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

Concord Town Hall  
7229 Ravenna Road  
Concord, Ohio 44077

November 8, 2023  
7:00 p.m.

TRANSCRIPT OF PROCEEDINGS

Zoning Commission members present:

- Ivan Valentic, Chairman
- Brandon Dynes, Member
- Todd Golling, Member
- Davey Rowan, Member

Also Present:

- Heather Freeman, Planning & Zoning Director/Zoning Inspector
- Keith Petersen, Esq., Legal Counsel

1                   CHAIRMAN VALENTIC: Good evening. The Concord  
2 Township Board of Zoning Appeals for November 8,  
3 2023, is now in session. I would like to introduce  
4 the Board. To my left is Brandon Dynes. I'm Ivan  
5 Valentic. To my right is Davey Rowan and Todd  
6 Golling. To our far right is Heather Freeman, our  
7 Zoning Inspector.

8                   Under the advice of counsel, we ask that  
9 anyone speaking tonight must be sworn in. So if  
10 you plan on speaking, please stand and raise your  
11 right hand at this moment.

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

13                   CHAIRMAN VALENTIC: Okay, thank you. Please  
14 be seated.

15                   This evening, when presenting your case, come  
16 to the microphone, state your name and address, and  
17 please confirm that you've been sworn in for the  
18 record, okay?

19                   Heather, were the legal notices published in a  
20 timely manner?

21                   MS. FREEMAN: Yes, they were.

22                   CHAIRMAN VALENTIC: Perfect.

23                   We have one Old Business and two new variance  
24 requests this evening. A three vote majority is  
25 required to approve or deny your variance. So

1           there's only four of us. You still have to have a  
2           three vote majority.

3           As you come up, we'll ask you if you want to  
4           move forward with the four of us this evening, or  
5           if you want to postpone your variance until next  
6           month. So I'll give you a little bit of time here  
7           to think about that. But if you want to go forward  
8           tonight, you still can with just the four members  
9           of the Board. I apologize for the last minute  
10          change.

11          So the first thing is that we have Old  
12          Business still on the docket. It's Appeal  
13          Number 2018-41: Mr. Randy Viviani, of 7757 Concord  
14          LLC. He has requested an administrative appeal.

15          This is still going to be tabled for further  
16          discussion. Hopefully, we can resolve that Old  
17          Business in the next few months. It would be great  
18          to have it closed out by the end of the year,  
19          right, Heather?

20          MS. FREEMAN: Uh-huh.

21          CHAIRMAN VALENTIC: With that, we move over to  
22          our New Business, which is Variance Application  
23          2023-139: Mr. Andrew Busch is requesting a  
24          variance from Section 34.04(A)(1) to permit the  
25          construction of an eight foot fence along the north

1 property line that extends into the front yard, in  
2 lieu of the maximum four foot tall permitted fence.  
3 This is for the property located at 8360 Ravenna  
4 Road, Parcel Number 08-A-001-A-00-008-0.

5 Please come forward.

6 MR. BUSCH: Hello. My name is Andrew Busch.  
7 I live at 8360 Ravenna Road, and I have been sworn  
8 in.

9 CHAIRMAN VALENTIC: Are you --

10 MS. HAMILTON: I'm just here in case, I guess.  
11 Say who I am?

12 CHAIRMAN VALENTIC: Yes.

13 MS. HAMILTON: I'm Tara Hamilton. I live at  
14 8360 Ravenna Road. I've been sworn in.

15 CHAIRMAN VALENTIC: Would you like to move  
16 forward with the four panel Board this evening?

17 MR. BUSCH: Yes.

18 CHAIRMAN VALENTIC: Okay, great.

19 Go ahead, present your case.

20 MR. BUSCH: Okay. So I'm here for the  
21 variance for an eight foot fence. It's going to be  
22 from the forward of -- from the front of the house  
23 forward, and it would be within 50 feet of the  
24 road, which is the minimum setback for a house, as  
25 if my house -- if it were 50 foot from the road, it

1           could be from the house, back.

2           My neighbor has a business that's Soothing Dog  
3           Touch -- or Soothing Touch Pet Care. And there's a  
4           lot of traffic in and out, especially early in the  
5           morning, and in the evenings, and throughout the  
6           day. And there's a lot of activities. There's  
7           clients in and out, you know, throughout the day.  
8           There's employees that come and go. And there's  
9           lots of dogs that are, you know, going from the  
10          cars to the house. So it creates a lot of  
11          disturbance, you know, for my house, from the  
12          neighbor's. And the eight foot fence would help me  
13          kind of separate that, you know, my house from a  
14          business next door.

15                 CHAIRMAN VALENTIC: On that part of your  
16                 house, what's over there? Is that your living  
17                 room, bedroom? What's there?

18                 MR. BUSCH: There's the front living room  
19                 window, yes. When we're sitting in the front  
20                 living room, you know, we see people come and go  
21                 all the time. There's a lot of activity.

22                 MS. HAMILTON: It's an open floor plan. It's  
23                 the living room, kitchen, steps going upstairs.  
24                 You can see right out into her driveway.

25                 MR. GOLLING: Is that a pool, too?

1 MS. HAMILTON: Yeah.

2 MR. BUSCH: Yes.

3 CHAIRMAN VALENTIC: What kind of fence are you  
4 looking to put in? Vinyl, wood?

5 MR. BUSCH: A wood privacy fence.

6 CHAIRMAN VALENTIC: A wood privacy fence?

7 MR. BUSCH: Yes.

8 MR. DYNES: I assume you get headlights, as  
9 well?

10 MS. HAMILTON: Yes.

11 MR. BUSCH: Correct. Early in the morning,  
12 there's people with headlights coming directly in  
13 the front window.

14 MS. HAMILTON: Especially this time of year,  
15 too.

16 CHAIRMAN VALENTIC: Yeah.

17 MR. GOLLING: How many board feet of fence are  
18 they putting?

19 MR. BUSCH: Total? 300.

20 MR. GOLLING: Just out of curiosity, what  
21 would something like that cost?

22 MR. BUSCH: It's approximately 12,000.

23 MR. GOLLING: Okay.

24 MR. BUSCH: So it's an expensive thing, to  
25 separate myself from the business next door. You

1 know, unfortunately, this won't help with the  
2 dogs barking and that, but it will help with the  
3 disturbances from the people coming in and out,  
4 and dogs engaging when we go outside, you know, and  
5 barking at us. So it would help separate the  
6 business from our home.

7 CHAIRMAN VALENTIC: And the fence, it's in the  
8 front yard, up to 50 feet up to the road. And then  
9 it looks like there's a section that's going to  
10 come and meet the corner of the house?

11 MR. BUSCH: Correct.

12 CHAIRMAN VALENTIC: Okay.

13 Any other -- does anyone else have questions  
14 for them?

15 MR. DYNES: No.

16 CHAIRMAN VALENTIC: All right, thank you. You  
17 can be seated.

18 MR. BUSCH: Thank you.

19 CHAIRMAN VALENTIC: Is there anyone else  
20 that's speaking for this appeal that would like to  
21 come up, or against this appeal that would like to  
22 come up?

23 Please come up to the microphone.

24 MS. ANKUDA: I'm Shereen Ankuda, owner of  
25 Soothing Touch Pet Care, and I have been sworn in.



1 dispute.

2 CHAIRMAN VALENTIC: Okay.

3 MS. ANKUDA: And my surveyor is not available  
4 for three weeks. So I wanted to make sure nothing  
5 happens until the property has been surveyed.

6 MR. GOLLING: Well, he's had the property  
7 surveyed. Would you be willing to use his survey?

8 MR. DYNES: Well, hold on.

9 CHAIRMAN VALENTIC: Hold on.

10 MR. DYNES: That's not an issue for us. He's  
11 before us --

12 MS. ANKUDA: Right, that's --

13 MR. DYNES: -- seeking -- well, hold on. Let  
14 me finish, okay? Hold on.

15 MS. ANKUDA: Yeah.

16 MR. DYNES: He's here before us, asking to put  
17 up a fence.

18 MS. ANKUDA: Right.

19 MR. DYNES: There's nobody quarreling with  
20 your business. No one is seeking to take any  
21 action against your business. It's essentially  
22 putting in a fence.

23 Surveys and the application of the fence being  
24 provided is an issue that comes after this Board --

25 MS. ANKUDA: Right.

1 MR. DYNES: -- makes a decision --

2 MS. ANKUDA: That's right. Yeah.

3 MR. DYNES: -- that you and he -- you can  
4 otherwise handle that.

5 So I guess my question is to you, while you're  
6 up here, do you have an objection specifically to  
7 the fence being applied onto his property?

8 MS. ANKUDA: At eight foot, yes.

9 MR. DYNES: And why do you have that  
10 objection?

11 MS. ANKUDA: Everybody else on our sections  
12 have six foot. And it gives everybody plenty of  
13 privacy.

14 MR. DYNES: So tell us how the eight foot  
15 specifically impacts you and your business.

16 MS. ANKUDA: Again, it's going to depend on  
17 where it is after the zoning.

18 MR. DYNES: I'm not interested in where the  
19 fence is placed. I'm interested in the height of  
20 it, and how the height of the fence impacts you.

21 MS. ANKUDA: Visibility --

22 MR. DYNES: Visibility for what?

23 MS. ANKUDA: -- to the south. You know, for  
24 traffic, for -- there's -- and I've seen some  
25 places who have the eight foot fence, and it's

1 just --

2 MR. DYNES: Well, let me ask you, have you  
3 seen the proposed location of the fence?

4 MS. ANKUDA: Yes.

5 MR. DYNES: Okay. I'm looking at it right  
6 now, too. I'm not finding any reason -- or any  
7 way, shape, or form that that impedes anybody's  
8 sight lines towards traffic to the south on Ravenna  
9 Road.

