. McCLOSKEY: Oh, okay, gotcha.

10 VICE CHAIRMAN SWEENEY: Okay. Any other questions?

11 MR. HAMILTON: No.

12 MR. ROWE: No.

13 VICE CHAIRMAN SWEENEY: All right. Is there anyone
14 here to speak either for or against this application? Were
15 the neighbors given notice?

16 MR. McCLOSKEY: Yes.

17 MS. FREEMAN: Yes.

18 VICE CHAIRMAN SWEENEY: Okay.

19 MS. FREEMAN: We did, we're required to notify all
20 the adjacent property owners, as well as across the street.

21 VICE CHAIRMAN SWEENEY: Is your next-door neighbor
22 aware?

23 MR. McCLOSKEY: Yes.

24 VICE CHAIRMAN SWEENEY: As well as across the
25 street?

26 MR. McCLOSKEY: And he actually already has a six
27 foot high privacy fence that spans, pretty much, half of his
28 property anyway. We've already talked about putting the rest
29 of it up and joining the two fences.

30 VICE CHAIRMAN SWEENEY: Okay. So as there are no

1 other questions or no one to speak for or against this
2 application, I will hereby close the public meeting.

3 MR. ROWE: Let her rip.

4 VICE CHAIRMAN SWEENEY: Yeah. Okay. Discussion?

5 MR. HAMILTON: Yeah. My only, my only comment is
6 that really the variance is just for along 608. So, you know,
7 he's not asking for a variance for the fence all the way
8 around, this is just along 608 right-of-way. And as pointed
9 out, we've already issued a variance for the house across the
10 street, same reason.

11 MR. ROWE: I think the variance would actually cover
12 a bit of the back side as you look out from his house.

13 MR. HAMILTON: The right-of-way.

14 MR. ROWE: In the comments, I think I saw that.

15 MR. DYNES: Mr. McCloskey, the six foot is going to
16 go along the rear of your property as well, right?

17 MR. McCLOSKEY: Correct.

18 VICE CHAIRMAN SWEENEY: Okay.

19 MR. ROWE: About the second page in, they have drawn
20 in, as far as the zoning situation would be, it would expect
21 four feet on the back and then picking up with the six without
22 variance. So kind of commenting on Blair, that we're only do
23 along 608, there is a little more to it, to that.

24 VICE CHAIRMAN SWEENEY: Well, now I'm confused. Is
25 the variance for a six foot height around --

26 MR. HAMILTON: All the way around.

27 VICE CHAIRMAN SWEENEY: All the way around the --

28 MR. ROWE: All the way around.

29 VICE CHAIRMAN SWEENEY: -- the property, correct?

30 MR. HAMILTON: But the variance only covers the area

1 that Jim has indicated in blue. He's allowed to have a six
2 foot fence everywhere else.

3 VICE CHAIRMAN SWEENEY: Without a variance.

4 MR. HAMILTON: Without a variance, correct.

5 MR. ROWE: I was just picking on Blair.

6 VICE CHAIRMAN SWEENEY: Okay.

7 MR. ROWE: Okay?

8 VICE CHAIRMAN SWEENEY: If there's no other
9 comments, I will entertain a motion to --

10 MR. DYNES: So moved.

11 VICE CHAIRMAN SWEENEY: -- approve the variance.

12 MR. ROWE: Second.

13 CHAIRMAN SWEENEY: All right. Take a vote.

14 MR. LUCAS: You will need a second, don't we? Did
15 someone second?

16 VICE CHAIRMAN SWEENEY: Yeah, I got a second.

17 MR. LUCAS: Sorry, Jim, I didn't hear you.

18 MS. FREEMAN: Mr. Hamilton?

19 MR. HAMILTON: Yes.

20 MS. FREEMAN: Mr. Sweeney?

21 VICE CHAIRMAN SWEENEY: Yes.

22 MS. FREEMAN: Mr. Dynes?

23 MR. DYNES: Yes.

24 MS. FREEMAN: Mr. Rowe?

25 MR. ROWE: Yes.

26 MS. FREEMAN: Your variance has been approved.

27 VICE CHAIRMAN SWEENEY: Thank you very much.

28 MR. McCLOSKEY: Thank you, guys. Appreciate it.

29 VICE CHAIRMAN SWEENEY: All right. Nothing further
30 on that variance. We will go to our second matter on the

1 agenda, which is also a variance, and that is Variance Number
2 2018-28, Mr. David Knott, of Icon Realty, LLC, is requesting a
3 variance from Section 22.04(G), Table 22.04, to allow for
4 impervious lot coverage to be 74 percent of the lot area in
5 lieu of the maximum allowed, 70 percent, for the property
6 located at 9950 Johnnycake Ridge Road.