10 MS. ANKUDA: I guess I disagree.

11 MR. DYNES: Well, if you can tell us why,  
12 that's what we're interested in hearing from you.  
13 We're not here to quarrel with you. We want to  
14 know why you disagree, and what the issue is that  
15 causes you this consternation.

16 MS. ANKUDA: Again, I've had experience with  
17 eight foot fences, and it limits visibility.  
18 Ravenna is a dangerous road.

19 MR. DYNES: Well, let me understand. You've  
20 been there since 1973.

21 MS. ANKUDA: '76.

22 MR. DYNES: 1976. Pardon me.

23 What other eight foot fences along your  
24 property line have impeded your vision in that  
25 time?

1 MS. ANKUDA: Not mine. Other people.

2 Like I said, I've lived there for a really  
3 long time, and in my experience, any time somebody  
4 has put in an eight foot fence --

5 MR. DYNES: We're only interested in this  
6 particular property. We're not interested in other  
7 people's, or other fences, or other eight foot  
8 fences other places.

9 MS. ANKUDA: So how am I going to know how  
10 much it impedes until it's there?

11 MR. DYNES: Well, if you've looked at the  
12 drawings -- I guess that's the question. From  
13 what we're looking at, it doesn't seem to be an  
14 impediment to any sight lines.

15 I'm asking for you, as you're here  
16 representing this causes you a problem, what  
17 evidence you have that the sight line is going to  
18 be disturbed or otherwise causing a problem for  
19 you or any of your visitors?

20 MS. ANKUDA: I -- I mean, I don't know what  
21 else to say. That an eight foot fence changes  
22 your line of vision.

23 And when they were building the driveway, they  
24 often parked vehicles close to the road, and it was  
25 very dangerous exiting our driveway. And even ones

1 that were set back caused visibility problems.

2 So I just don't want to say, yeah, an eight  
3 foot fence is fine, and then find out I'm in a  
4 dangerous situation exiting my driveway.

5 CHAIRMAN VALENTIC: Okay. Any other questions  
6 for her?

7 Hold on.

8 Do you guys have anything else?

9 MR. GOLLING: No.

10 MR. ROWAN: No.

11 CHAIRMAN VALENTIC: Okay. Thank you very  
12 much. We appreciate you coming in.

13 MS. ANKUDA: You're welcome.

14 CHAIRMAN VALENTIC: Is there anyone else that  
15 would like to come up and speak for this appeal, or  
16 against this appeal?

17 Does anyone else have any questions for the  
18 applicant before we close this to the public?

19 Okay. Thank you.

20 If there's no further questions, the public  
21 hearing for Application Number 2023-139 is now  
22 closed to the public.

23 Can I get a motion to approve Variance  
24 2203-139?

25 MR. ROWAN: So moved.

1 MR. GOLLING: Second.

2 CHAIRMAN VALENTIC: Thank you.

3 Discussion for the Board?

4 You know, I don't know if we want to just kind  
5 of go through some of the Duncan Factors to kind of  
6 start the discussion. We'll kind of talk through  
7 it, and then just add to it. So I'll read them.

8 Will the property yield a reasonable return or  
9 can there be a beneficial use of the property  
10 without the variance?

11 How do you guys feel about that one?

12 MR. DYNES: Well, there can, clearly.

13 CHAIRMAN VALENTIC: You guys agree? Okay.

14 Is the variance substantial?

15 MR. DYNES: I would argue that it's not  
16 substantial, given the circumstances. I understand  
17 the height of the fence exceeds it by four feet,  
18 it's double what's required in that area. But  
19 given the circumstances, I think that particular  
20 factor is outweighed.

21 CHAIRMAN VALENTIC: Yeah. It's not very long,  
22 either.

23 Will the essential character of the  
24 neighborhood be substantially altered or will  
25 adjoining properties suffer a substantial detriment

1 if the variance is granted?

2 You know, to your point, it's still 50 feet  
3 away from the road, so it's not -- if there was a  
4 house there, you know, it could --

5 MR. ROWAN: You'd have a 50 foot setback.

6 CHAIRMAN VALENTIC: Yeah. So, I mean, looking  
7 at the map, and what was presented to me, it  
8 doesn't feel like it would adversely affect  
9 anything. I don't know what you guys think.

10 MR. DYNES: I have not heard anything  
11 articulated otherwise. I would agree.

12 MR. GOLLING: I agree.

13 CHAIRMAN VALENTIC: Will the variance  
14 adversely affect the delivery of government  
15 services?

16 MR. DYNES: No.

17 MR. GOLLING: No.

18 MR. ROWAN: No.

19 CHAIRMAN VALENTIC: Did the property owner  
20 purchase the property with knowledge of the zoning  
21 restrictions?

22 MR. DYNES: Presumably, yes.

23 CHAIRMAN VALENTIC: Presumably, yeah. We  
24 didn't ask that question.

25 Can the problem be resolved by some other

1 manner than the granting of the variance?

2 Potentially.

3 MR. DYNES: I'm not quite sure what you would  
4 do.

5 CHAIRMAN VALENTIC: Yeah, I don't know how  
6 else you would do it.

7 MR. DYNES: I think in this particular --

8 MR. GOLLING: An earthen mound?

9 MR. DYNES: Yeah. The space doesn't exist to  
10 do that, other than fences. Which fences are  
11 obviously permitted for these particular reasons,  
12 absent the height restriction. I don't see any  
13 other manner.

14 CHAIRMAN VALENTIC: Will the variance preserve  
15 the "spirit and intent" of the zoning resolution  
16 and will "substantial justice" be done by granting  
17 the variance?

18 MR. DYNES: I think so. I think it's an  
19 accomplishment of substantial justice to protect a  
20 homeowner who is next to a business, who has  
21 identified some specific concerns for us as to why  
22 this becomes a necessity.

23 MR. GOLLING: And when I take into  
24 consideration the substantial cost he's going to  
25 incur to do this, it kind of tells me that this is

1 something that -- you don't just walk into this  
2 lightly and throw down twelve grand because you  
3 like a fence. It's got to serve a purpose, and it  
4 seems like that that's the purpose he's trying to  
5 serve here.

6 Now, to assuage her question there, as I'm  
7 looking at the drawing here, the fence will go up  
8 no further than the front end of her drive pad, or  
9 parking pad. And 50 feet is more than enough to  
10 see the northbound traffic if you're trying to go  
11 on Ravenna Road.

12 So I do believe that although the spirit  
13 intended of the zoning resolution is there, the  
14 justice may be served, if not for noise, but maybe  
15 to give a little bit more privacy.

16 CHAIRMAN VALENTIC: Yeah. That's what they're  
17 looking for, you know, some privacy.

18 Davey, anything to add?

19 MR. ROWAN: Todd said everything I was  
20 thinking.

21 CHAIRMAN VALENTIC: Okay. Then the question  
22 is on the approval of Variance Number 2023-139. A  
23 yes vote approves the variance. A no vote denies  
24 the variance.

25 Heather, please call the vote.

1 MS. FREEMAN: Mr. Rowan.

2 MR. ROWAN: Yes.

3 MS. FREEMAN: Mr. Dynes.

4 MR. DYNES: Yes.

5 MS. FREEMAN: Mr. Golling.

6 MR. GOLLING: Yes.

7 MS. FREEMAN: Mr. Valentic.

8 CHAIRMAN VALENTIC: Yes.

9 The ayes have it. Your variance has been  
10 approved.

11 Thank you.

12 MR. BUSCH: Thank you.

13 MS. HAMILTON: Thank you.

14 CHAIRMAN VALENTIC: All right, next on our  
15 agenda is -- let's see. It is Variance Application  
16 2023-140: Mr. James Ettinger is requesting a  
17 variance from Section 15.04(A)(2)(d) to allow a  
18 shed to be located 16 feet back from the  
19 right-of-way, in lieu of the 50 feet required for  
20 corner lots. This is for the property located at  
21 7450 [sic] Mardon Drive, Parcel Number  
22 08-A-032-D-00-051-0.

23 Thank you.

24 Please come forward and present your case.

25 But state your name, your address, and confirm

1           you've been sworn in.

2           MR. ETTINGER: My name is James Ettinger, and  
3 I live at 6450 Mardon Drive, and I have been sworn  
4 in.

5           CHAIRMAN VALENTIC: And would you like to move  
6 forward with the four panel this evening?

7           MR. ETTINGER: Yeah. Yeah, that will be fine.

8           CHAIRMAN VALENTIC: Okay. Thank you.

9           MR. ETTINGER: If it would please the Board,  
10 too, I made copies. I actually was able to go on  
11 the software on my computer and give a more precise  
12 location of where the shed would be.

13          CHAIRMAN VALENTIC: Okay.

14          Do you have a copy for Heather, as well?

15          MR. ETTINGER: Yeah, I do.

16          CHAIRMAN VALENTIC: Okay.

17          MS. FREEMAN: Thank you.

18          CHAIRMAN VALENTIC: We'll enter this into the  
19 record for this evening, as well.

20          MS. FREEMAN: Sure.

21          MR. ETTINGER: Would you gentlemen --

22          CHAIRMAN VALENTIC: Yeah, if you would.

23          MR. GOLLING: Sure. Please.

24          CHAIRMAN VALENTIC: You can give it to Todd.  
25 He can pass them down.

1           MR. ETTINGER: The last page is the one that I  
2 was able to be a little more accurate with, as far  
3 as location.

4           CHAIRMAN VALENTIC: Thank you.

5           MR. DYNES: Thank you.

6           MR. GOLLING: This is it right here  
7 (indicating)?

8           MR. ETTINGER: Yeah. I've got it blocked out.  
9 Do you want one?

10          MR. PETERSEN: Thank you.

11          MR. ETTINGER: I made six copies. I got  
12 lucky. Good thing somebody didn't show up.

13          MR. DYNES: Do you have one for yourself?

14          MR. ETTINGER: No.

15          MR. DYNES: You don't need it.

16          MR. ETTINGER: I live there.

17          MR. PETERSEN: You gave me two, if you want  
18 one.

19          MR. ETTINGER: In that case, I do need one.  
20 Thank you.

21                 What we'd like to do is to be able to put the  
22 shed in the back corner of the lot, in line with  
23 our house, which is not the 50 foot setback that is  
24 called for off of Mardon Court.

25                 And as you can see, I went to the Auditor's

1 website, and I pulled off dimensions and made  
2 sure -- I mean, we're more like 18 feet, you know,  
3 off of the actual property line.

4 And I'd also like to note, too, that the two  
5 sheds that you see there are gone. They were  
6 dilapidated. And since we bought the place, we've  
7 been working on cleaning it up and making sure that  
8 everything is more up to standard, because it used  
9 to be extremely overgrown. So we've been doing a  
10 lot of work on the exterior and the interior.

11 But having downsized from a 3,000 square foot  
12 house to an 1,800 square foot house has been kind  
13 of difficult, and we just really need to put up a  
14 shed.

15 But this also helps us, as far as giving us  
16 more yard to work with. It's a fenced-in yard. We  
17 have dogs, and they like to chase a ball.

18 MR. DYNES: It's Ettinger, is that how you  
19 pronounce your name?

20 MR. ETTINGER: Yeah.

21 MR. DYNES: Mr. Ettinger, I think we received  
22 support for this variance from one of your  
23 neighbors.

24 MR. ETTINGER: Oh, okay.

25 MR. DYNES: Is that correct, Heather?

1 MS. FREEMAN: Yes. I received an email from  
2 Mr. Brady Parrish, who -- on November 6th, saying  
3 that he had no objections to the variance. In  
4 fact, it is his opinion it is a more appropriate  
5 location for a shed on that property.

6 MR. DYNES: Thank you.

7 CHAIRMAN VALENTIC: What year was this house  
8 built; do you know?

9 A VOICE: '57, maybe. 1957, I believe. I  
10 might be wrong.

11 MR. DYNES: Just to be clear, the other sheds  
12 are gone.

13 MR. ETTINGER: The other sheds are gone.

14 MR. DYNES: This is going to be one singular  
15 shed on the lot.

16 MR. ETTINGER: Yeah. They were dilapidated  
17 when we bought the property. When we cleaned up  
18 the yard, we took all that down.

19 CHAIRMAN VALENTIC: So along the road, are you  
20 planning on -- I think it goes, you have road, tree  
21 lawn, then fence, it looks like, potentially.

22 MR. ETTINGER: Uh-huh.

23 CHAIRMAN VALENTIC: Are you putting any  
24 landscaping around the shed, or will it just be  
25 turf grass around it?

1           MR. ETTINGER: Eventually, landscaping. There  
2 used to be a pine tree in the corner, which --  
3 well, you can actually still see the pine tree, but  
4 it has since been cut down, because it was dead.

5           CHAIRMAN VALENTIC: Okay.

6           MR. ETTINGER: So we're putting it over to  
7 that side.

8           CHAIRMAN VALENTIC: Where will the -- do you  
9 know where the door is going to be on this shed?

10          MR. ETTINGER: It will be facing the back of  
11 the house.

12          CHAIRMAN VALENTIC: Okay.

13          MR. ETTINGER: With two windows on the front  
14 side. And I've got the picture in there, the best  
15 you can see it from the house.

16          CHAIRMAN VALENTIC: Oh, okay. I gotcha. It's  
17 going to kind of go longways. Okay.

18          That answers my questions. Does anyone else  
19 have any questions?

20          MR. GOLLING: Is that a pool?

21          MR. ETTINGER: Yes.

22          MR. GOLLING: Is it still a pool?

23          MR. ETTINGER: It's covered up right now.  
24 We're eventually going to refurbish it. But we  
25 have a two by six plywood deck over the top of it

1 right now, and tarped off, so that we can -- that's  
2 our next summer project.

3 MR. GOLLING: Got it.

4 CHAIRMAN VALENTIC: Okay. Any other  
5 questions?

6 MR. DYNES: No.

7 CHAIRMAN VALENTIC: Thank you. You can be  
8 seated.

9 MR. ETTINGER: All right, thank you.

10 CHAIRMAN VALENTIC: Is there anyone else here  
11 this evening that's speaking for this appeal or  
12 against this appeal that would like to come up?

13 If there's no further questions, the public  
14 hearing for Application Number 2023-140 is now  
15 closed to the public.

16 Can I get a motion to approve Variance  
17 2023-140?

18 MR. DYNES: So moved.

19 MR. ROWAN: Second.

20 CHAIRMAN VALENTIC: Thank you.

21 Discussion?

22 MR. ROWAN: Yeah, I think corner lots are  
23 tricky. We get them a lot.

24 I think it's a nice shed. It's behind a  
25 fence. I think it adds some -- you know, again,

1           you're not right on the road, everybody can see it.  
2           You really have to be looking for it. You're going  
3           to see above the fence.

4           MR. GOLLING: The house already there, if it's  
5           lined up with the house, I mean, I don't know if  
6           you call that a grandfather argument. But the line  
7           is there, if the shed is on the line with the  
8           house, at least it gives it some symmetry.

9           CHAIRMAN VALENTIC: Yeah, yeah.

10          MR. ROWAN: Yeah, I don't really see any  
11          concerns or issues for me, personally.

12          MR. DYNES: I think, at the end of the day,  
13          it's another crazy corner lot. You're damned if  
14          you do, you're -- you're just stuck. I mean, I  
15          don't know, you know.

16          CHAIRMAN VALENTIC: Yeah.

17          MR. ROWAN: If it were that that street is not  
18          there, it's not an issue, because it's -- as long  
19          as it's however many feet from the property line,  
20          which I think, what is it --

21          CHAIRMAN VALENTIC: I don't want to open a --  
22          but didn't the corner lot setbacks change at some  
23          point, too?

24          MS. FREEMAN: Correct. Right.

25          CHAIRMAN VALENTIC: Yes.

1 MS. FREEMAN: So when the house was  
2 constructed on Mardon, it was probably the same --  
3 it was a reduced 25 foot side yard setback, I'm  
4 guessing.

5 CHAIRMAN VALENTIC: Yeah.

6 MS. FREEMAN: But I don't know if this house  
7 predates zoning, though. It might. Because what  
8 year did we say this was built?

9 CHAIRMAN VALENTIC: '57.

10 MR. DYNES: It was built in '57.

11 MS. FREEMAN: So we adopted zoning in '55. So  
12 I'm not even sure if we had a permit on the house.  
13 I don't have a record of it.

14 CHAIRMAN VALENTIC: Yeah. I know some of the  
15 houses, they come in for variances on those corner  
16 lots just to build a house.

17 MR. ROWAN: Yeah, even some of the newer  
18 houses have corner lots that we've approved.

19 CHAIRMAN VALENTIC: Yeah.

20 I don't know. I mean, could we just really  
21 quick walk through maybe the Duncan Factors --

22 MR. DYNES: The Duncan Factors? We should,  
23 yes.

24 CHAIRMAN VALENTIC: -- before we finish up the  
25 discussion?

1 Will the property yield a reasonable return  
2 or can there be a beneficial use of the property  
3 without the variance?

4 MR. DYNES: Yes.

5 MR. ROWAN: Yes.

6 MR. GOLLING: Yes.

7 CHAIRMAN VALENTIC: Is the variance  
8 substantial?

9 MR. ROWAN: No.

10 MR. GOLLING: No.

11 CHAIRMAN VALENTIC: Will the essential  
12 character of the neighborhood -- will the essential  
13 character of the neighborhood be substantially  
14 altered or will adjoining properties suffer a  
15 substantial detriment?

16 MR. ROWAN: No.

17 CHAIRMAN VALENTIC: No.

18 MR. GOLLING: No.

19 CHAIRMAN VALENTIC: No, it's still pretty far  
20 away. And we got support, one of the neighbors was  
21 for it.

22 Will the variance adversely affect the  
23 delivery of governmental services?

24 MR. ROWAN: No.

25 CHAIRMAN VALENTIC: No.

1           Did the property owner purchase the property  
2 with knowledge of the zoning restrictions?

3           Presumably, again. We have to make sure we  
4 ask that.

5           Can the problem be resolved by some other  
6 manner than granting the variance?

7           I mean, they could move it into the yard, but  
8 then it's kind of sitting in the middle of the  
9 yard, too.

10           Will the variance preserve the "spirit and  
11 intent" of the zoning resolution and will  
12 "substantial justice" be done by granting the  
13 variance?

14           MR. GOLLING: Sure.

15           CHAIRMAN VALENTIC: Okay.

16           All right, the question then is on the  
17 approval of Variance 2023-140. A yes vote approves  
18 the variance. A no vote denies the variance.