7 Hi.

8 MR. KNOTT: Good day.

9 VICE CHAIRMAN SWEENEY: You've been sworn in?

10 MR. KNOTT: Yes, I have.

11 VICE CHAIRMAN SWEENEY: Okay. State your name and
12 address.

13 MR. KNOTT: My name is David Knott. I am the part
14 owner of the property located at 9952 and 50 Johnnycake Ridge
15 Road in Concord.

16 VICE CHAIRMAN SWEENEY: Okay. Go ahead.

17 MS. FREEMAN: Excuse me. He did not actually -- He
18 did not stand up and get sworn in.

19 VICE CHAIRMAN SWEENEY: Oh, you didn't?

20 MR. LUCAS: Yeah, Dave, I didn't -- I was going to
21 say.

22 MR. KNOTT: I put my hand up. Are you saying I
23 didn't stand up but I put my hand up?

24 MR. LUCAS: Well --

25 (Whereupon, Mr. Knott was sworn in.)

26 MR. KNOTT: I don't know how many of you might have
27 seen our building complex there. We have two buildings, all
28 brick, all utility brick all the way around that I had built,
29 oh, about 12 years ago and tastefully done, high quality.

30 MR. ROWE: Yeah.

1 MR. KNOTT: And we have an outstanding group of
2 tenants in there. We're fully occupied. And our one tenant,
3 who's done an impeccable job with their business back there,
4 Anytime Fitness, has a need factor of -- they're looking for
5 just a one, one large area to have group sessions and of
6 approximately 1,000 square feet. And that area happens to be,
7 where we're locating the addition, is just grass anyhow. And,
8 probably, this addition won't even be seen from 84 because
9 it's behind buildings, so it's not even visible.

10 But, but our goal is still is to build the building
11 so it matches the existing architecture and the quality that's
12 already there. In this process we've -- What we've uncovered
13 is that we have, I guess the word we're using is impervious
14 and that we're 4 percent over that, what the standard is of 70
15 percent. We're at 74 percent. So I am here applying for a
16 variance regarding that situation and hoping that we would get
17 it granted.

18 MR. ROWE: Yeah, I visited today. Like you say,
19 from 84 -- Well, I don't know. Maybe to the east, if you
20 crane your head a little bit, you could see where the addition
21 is but --

22 MR. KNOTT: You know, actually, in that location,
23 we're pretty much abutting back in that corner to other
24 driveways and parking.

25 MR. ROWE: Yeah.

26 MR. KNOTT: Rear parking of other buildings. So
27 it's kind of like it's, you know, they're -- all the rear of
28 the buildings are facing each other in this location.

29 MR. ROWE: It was really handy the way you had it
30 taped off, too.

1 MR. KNOTT: Oh, yeah.

2 MR. ROWE: Trying to envision it.

3 MR. HOLLINGSWORTH: Tell them why you did that.

4 MR. KNOTT: Oh, there's a marketing reason why we
5 did that. By the way, the owner of the business happens to be
6 here, which is Von, from Anytime. And they've done a great
7 job for the community. It's been a true asset. And I think
8 they're quite -- They've been very successful since they moved
9 in there. So we were happy. We like, really like having them
10 there. They're good for the area.

11 VICE CHAIRMAN SWEENEY: Who are the other tenants in
12 there?

13 MR. KNOTT: We have -- Our first was Zeppe's Pizza.
14 We have Anytime Fitness. We have Purple Poochie which is on
15 the front corner, which is a dog salon. We have a tack --
16 It's called At The Barn. And then we have an insurance
17 company in there, which is Ciconetti. He has a location, I
18 think, in downtown Painesville, so this is his other satellite
19 location. I think he spends more time here, I mean, because
20 his car is usually parked there.