19           Heather, please call the vote.

20           MS. FREEMAN: Mr. Golling.

21           MR. GOLLING: Yes.

22           MS. FREEMAN: Mr. Dynes.

23           MR. DYNES: Yes.

24           MS. FREEMAN: Mr. Rowan.

25           MR. ROWAN: Yes.

1 MS. FREEMAN: Mr. Valentic.

2 CHAIRMAN VALENTIC: Yes.

3 Your variance has been approved. Thank you.

4 Really quick, next on our agenda is the  
5 approval of the minutes. And I don't know if -- I  
6 was not here.

7 Do you guys have the minutes from September?

8 Do we have enough people to vote on them?

9 Oh, here it is. Who was here?

10 MR. ROWAN: I was not here, but I did read the  
11 minutes and I did watch the video.

12 CHAIRMAN VALENTIC: So you can't vote.

13 So we can. We have Brandon, Todd. We can  
14 vote.

15 MR. DYNES: I would only comment that I know  
16 Ivy wasn't here. But even in her absence, these  
17 minutes appear to be very well done. I don't know  
18 if they meet her standards, but I'd say they're  
19 still respectable, and very well done and prepared.  
20 So I would vote to approve them.

21 CHAIRMAN VALENTIC: Okay. Can I get a second?

22 MR. GOLLING: I have no choice but to second  
23 that.

24 CHAIRMAN VALENTIC: Okay. All in favor of the  
25 minutes as written, say aye.

1 MR. GOLLING: Aye.

2 MR. DYNES: Aye.

3 CHAIRMAN VALENTIC: Okay. I'm going to  
4 abstain.

5 The minutes have been approved from  
6 September 2023.

7 Our next meeting is December 13th, 2023. The  
8 Concord Township Board of Zoning Appeals for  
9 November 8th, 2023 is now closed.

10 (Whereupon, the meeting was adjourned at  
11 7:29 p.m.)

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CERTIFICATE

State of Ohio,                    )  
  ) SS:  
County of Cuyahoga.        )

I, Ivy J. Gantverg, Registered Professional Reporter and Notary Public in and for the State of Ohio, duly commissioned and qualified, do hereby certify that the foregoing is a true, correct and complete transcript of my stenotype notes which were taken at the time and place in the foregoing caption specified.

I do further certify that I am not a relative or counsel of either party, or otherwise interested in the event of this action.



*Ivy Gantverg*  
\_\_\_\_\_  
Ivy J. Gantverg, Notary Public  
in and for the State of Ohio,  
Registered Professional Reporter.  
My commission expires November 5, 2023.