21 VICE CHAIRMAN SWEENEY: Okay.

22 MR. KNOTT: So we have five, five really good
23 tenants.

24 VICE CHAIRMAN SWEENEY: Great. Any other questions
25 or comments from anyone?

26 MR. ROWE: No.

27 MR. HAMILTON: No.

28 VICE CHAIRMAN SWEENEY: Okay. All right. I will
29 close the public hearing.

30 MS. FREEMAN: Do you see if anybody --

1 MR. ROWE: Anybody else for or against?

2 VICE CHAIRMAN SWEENEY: Oh, yeah. Is there anybody
3 else here to speak for or against the variance? Thank you.

4 MR. HOLLINGSWORTH: I mean, I could speak a few
5 minutes for it if you would like me to.

6 VICE CHAIRMAN SWEENEY: Absolutely, if you'd like
7 to. It's up to you.

8 MR. HOLLINGSWORTH: I kind of would like to unless
9 you guys want to get going.

10 VICE CHAIRMAN SWEENEY: No, we'd love to hear from
11 you.

12 MR. HOLLINGSWORTH: I'm Von Hollingsworth at
13 7241 South Meadow Drive, not too far from the business. My
14 daughter and I, Anna, started this, started Anytime Fitness
15 six years ago, coming up on six years in December. It's done
16 very well. We probably have 800 Concordians that are members
17 there today. We do a lot of personal training there. The
18 reason -- And we, obviously, went through our landlord and
19 said, "I need, I need more space."

20 We're trying to stay vital and stay competitive from
21 the standpoint, we offer one-on-one personal training, we have
22 an excellent 24-hour facility, but the one thing we're not
23 able to do on the inside of the facility is group work. We
24 just don't have that space. And we know that going forward
25 that's something that, if we're going to compete with the
26 Title Boxings and the SolSprints and that kind of thing, we
27 have to be able to bring our people and let them work out in a
28 group setting.

29 We do a lot of that outside the gym. Last year, I
30 think we raised in excess of \$115,000 for charity just for the

1 Concord/Mentor area children and stuff doing events on the
2 outside. So we do bring the people together outside the gym.
3 We're trying to bring -- come up with a way to keep that kind
4 of teamwork, have them inside working out together in a group
5 setting.

6 A thousand square feet is about what we need. And
7 we don't see this as necessarily membership enhancement.
8 Probably, it will not be. But it will certainly avail us to
9 keep the members that we do have because that's the one thing
10 that they've come to us and said, "You've got to put this in."
11 That's where we are at. So I went to him and said, "I need
12 space, David." Okay?

13 VICE CHAIRMAN SWEENEY: Great. Thank you very much.

14 MR. ROWE: Thank you.

15 VICE CHAIRMAN SWEENEY: All right. If there are no
16 other comments, I will now close the hearing. All right.
17 Discussion, anyone?

18 MR. DYNES: I move to approve.

19 VICE CHAIRMAN SWEENEY: I second. Let's put it to a
20 vote.

21 MR. HAMILTON: I guess I don't have anything to say.

22 MS. FREEMAN: Mr. Rowe?

23 MR. ROWE: Yes.

24 MS. FREEMAN: Mr. Dynes?

25 MR. DYNES: Yes.

26 MS. FREEMAN: Mr. Hamilton?

27 MR. HAMILTON: Yes.

28 MS. FREEMAN: And Mr. Sweeney?

29 VICE CHAIRMAN SWEENEY: Yes. Your variance has been
30 approved.

1 MR. KNOTT: Thank you so much.

2 MR. HOLLINGSWORTH: Thank you.

3 VICE CHAIRMAN SWEENEY: Congratulations.

4 MR. KNOTT: Thank you for your time.

5 VICE CHAIRMAN SWEENEY: Good luck.

6 (Whereupon, discussion was held off the record.)

7 VICE CHAIRMAN SWEENEY: All right. Before I --

8 Before we proceed, I would like to recognize our new

9 Administrator, Andy Rose, who is here tonight, and our new

10 Assistant Zoning Inspector, Jared Winer. Thanks for coming

11 by. It's nice to meet you guys.