|   |   |  |   |  |   |   |  |
|---|---|--|---|--|---|---|--|
|   | 24/17 28/17<br><b>15.04 [1]</b> 18/17<br><b>16 feet [1]</b> 18/18<br><b>18 feet [1]</b> 21/2<br><b>1957 [1]</b> 22/9<br><b>1973 [1]</b> 11/20<br><b>1976 [3]</b> 8/5 8/12<br>11/22  | <b>activities [1]</b> 5/6<br><b>activity [1]</b> 5/21<br><b>actual [1]</b> 21/3<br><b>actually [2]</b> 19/10<br>23/3<br><b>add [3]</b> 8/19 14/7<br>17/18<br><b>address [3]</b> 2/16 8/2<br>18/25<br><b>adds [1]</b> 24/25<br><b>adjoining [2]</b> 14/25<br>27/14<br><b>adjourned [1]</b> 30/10<br><b>administrative [1]</b><br>3/14<br><b>adopted [1]</b> 26/11<br><b>adversely [3]</b> 15/8<br>15/14 27/22<br><b>advice [1]</b> 2/8<br><b>affect [3]</b> 15/8 15/14<br>27/22<br><b>after [2]</b> 9/24 10/17<br><b>again [4]</b> 10/16 11/16<br>24/25 28/3<br><b>against [5]</b> 7/21 8/11<br>9/21 13/16 24/12<br><b>agenda [2]</b> 18/15 29/4<br><b>agree [3]</b> 14/13 15/11<br>15/12<br><b>agreed [1]</b> 8/7<br><b>ahead [1]</b> 4/19<br><b>all [8]</b> 5/21 7/16 8/18<br>18/14 22/18 24/9 28/16<br>29/24<br><b>allow [1]</b> 18/17<br><b>along [4]</b> 3/25 8/19<br>11/23 22/19<br><b>already [1]</b> 25/4<br><b>also [3]</b> 1/18 21/4<br>21/15<br><b>altered [2]</b> 14/24<br>27/14<br><b>although [1]</b> 17/12<br><b>am [3]</b> 4/11 12/9 31/11<br><b>Andrew [3]</b> 3/23 4/6<br>8/6<br><b>Ankuda [1]</b> 7/24<br><b>another [1]</b> 25/13<br><b>answers [1]</b> 23/18<br><b>any [16]</b> 7/13 8/18<br>8/23 9/20 11/6 11/6<br>12/3 12/14 12/19 13/5<br>13/17 16/12 22/23<br>23/19 24/4 25/10<br><b>anybody's [1]</b> 11/7<br><b>anyone [7]</b> 2/9 7/13<br>7/19 13/14 13/17 23/18<br>24/10<br><b>anything [5]</b> 8/20 13/8<br>15/9 15/10 17/18<br><b>apologize [1]</b> 3/9<br><b>appeal [8]</b> 3/12 3/14 | 7/20 7/21 13/15 13/16<br>24/11 24/12<br><b>APPEALS [3]</b> 1/2 2/2<br>30/8<br><b>appear [1]</b> 29/17<br><b>applicant [1]</b> 13/18<br><b>application [5]</b> 3/22<br>9/23 13/21 18/15 24/14<br><b>applied [1]</b> 10/7<br><b>appreciate [1]</b> 13/12<br><b>appropriate [1]</b> 22/4<br><b>approval [3]</b> 17/22<br>28/17 29/5<br><b>approve [4]</b> 2/25<br>13/23 24/16 29/20<br><b>approved [5]</b> 8/12<br>18/10 26/18 29/3 30/5<br><b>approves [2]</b> 17/23<br>28/17<br><b>approximately [1]</b><br>6/22<br><b>are [12]</b> 4/9 5/9 6/3<br>6/17 8/15 16/10 21/5<br>22/12 22/13 22/19<br>22/23 24/22<br><b>area [1]</b> 14/18<br><b>argue [1]</b> 14/15<br><b>argument [1]</b> 25/6<br><b>around [2]</b> 22/24<br>22/25<br><b>articulated [1]</b> 15/11<br><b>as [16]</b> 3/3 4/24 6/8<br>12/15 16/21 17/6 19/14<br>19/19 20/2 20/3 20/25<br>21/15 21/15 25/18<br>25/19 29/25<br><b>ask [5]</b> 2/8 3/3 11/2<br>15/24 28/4<br><b>asking [2]</b> 9/16 12/15<br><b>assuage [1]</b> 17/6<br><b>assume [1]</b> 6/8<br><b>Auditor's [1]</b> 20/25<br><b>available [1]</b> 9/3<br><b>away [2]</b> 15/3 27/20<br><b>aye [3]</b> 29/25 30/1<br>30/2<br><b>ayes [1]</b> 18/9 | 29/3 30/5<br><b>before [4]</b> 9/11 9/16<br>13/18 26/24<br><b>behind [1]</b> 24/24<br><b>being [2]</b> 9/23 10/7<br><b>believe [2]</b> 17/12 22/9<br><b>beneficial [2]</b> 14/9<br>27/2<br><b>best [1]</b> 23/14<br><b>bit [3]</b> 3/6 8/21 17/15<br><b>blocked [1]</b> 20/8<br><b>board [10]</b> 1/2 2/2 2/4<br>3/9 4/16 6/17 9/24 14/3<br>19/9 30/8<br><b>bought [2]</b> 21/6 22/17<br><b>Brady [1]</b> 22/2<br><b>Brandon [3]</b> 1/16 2/4<br>29/13<br><b>build [1]</b> 26/16<br><b>building [2]</b> 8/8 12/23<br><b>built [3]</b> 22/8 26/8<br>26/10<br><b>Busch [2]</b> 3/23 4/6<br><b>business [15]</b> 2/23<br>3/12 3/17 3/22 5/2 5/14<br>6/25 7/6 8/5 8/12 8/12<br>9/20 9/21 10/15 16/20 |   |   |  |
| <b>A VOICE: [1]</b> 22/9<br><b>CHAIRMAN</b><br><b>VALENTIC: [76]</b><br><b>MR. BUSCH: [14]</b> 4/6<br>4/17 4/20 5/18 6/2 6/5<br>6/7 6/11 6/19 6/22 6/24<br>7/11 7/18 18/12<br><b>MR. DYNES: [48]</b><br><b>MR. ETTINGER: [23]</b><br>19/2 19/7 19/9 19/15<br>19/21 20/1 20/8 20/11<br>20/14 20/16 20/19<br>21/20 21/24 22/13<br>22/16 22/22 23/1 23/6<br>23/10 23/13 23/21<br>23/23 24/9<br><b>MR. GOLLING: [25]</b><br>5/25 6/17 6/20 6/23 9/6<br>13/9 14/1 15/12 15/17<br>16/8 16/23 18/6 19/23<br>20/6 23/20 23/22 24/3<br>25/4 27/6 27/10 27/18<br>28/14 28/21 29/22 30/1<br><b>MR. PETERSEN: [2]</b><br>20/10 20/17<br><b>MR. ROWAN: [17]</b><br>13/10 13/25 15/5 15/18<br>17/19 18/2 24/19 24/22<br>25/10 25/17 26/17 27/5<br>27/9 27/16 27/24 28/25<br>29/10<br><b>MS. ANKUDA: [23]</b><br>7/24 8/3 8/5 8/25 9/3<br>9/12 9/15 9/18 9/25<br>10/2 10/8 10/11 10/16<br>10/21 10/23 11/4 11/10<br>11/16 11/21 12/1 12/9<br>12/20 13/13<br><b>MS. FREEMAN: [17]</b><br>2/21 3/20 18/1 18/3<br>18/5 18/7 19/17 19/20<br>22/1 25/24 26/1 26/6<br>26/11 28/20 28/22<br>28/24 29/1<br><b>MS. HAMILTON: [7]</b><br>4/10 4/13 5/22 6/1 6/10<br>6/14 18/13 | <b>2</b><br><b>2018-41 [1]</b> 3/13<br><b>2023 [6]</b> 1/10 2/3 30/6<br>30/7 30/9 31/18<br><b>2023-139 [3]</b> 3/23<br>13/21 17/22<br><b>2023-140 [4]</b> 18/16<br>24/14 24/17 28/17<br><b>2203-139 [1]</b> 13/24<br><b>25 foot [1]</b> 26/3  | <b>3</b><br><b>3,000 [1]</b> 21/11<br><b>300 [1]</b> 6/19<br><b>34.04 [1]</b> 3/24   | <b>4</b><br><b>41 [1]</b> 3/13<br><b>44077 [1]</b> 1/8  | <b>5</b><br><b>50 feet [5]</b> 4/23 7/8<br>15/2 17/9 18/19<br><b>50 foot [3]</b> 4/25 15/5<br>20/23  | <b>6</b><br><b>6450 [1]</b> 19/3<br><b>6th [1]</b> 22/2 | <b>7</b><br><b>7229 [1]</b> 1/7<br><b>7450 [1]</b> 18/21<br><b>7757 [1]</b> 3/13<br><b>7:00 [1]</b> 1/10<br><b>7:29 [1]</b> 30/11 | <b>8</b><br><b>8340 [1]</b> 8/3<br><b>8360 [3]</b> 4/3 4/7 4/14<br><b>8th [1]</b> 30/9 |
| <b>'55 [1]</b> 26/11<br><b>'57 [3]</b> 22/9 26/9 26/10<br><b>'76 [1]</b> 11/21  | <b>A</b><br><b>able [3]</b> 19/10 20/2<br>20/21<br><b>about [2]</b> 3/7 14/11<br><b>above [1]</b> 25/3<br><b>absence [1]</b> 29/16<br><b>absent [1]</b> 16/12<br><b>abstain [1]</b> 30/4<br><b>accomplishment [1]</b><br>16/19<br><b>accurate [1]</b> 20/2<br><b>action [2]</b> 9/21 31/13  | <b>activities [1]</b> 5/6<br><b>activity [1]</b> 5/21<br><b>actual [1]</b> 21/3<br><b>actually [2]</b> 19/10<br>23/3<br><b>add [3]</b> 8/19 14/7<br>17/18<br><b>address [3]</b> 2/16 8/2<br>18/25<br><b>adds [1]</b> 24/25<br><b>adjoining [2]</b> 14/25<br>27/14<br><b>adjourned [1]</b> 30/10<br><b>administrative [1]</b><br>3/14<br><b>adopted [1]</b> 26/11<br><b>adversely [3]</b> 15/8<br>15/14 27/22<br><b>advice [1]</b> 2/8<br><b>affect [3]</b> 15/8 15/14<br>27/22<br><b>after [2]</b> 9/24 10/17<br><b>again [4]</b> 10/16 11/16<br>24/25 28/3<br><b>against [5]</b> 7/21 8/11<br>9/21 13/16 24/12<br><b>agenda [2]</b> 18/15 29/4<br><b>agree [3]</b> 14/13 15/11<br>15/12<br><b>agreed [1]</b> 8/7<br><b>ahead [1]</b> 4/19<br><b>all [8]</b> 5/21 7/16 8/18<br>18/14 22/18 24/9 28/16<br>29/24<br><b>allow [1]</b> 18/17<br><b>along [4]</b> 3/25 8/19<br>11/23 22/19<br><b>already [1]</b> 25/4<br><b>also [3]</b> 1/18 21/4<br>21/15<br><b>altered [2]</b> 14/24<br>27/14<br><b>although [1]</b> 17/12<br><b>am [3]</b> 4/11 12/9 31/11<br><b>Andrew [3]</b> 3/23 4/6<br>8/6<br><b>Ankuda [1]</b> 7/24<br><b>another [1]</b> 25/13<br><b>answers [1]</b> 23/18<br><b>any [16]</b> 7/13 8/18<br>8/23 9/20 11/6 11/6<br>12/3 12/14 12/19 13/5<br>13/17 16/12 22/23<br>23/19 24/4 25/10<br><b>anybody's [1]</b> 11/7<br><b>anyone [7]</b> 2/9 7/13<br>7/19 13/14 13/17 23/18<br>24/10<br><b>anything [5]</b> 8/20 13/8<br>15/9 15/10 17/18<br><b>apologize [1]</b> 3/9<br><b>appeal [8]</b> 3/12 3/14 | 7/20 7/21 13/15 13/16<br>24/11 24/12<br><b>APPEALS [3]</b> 1/2 2/2<br>30/8<br><b>appear [1]</b> 29/17<br><b>applicant [1]</b> 13/18<br><b>application [5]</b> 3/22<br>9/23 13/21 18/15 24/14<br><b>applied [1]</b> 10/7<br><b>appreciate [1]</b> 13/12<br><b>appropriate [1]</b> 22/4<br><b>approval [3]</b> 17/22<br>28/17 29/5<br><b>approve [4]</b> 2/25<br>13/23 24/16 29/20<br><b>approved [5]</b> 8/12<br>18/10 26/18 29/3 30/5<br><b>approves [2]</b> 17/23<br>28/17<br><b>approximately [1]</b><br>6/22<br><b>are [12]</b> 4/9 5/9 6/3<br>6/17 8/15 16/10 21/5<br>22/12 22/13 22/19<br>22/23 24/22<br><b>area [1]</b> 14/18<br><b>argue [1]</b> 14/15<br><b>argument [1]</b> 25/6<br><b>around [2]</b> 22/24<br>22/25<br><b>articulated [1]</b> 15/11<br><b>as [16]</b> 3/3 4/24 6/8<br>12/15 16/21 17/6 19/14<br>19/19 20/2 20/3 20/25<br>21/15 21/15 25/18<br>25/19 29/25<br><b>ask [5]</b> 2/8 3/3 11/2<br>15/24 28/4<br><b>asking [2]</b> 9/16 12/15<br><b>assuage [1]</b> 17/6<br><b>assume [1]</b> 6/8<br><b>Auditor's [1]</b> 20/25<br><b>available [1]</b> 9/3<br><b>away [2]</b> 15/3 27/20<br><b>aye [3]</b> 29/25 30/1<br>30/2<br><b>ayes [1]</b> 18/9 | 29/3 30/5<br><b>before [4]</b> 9/11 9/16<br>13/18 26/24<br><b>behind [1]</b> 24/24<br><b>being [2]</b> 9/23 10/7<br><b>believe [2]</b> 17/12 22/9<br><b>beneficial [2]</b> 14/9<br>27/2<br><b>best [1]</b> 23/14<br><b>bit [3]</b> 3/6 8/21 17/15<br><b>blocked [1]</b> 20/8<br><b>board [10]</b> 1/2 2/2 2/4<br>3/9 4/16 6/17 9/24 14/3<br>19/9 30/8<br><b>bought [2]</b> 21/6 22/17<br><b>Brady [1]</b> 22/2<br><b>Brandon [3]</b> 1/16 2/4<br>29/13<br><b>build [1]</b> 26/16<br><b>building [2]</b> 8/8 12/23<br><b>built [3]</b> 22/8 26/8<br>26/10<br><b>Busch [2]</b> 3/23 4/6<br><b>business [15]</b> 2/23<br>3/12 3/17 3/22 5/2 5/14<br>6/25 7/6 8/5 8/12 8/12<br>9/20 9/21 10/15 16/20 |   |   |  |
| <b>1</b><br><b>1,800 [1]</b> 21/12<br><b>12,000 [1]</b> 6/22<br><b>13 [1]</b> 8/6<br><b>139 [4]</b> 3/23 13/21<br>13/24 17/22<br><b>13th [1]</b> 30/7<br><b>140 [4]</b> 18/16 24/14   | <b>B</b><br><b>back [5]</b> 5/1 13/1<br>18/18 20/22 23/10<br><b>ball [1]</b> 21/17<br><b>barking [2]</b> 7/2 7/5<br><b>be [36]</b><br><b>because [5]</b> 17/2 21/8<br>23/4 25/18 26/7<br><b>becomes [1]</b> 16/22<br><b>bedroom [1]</b> 5/17<br><b>been [17]</b> 2/17 4/7<br>4/14 7/25 8/5 8/11 9/5<br>11/20 18/9 19/1 19/3<br>21/7 21/9 21/12 23/4 | <b>C</b><br><b>call [3]</b> 17/25 25/6<br>28/19<br><b>called [1]</b> 20/24<br><b>can [25]</b> 3/8 3/16 5/24<br>7/17 8/1 10/3 11/11<br>13/23 14/9 14/12 15/25<br>19/24 19/25 20/25 23/3<br>23/15 24/1 24/7 24/16<br>25/1 27/2 28/5 29/13<br>29/13 29/21<br><b>can't [1]</b> 29/12<br><b>caption [1]</b> 31/10<br><b>Care [2]</b> 5/3 7/25<br><b>cars [1]</b> 5/10<br><b>case [5]</b> 2/15 4/10<br>4/19 18/24 20/19<br><b>caused [1]</b> 13/1<br><b>causes [2]</b> 11/15<br>12/16<br><b>causing [1]</b> 12/18<br><b>CERTIFICATE [1]</b> 31/1<br><b>certify [2]</b> 31/7 31/11<br><b>Chairman [1]</b> 1/16<br><b>change [2]</b> 3/10 25/22<br><b>changed [1]</b> 8/9<br><b>changes [1]</b> 12/21<br><b>character [3]</b> 14/23<br>27/12 27/13<br><b>chase [1]</b> 21/17<br><b>choice [1]</b> 29/22<br><b>circumstances [2]</b><br>14/16 14/19<br><b>cleaned [1]</b> 22/17   |   |  |   |   |  |