12 MR. ROSE: Thank you.

13 VICE CHAIRMAN SWEENEY: Okay. Our next order of
14 business is to approve the minutes -- or election of chair and
15 vice chair. And I guess I will open the floor.

16 MR. DYNES: I would nominate Ivan --

17 VICE CHAIRMAN SWEENEY: I would second.

18 MR. DYNES: -- to continue as chair.

19 VICE CHAIRMAN SWEENEY: Ivan Valentic.

20 MR. DYNES: Are we able to vote on that with only
21 three members?

22 MR. LUCAS: I am sorry?

23 MR. DYNES: Are we able to vote on that with only
24 three regular members and an alternate?

25 MR. LUCAS: Yeah, yes.

26 MS. FREEMAN: Mr. Chairman, can I remind you that
27 Ivan filled in as chair two years in a row.

28 MR. DYNES: He's done a remarkable job, I would say.

29 VICE CHAIRMAN SWEENEY: As you can see from my
30 performance tonight, he's much better.

1 MR. DYNES: Why, why rock the boat? Why change?
2 He's done a great job.

3 MR. ROWE: I was chairman three years straight at
4 least once.

5 MR. LUCAS: Well, you never criticize a volunteer.

6 MR. DYNES: You as vice chair.

7 VICE CHAIRMAN SWEENEY: Okay. But I can't do that.

8 MR. DYNES: And I would nominate, while I'm rolling
9 on here, I would nominate Skip then as vice chair. So I would
10 nominate the slate of Ivan Valentic as chair and Skip Sweeney,
11 Francis Sweeney, as the vice chair.

12 MR. HAMILTON: Does that need a second? Second.

13 MR. ROWE: I am out of this.

14 MR. LUCAS: Yep, you're ready to vote.

15 VICE CHAIRMAN SWEENEY: Ready to vote, all right.
16 Put it to a vote. Am I allowed, am I allowed to vote even --

17 MR. LUCAS: Absolutely.

18 VICE CHAIRMAN SWEENEY: Okay.

19 MR. LUCAS: Anything less would be positively
20 uncivilized.

21 MR. ROWE: But it's not Chicago, so only once.

22 MS. FREEMAN: Mr. Lucas, do we need a roll call on
23 that or no?

24 MR. LUCAS: Yeah, absolutely.

25 MS. FREEMAN: Okay. All right. Mr. Hamilton?

26 MR. HAMILTON: Yes.

27 MS. FREEMAN: Mr. Sweeney?

28 VICE CHAIRMAN SWEENEY: Yes.

29 MS. FREEMAN: Mr. Dynes?

30 MR. DYNES: Yes.

1 MR. McCLOSKEY: And Mr. Rowe?

2 MR. ROWE: Yes.

3 MS. FREEMAN: All right. So you have it.

4 VICE CHAIRMAN SWEENEY: All right. Elections have
5 been completed and our final matter is approval of the minutes
6 from the March 14, 2018, meeting.

7 MR. HAMILTON: No comments.

8 VICE CHAIRMAN SWEENEY: Jim, would you like to --

9 MR. ROWE: I wasn't at it, so --

10 VICE CHAIRMAN SWEENEY: Okay.

11 MR. HAMILTON: No comments.

12 VICE CHAIRMAN SWEENEY: Anyone?

13 MR. DYNES: Looked good to me.

14 VICE CHAIRMAN SWEENEY: Looks fine here.

15 MR. DYNES: I move to approve the minutes of
16 March 14, 2018, meeting.

17 CHAIRMAN SWEENEY: I will second.

18 MR. HAMILTON: In favor.

19 VICE CHAIRMAN SWEENEY: All in favor?

20 (Three aye votes, no nay votes, one abstention.)

21 VICE CHAIRMAN SWEENEY: Minutes are so approved.

22 If there is no other business, the next Board of
23 Zoning Appeals meeting is June 13th of 2018. And with that,
24 the meeting is adjourned. Thank you very much.

25 (Whereupon, the meeting was adjourned at 7:25 p.m.)

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STATE OF OHIO)
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COUNTY OF CUYAHOGA)

CERTIFICATE

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 proceedings were 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 21st day of May 2018.

Melinda A. Melton
Registered Professional Reporter

Notary Public within and for the
State of Ohio

My Commission Expires:
February 4, 2023