|   |   |   |  |  |
|---|---|---|--|--|
| <p><b>C</b></p> <p><b>cleaning [1]</b> 21/7<br/> <b>clear [2]</b> 8/18 22/11<br/> <b>clearly [1]</b> 14/12<br/> <b>clients [1]</b> 5/7<br/> <b>close [2]</b> 12/24 13/18<br/> <b>closed [4]</b> 3/18 13/22 24/15 30/9<br/> <b>come [13]</b> 2/15 3/3 4/5 5/8 5/20 7/10 7/21 7/22 7/23 13/15 18/24 24/12 26/15<br/> <b>comes [1]</b> 9/24<br/> <b>coming [3]</b> 6/12 7/3 13/12<br/> <b>comment [1]</b> 29/15<br/> <b>commission [2]</b> 1/15 31/18<br/> <b>commissioned [1]</b> 31/7<br/> <b>complaint [1]</b> 8/11<br/> <b>complete [1]</b> 31/8<br/> <b>computer [1]</b> 19/11<br/> <b>concerns [2]</b> 16/21 25/11<br/> <b>CONCORD [7]</b> 1/2 1/7 1/8 2/1 3/13 8/13 30/8<br/> <b>confirm [2]</b> 2/17 18/25<br/> <b>consideration [1]</b> 16/24<br/> <b>consternation [1]</b> 11/15<br/> <b>constructed [1]</b> 26/2<br/> <b>construction [1]</b> 3/25<br/> <b>copies [2]</b> 19/10 20/11<br/> <b>copy [1]</b> 19/14<br/> <b>corner [9]</b> 7/10 18/20 20/22 23/2 24/22 25/13 25/22 26/15 26/18<br/> <b>correct [5]</b> 6/11 7/11 21/25 25/24 31/8<br/> <b>cost [2]</b> 6/21 16/24<br/> <b>could [4]</b> 5/1 15/4 26/20 28/7<br/> <b>counsel [3]</b> 1/20 2/8 31/12<br/> <b>COUNTY [3]</b> 1/2 8/13 31/3<br/> <b>Court [1]</b> 20/24<br/> <b>covered [1]</b> 23/23<br/> <b>crazy [1]</b> 25/13<br/> <b>creates [1]</b> 5/10<br/> <b>curiosity [1]</b> 6/20<br/> <b>cut [1]</b> 23/4<br/> <b>Cuyahoga [1]</b> 31/3</p> | <p><b>day [3]</b> 5/6 5/7 25/12<br/> <b>dead [1]</b> 23/4<br/> <b>December [1]</b> 30/7<br/> <b>December 13th [1]</b> 30/7<br/> <b>decision [1]</b> 10/1<br/> <b>deck [1]</b> 23/25<br/> <b>delivery [2]</b> 15/14 27/23<br/> <b>denies [2]</b> 17/23 28/18<br/> <b>deny [1]</b> 2/25<br/> <b>depend [1]</b> 10/16<br/> <b>detriment [2]</b> 14/25 27/15<br/> <b>did [5]</b> 15/19 26/8 28/1 29/10 29/11<br/> <b>didn't [4]</b> 8/20 15/24 20/12 25/22<br/> <b>difficult [1]</b> 21/13<br/> <b>dilapidated [2]</b> 21/6 22/16<br/> <b>dimensions [1]</b> 21/1<br/> <b>directly [1]</b> 6/12<br/> <b>Director [1]</b> 1/19<br/> <b>Director/Zoning [1]</b> 1/19<br/> <b>disagree [2]</b> 11/10 11/14<br/> <b>discussion [5]</b> 3/16 14/3 14/6 24/21 26/25<br/> <b>dispute [1]</b> 9/1<br/> <b>disturbance [1]</b> 5/11<br/> <b>disturbances [1]</b> 7/3<br/> <b>disturbed [1]</b> 12/18<br/> <b>docket [1]</b> 3/12<br/> <b>doesn't [3]</b> 12/13 15/8 16/9<br/> <b>Dog [1]</b> 5/2<br/> <b>dogs [4]</b> 5/9 7/2 7/4 21/17<br/> <b>doing [1]</b> 21/9<br/> <b>don't [18]</b> 8/17 12/20 13/2 14/4 15/9 16/5 16/12 17/1 20/15 25/5 25/10 25/15 25/21 26/6 26/13 26/20 29/5 29/17<br/> <b>done [4]</b> 16/16 28/12 29/17 29/19<br/> <b>door [3]</b> 5/14 6/25 23/9<br/> <b>double [1]</b> 14/18<br/> <b>down [4]</b> 17/2 19/25 22/18 23/4<br/> <b>downsized [1]</b> 21/11<br/> <b>drawing [1]</b> 17/7<br/> <b>drawings [1]</b> 12/12<br/> <b>drive [3]</b> 17/8 18/21 19/3<br/> <b>driveway [5]</b> 5/24 8/9 12/23 12/25 13/4<br/> <b>duly [1]</b> 31/7<br/> <b>Duncan [3]</b> 14/5 26/21</p> | <p>26/22<br/> <b>Dynes [4]</b> 1/16 2/4 18/3 28/22</p> <p><b>E</b></p> <p><b>early [2]</b> 5/4 6/11<br/> <b>earthen [1]</b> 16/8<br/> <b>eight [12]</b> 3/25 4/21 5/12 10/8 10/14 10/25 11/17 11/23 12/4 12/7 12/21 13/2<br/> <b>either [2]</b> 14/22 31/12<br/> <b>else [10]</b> 7/13 7/19 10/11 12/21 13/8 13/14 13/17 16/6 23/18 24/10<br/> <b>email [1]</b> 22/1<br/> <b>employees [1]</b> 5/8<br/> <b>en [1]</b> 2/12<br/> <b>end [3]</b> 3/18 17/8 25/12<br/> <b>engaging [1]</b> 7/4<br/> <b>enough [2]</b> 17/9 29/8<br/> <b>enter [1]</b> 19/18<br/> <b>especially [2]</b> 5/4 6/14<br/> <b>Esq [1]</b> 1/20<br/> <b>essential [3]</b> 14/23 27/11 27/12<br/> <b>essentially [1]</b> 9/21<br/> <b>Ettinger [4]</b> 18/16 19/2 21/18 21/21<br/> <b>even [4]</b> 12/25 26/12 26/17 29/16<br/> <b>evening [8]</b> 2/1 2/15 2/24 3/4 4/16 19/6 19/19 24/11<br/> <b>evenings [1]</b> 5/5<br/> <b>event [1]</b> 31/13<br/> <b>eventually [2]</b> 23/1 23/24<br/> <b>Ever [1]</b> 8/6<br/> <b>everybody [3]</b> 10/11 10/12 25/1<br/> <b>everything [2]</b> 17/19 21/8<br/> <b>evidence [1]</b> 12/17<br/> <b>exceeds [1]</b> 14/17<br/> <b>exist [1]</b> 16/9<br/> <b>exiting [2]</b> 12/25 13/4<br/> <b>expensive [1]</b> 6/24<br/> <b>experience [2]</b> 11/16 12/3<br/> <b>expires [1]</b> 31/18<br/> <b>extends [1]</b> 4/1<br/> <b>exterior [1]</b> 21/10<br/> <b>extremely [1]</b> 21/9</p> <p><b>F</b></p> <p><b>facing [1]</b> 23/10<br/> <b>fact [1]</b> 22/4<br/> <b>factor [1]</b> 14/20<br/> <b>Factors [3]</b> 14/5 26/21 26/22</p> | <p><b>far [4]</b> 2/6 20/2 21/15 27/19<br/> <b>favor [1]</b> 29/24<br/> <b>feel [2]</b> 14/11 15/8<br/> <b>feet [10]</b> 4/23 6/17 7/8 14/17 15/2 17/9 18/18 18/19 21/2 25/19<br/> <b>fence [28]</b> 3/25 4/2 4/21 5/12 6/3 6/5 6/6 6/17 7/7 8/19 8/24 9/17 9/22 9/23 10/7 10/19 10/20 10/25 11/3 12/4 12/21 13/3 14/17 17/3 17/7 22/21 24/25 25/3<br/> <b>fenced [1]</b> 21/16<br/> <b>fenced-in [1]</b> 21/16<br/> <b>fences [7]</b> 8/16 11/17 11/23 12/7 12/8 16/10 16/10<br/> <b>few [1]</b> 3/17<br/> <b>find [1]</b> 13/3<br/> <b>finding [1]</b> 11/6<br/> <b>fine [2]</b> 13/3 19/7<br/> <b>finish [2]</b> 9/14 26/24<br/> <b>first [1]</b> 3/11<br/> <b>floor [1]</b> 5/22<br/> <b>foot [20]</b> 3/25 4/2 4/21 4/25 5/12 10/8 10/12 10/14 10/25 11/17 11/23 12/4 12/7 12/21 13/3 15/5 20/23 21/11 21/12 26/3<br/> <b>foregoing [2]</b> 31/8 31/10<br/> <b>form [1]</b> 11/7<br/> <b>forward [8]</b> 3/4 3/7 4/5 4/16 4/22 4/23 18/24 19/6<br/> <b>four [7]</b> 3/1 3/4 3/8 4/2 4/16 14/17 19/6<br/> <b>Freeman [2]</b> 1/19 2/6<br/> <b>front [8]</b> 4/1 4/22 5/18 5/19 6/13 7/8 17/8 23/13<br/> <b>further [5]</b> 3/15 13/20 17/8 24/13 31/11</p> <p><b>G</b></p> <p><b>Gantverg [2]</b> 31/5 31/16<br/> <b>gave [1]</b> 20/17<br/> <b>gentlemen [1]</b> 19/21<br/> <b>gigantic [1]</b> 8/8<br/> <b>give [4]</b> 3/6 17/15 19/11 19/24<br/> <b>given [2]</b> 14/16 14/19<br/> <b>gives [2]</b> 10/12 25/8<br/> <b>giving [1]</b> 21/15<br/> <b>go [10]</b> 3/7 4/19 5/8 5/20 7/4 14/5 17/7 17/10 19/10 23/17<br/> <b>goes [1]</b> 22/20</p> | <p><b>going [15]</b> 3/15 4/21 5/9 5/23 7/9 10/16 12/9 12/17 16/24 22/14 23/9 23/17 23/24 25/2 30/3<br/> <b>Golling [4]</b> 1/17 2/6 18/5 28/20<br/> <b>gone [3]</b> 21/5 22/12 22/13<br/> <b>good [4]</b> 2/1 8/10 8/16 20/12<br/> <b>got [6]</b> 17/3 20/8 20/11 23/14 24/3 27/20<br/> <b>gotcha [1]</b> 23/16<br/> <b>government [1]</b> 15/14<br/> <b>governmental [1]</b> 27/23<br/> <b>grand [1]</b> 17/2<br/> <b>grandfather [1]</b> 25/6<br/> <b>granted [1]</b> 15/1<br/> <b>granting [4]</b> 16/1 16/16 28/6 28/12<br/> <b>grass [1]</b> 22/25<br/> <b>great [2]</b> 3/17 4/18<br/> <b>guess [4]</b> 4/10 10/5 11/10 12/12<br/> <b>guessing [1]</b> 26/4<br/> <b>guys [5]</b> 13/8 14/11 14/13 15/9 29/7</p> <p><b>H</b></p> <p><b>Hall [1]</b> 1/7<br/> <b>Hamilton [1]</b> 4/13<br/> <b>hand [1]</b> 2/11<br/> <b>handle [1]</b> 10/4<br/> <b>happens [1]</b> 9/5<br/> <b>has [12]</b> 3/14 5/2 8/6 8/11 8/18 9/5 12/4 16/20 18/9 21/12 23/4 29/3<br/> <b>having [1]</b> 21/11<br/> <b>he [7]</b> 3/14 8/17 8/19 8/21 10/3 19/25 22/3<br/> <b>he's [6]</b> 8/18 9/6 9/10 9/16 16/24 17/4<br/> <b>headlights [2]</b> 6/8 6/12<br/> <b>hear [1]</b> 8/20<br/> <b>heard [2]</b> 8/22 15/10<br/> <b>hearing [3]</b> 11/12 13/21 24/14<br/> <b>Heather [8]</b> 1/19 2/6 2/19 3/19 17/25 19/14 21/25 28/19<br/> <b>height [4]</b> 10/19 10/20 14/17 16/12<br/> <b>Hello [1]</b> 4/6<br/> <b>help [4]</b> 5/12 7/1 7/2 7/5<br/> <b>helps [1]</b> 21/15<br/> <b>her [6]</b> 5/24 13/6 17/6 17/8 29/16 29/18<br/> <b>here [17]</b> 3/6 4/10</p> |
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| <p><b>H</b><br/> <b>here...</b> [15] 4/20 8/18 9/16 10/6 11/13 12/15 17/5 17/7 20/6 24/10 29/6 29/9 29/9 29/10 29/16<br/> <b>hereby</b> [1] 31/7<br/> <b>him</b> [2] 8/7 8/23<br/> <b>his</b> [3] 9/7 10/7 22/4<br/> <b>hold</b> [5] 9/8 9/9 9/13 9/14 13/7<br/> <b>home</b> [1] 7/6<br/> <b>homeowner</b> [1] 16/20<br/> <b>Hopefully</b> [1] 3/16<br/> <b>house</b> [23] 4/22 4/24 4/25 5/1 5/10 5/11 5/13 5/16 7/10 15/4 20/23 21/12 21/12 22/7 23/11 23/15 25/4 25/5 25/8 26/1 26/6 26/12 26/16<br/> <b>houses</b> [2] 26/15 26/18<br/> <b>how</b> [8] 6/17 10/14 10/20 12/9 12/9 14/11 16/5 21/18<br/> <b>however</b> [1] 25/19<br/> <b>huh</b> [2] 3/20 22/22</p>  | <p><b>Ivy</b> [3] 29/16 31/5 31/16<br/> <b>J</b><br/> <b>James</b> [2] 18/16 19/2<br/> <b>just</b> [17] 3/8 4/10 6/20 8/1 8/9 8/21 11/1 13/2 14/4 14/7 17/1 21/13 22/11 22/24 25/14 26/16 26/20<br/> <b>justice</b> [4] 16/16 16/19 17/14 28/12<br/> <b>K</b><br/> <b>Keith</b> [1] 1/20<br/> <b>kind</b> [9] 5/13 6/3 14/4 14/5 14/6 16/25 21/12 23/17 28/8<br/> <b>kitchen</b> [1] 5/23<br/> <b>know</b> [32]<br/> <b>knowledge</b> [2] 15/20 28/2<br/> <b>L</b><br/> <b>LAKE</b> [2] 1/2 8/13<br/> <b>landscaping</b> [2] 22/24 23/1<br/> <b>last</b> [2] 3/9 20/1<br/> <b>lawn</b> [1] 22/21<br/> <b>least</b> [1] 25/8<br/> <b>left</b> [1] 2/4<br/> <b>legal</b> [2] 1/20 2/19<br/> <b>let</b> [3] 9/13 11/2 11/19<br/> <b>let's</b> [1] 18/15<br/> <b>licensed</b> [2] 8/13 8/14<br/> <b>lieu</b> [2] 4/2 18/19<br/> <b>lightly</b> [1] 17/2<br/> <b>like</b> [19] 2/3 4/15 6/21 7/9 7/20 7/21 8/19 12/2 13/15 15/8 17/3 17/4 19/5 20/21 21/2 21/4 21/17 22/21 24/12<br/> <b>limits</b> [1] 11/17<br/> <b>line</b> [11] 4/1 8/20 8/25 11/24 12/17 12/22 20/22 21/3 25/6 25/7 25/19<br/> <b>lined</b> [1] 25/5<br/> <b>lines</b> [2] 11/8 12/14<br/> <b>little</b> [4] 3/6 8/21 17/15 20/2<br/> <b>live</b> [4] 4/7 4/13 19/3 20/16<br/> <b>lived</b> [2] 8/6 12/2<br/> <b>living</b> [4] 5/16 5/18 5/20 5/23<br/> <b>LLC</b> [1] 3/14<br/> <b>located</b> [3] 4/3 18/18 18/20<br/> <b>location</b> [4] 11/3 19/12 20/3 22/5<br/> <b>long</b> [3] 12/3 14/21 25/18</p> | <p><b>longways</b> [1] 23/17<br/> <b>looked</b> [1] 12/11<br/> <b>looking</b> [7] 6/4 11/5 12/13 15/6 17/7 17/17 25/2<br/> <b>looks</b> [2] 7/9 22/21<br/> <b>lot</b> [10] 5/4 5/6 5/10 5/21 20/22 21/10 22/15 24/23 25/13 25/22<br/> <b>lots</b> [5] 5/9 18/20 24/22 26/16 26/18<br/> <b>lucky</b> [1] 20/12<br/> <b>M</b><br/> <b>made</b> [3] 19/10 20/11 21/1<br/> <b>majority</b> [2] 2/24 3/2<br/> <b>make</b> [3] 8/16 9/4 28/3<br/> <b>makes</b> [1] 10/1<br/> <b>making</b> [1] 21/7<br/> <b>manner</b> [4] 2/20 16/1 16/13 28/6<br/> <b>many</b> [2] 6/17 25/19<br/> <b>map</b> [1] 15/7<br/> <b>Mardon</b> [4] 18/21 19/3 20/24 26/2<br/> <b>masse</b> [1] 2/12<br/> <b>maximum</b> [1] 4/2<br/> <b>may</b> [1] 17/14<br/> <b>maybe</b> [3] 17/14 22/9 26/21<br/> <b>me</b> [9] 5/12 9/14 11/2 11/19 11/22 15/7 16/25 20/17 25/11<br/> <b>mean</b> [7] 12/20 15/6 21/2 25/5 25/14 26/20 28/7<br/> <b>meet</b> [2] 7/10 29/18<br/> <b>meeting</b> [3] 1/3 30/7 30/10<br/> <b>Member</b> [3] 1/16 1/17 1/17<br/> <b>members</b> [2] 1/15 3/8<br/> <b>microphone</b> [2] 2/16 7/23<br/> <b>middle</b> [1] 28/8<br/> <b>might</b> [2] 22/10 26/7<br/> <b>mine</b> [1] 12/1<br/> <b>minimum</b> [1] 4/24<br/> <b>minute</b> [1] 3/9<br/> <b>minutes</b> [6] 29/5 29/7 29/11 29/17 29/25 30/5<br/> <b>moment</b> [1] 2/11<br/> <b>month</b> [1] 3/6<br/> <b>months</b> [1] 3/17<br/> <b>more</b> [9] 8/21 17/9 17/15 19/11 20/2 21/2 21/8 21/16 22/4<br/> <b>morning</b> [2] 5/5 6/11<br/> <b>motion</b> [2] 13/23 24/16</p> | <p><b>mound</b> [1] 16/8<br/> <b>move</b> [5] 3/4 3/21 4/15 19/5 28/7<br/> <b>moved</b> [2] 13/25 24/18<br/> <b>Mr</b> [5] 18/1 18/3 18/7 21/21 28/22<br/> <b>Mr.</b> [8] 3/13 3/23 18/5 18/16 22/2 28/20 28/24 29/1<br/> <b>Mr. Andrew</b> [1] 3/23<br/> <b>Mr. Brady</b> [1] 22/2<br/> <b>Mr. Golling</b> [2] 18/5 28/20<br/> <b>Mr. James</b> [1] 18/16<br/> <b>Mr. Randy</b> [1] 3/13<br/> <b>Mr. Rowan</b> [1] 28/24<br/> <b>Mr. Valentic</b> [1] 29/1<br/> <b>much</b> [2] 12/10 13/12<br/> <b>must</b> [1] 2/9<br/> <b>my</b> [17] 2/4 2/5 4/6 4/25 5/2 5/11 5/13 8/11 9/3 10/5 12/3 13/4 19/2 19/11 23/18 31/9 31/18<br/> <b>myself</b> [1] 6/25<br/> <b>N</b><br/> <b>name</b> [5] 2/16 4/6 18/25 19/2 21/19<br/> <b>necessity</b> [1] 16/22<br/> <b>need</b> [3] 20/15 20/19 21/13<br/> <b>neighbor</b> [1] 5/2<br/> <b>neighbor's</b> [1] 5/12<br/> <b>neighborhood</b> [3] 14/24 27/12 27/13<br/> <b>neighbors</b> [3] 8/16 21/23 27/20<br/> <b>never</b> [1] 8/11<br/> <b>new</b> [2] 2/23 3/22<br/> <b>newer</b> [1] 26/17<br/> <b>next</b> [9] 3/5 3/17 5/14 6/25 16/20 18/14 24/2 29/4 30/7<br/> <b>nice</b> [1] 24/24<br/> <b>no</b> [25] 7/15 8/21 9/20 13/9 13/10 13/20 15/16 15/17 15/18 17/8 17/23 20/14 22/3 24/6 24/13 27/9 27/10 27/16 27/17 27/18 27/19 27/24 27/25 28/18 29/22<br/> <b>nobody</b> [1] 9/19<br/> <b>noise</b> [1] 17/14<br/> <b>north</b> [1] 3/25<br/> <b>northbound</b> [1] 17/10<br/> <b>not</b> [21] 9/3 9/10 10/18 11/6 11/13 12/1 12/6 14/15 14/21 15/3 15/10 16/3 17/14 20/23 25/1 25/17 25/18 26/12 29/6 29/10 31/11</p> | <p><b>Notary</b> [2] 31/6 31/16<br/> <b>note</b> [1] 21/4<br/> <b>notes</b> [1] 31/9<br/> <b>nothing</b> [1] 9/4<br/> <b>notices</b> [1] 2/19<br/> <b>November</b> [5] 1/10 2/2 22/2 30/9 31/18<br/> <b>November 6th</b> [1] 22/2<br/> <b>November 8</b> [1] 2/2<br/> <b>November 8th</b> [1] 30/9<br/> <b>now</b> [8] 2/3 11/6 13/21 17/6 23/23 24/1 24/14 30/9<br/> <b>Number</b> [6] 3/13 4/4 13/21 17/22 18/21 24/14<br/> <b>O</b><br/> <b>objection</b> [3] 8/23 10/6 10/10<br/> <b>objections</b> [1] 22/3<br/> <b>obviously</b> [1] 16/11<br/> <b>off</b> [4] 20/24 21/1 21/3 24/1<br/> <b>often</b> [1] 12/24<br/> <b>Oh</b> [3] 21/24 23/16 29/9<br/> <b>OHIO</b> [5] 1/2 1/8 31/2 31/6 31/17<br/> <b>Old</b> [3] 2/23 3/11 3/16<br/> <b>one</b> [12] 2/23 8/25 9/20 14/11 20/1 20/9 20/13 20/18 20/19 21/22 22/14 27/20<br/> <b>ones</b> [1] 12/25<br/> <b>only</b> [3] 3/1 12/5 29/15<br/> <b>open</b> [2] 5/22 25/21<br/> <b>opinion</b> [1] 22/4<br/> <b>other</b> [15] 7/13 11/23 12/1 12/6 12/7 12/7 12/8 13/5 15/25 16/10 16/13 22/11 22/13 24/4 28/5<br/> <b>otherwise</b> [4] 10/4 12/18 15/11 31/12<br/> <b>our</b> [11] 2/6 2/6 3/22 7/6 10/11 12/25 18/14 20/23 24/2 29/4 30/7<br/> <b>out</b> [8] 3/18 5/4 5/7 5/24 6/20 7/3 13/3 20/8<br/> <b>outside</b> [1] 7/4<br/> <b>outweighed</b> [1] 14/20<br/> <b>over</b> [4] 3/21 5/16 23/6 23/25<br/> <b>overgrown</b> [1] 21/9<br/> <b>owner</b> [3] 7/24 15/19 28/1</p>  |
| <p><b>I</b><br/> <b>I'd</b> [2] 21/4 29/18<br/> <b>I'll</b> [2] 3/6 14/7<br/> <b>I'm</b> [16] 2/4 4/10 4/13 4/20 7/24 10/18 10/19 11/5 11/6 12/15 13/3 16/3 17/6 26/3 26/12 30/3<br/> <b>I've</b> [7] 4/14 8/5 10/24 11/16 12/2 20/8 23/14<br/> <b>identified</b> [1] 16/21<br/> <b>impacts</b> [2] 10/15 10/20<br/> <b>impeded</b> [1] 11/24<br/> <b>impedes</b> [2] 11/7 12/10<br/> <b>impediment</b> [1] 12/14<br/> <b>incur</b> [1] 16/25<br/> <b>indicating</b> [1] 20/7<br/> <b>Inspector</b> [2] 1/20 2/7<br/> <b>intended</b> [1] 17/13<br/> <b>intent</b> [2] 16/15 28/11<br/> <b>interested</b> [6] 10/18 10/19 11/12 12/5 12/6 31/12<br/> <b>interior</b> [1] 21/10<br/> <b>introduce</b> [1] 2/3<br/> <b>is</b> [67]<br/> <b>issue</b> [5] 8/21 9/10 9/24 11/14 25/18<br/> <b>issues</b> [1] 25/11<br/> <b>it</b> [65]<br/> <b>it's</b> [33]<br/> <b>Ivan</b> [2] 1/16 2/4</p> | <p><b>James</b> [2] 18/16 19/2<br/> <b>just</b> [17] 3/8 4/10 6/20 8/1 8/9 8/21 11/1 13/2 14/4 14/7 17/1 21/13 22/11 22/24 25/14 26/16 26/20<br/> <b>justice</b> [4] 16/16 16/19 17/14 28/12<br/> <b>K</b><br/> <b>Keith</b> [1] 1/20<br/> <b>kind</b> [9] 5/13 6/3 14/4 14/5 14/6 16/25 21/12 23/17 28/8<br/> <b>kitchen</b> [1] 5/23<br/> <b>know</b> [32]<br/> <b>knowledge</b> [2] 15/20 28/2<br/> <b>L</b><br/> <b>LAKE</b> [2] 1/2 8/13<br/> <b>landscaping</b> [2] 22/24 23/1<br/> <b>last</b> [2] 3/9 20/1<br/> <b>lawn</b> [1] 22/21<br/> <b>least</b> [1] 25/8<br/> <b>left</b> [1] 2/4<br/> <b>legal</b> [2] 1/20 2/19<br/> <b>let</b> [3] 9/13 11/2 11/19<br/> <b>let's</b> [1] 18/15<br/> <b>licensed</b> [2] 8/13 8/14<br/> <b>lieu</b> [2] 4/2 18/19<br/> <b>lightly</b> [1] 17/2<br/> <b>like</b> [19] 2/3 4/15 6/21 7/9 7/20 7/21 8/19 12/2 13/15 15/8 17/3 17/4 19/5 20/21 21/2 21/4 21/17 22/21 24/12<br/> <b>limits</b> [1] 11/17<br/> <b>line</b> [11] 4/1 8/20 8/25 11/24 12/17 12/22 20/22 21/3 25/6 25/7 25/19<br/> <b>lined</b> [1] 25/5<br/> <b>lines</b> [2] 11/8 12/14<br/> <b>little</b> [4] 3/6 8/21 17/15 20/2<br/> <b>live</b> [4] 4/7 4/13 19/3 20/16<br/> <b>lived</b> [2] 8/6 12/2<br/> <b>living</b> [4] 5/16 5/18 5/20 5/23<br/> <b>LLC</b> [1] 3/14<br/> <b>located</b> [3] 4/3 18/18 18/20<br/> <b>location</b> [4] 11/3 19/12 20/3 22/5<br/> <b>long</b> [3] 12/3 14/21 25/18</p>  | <p><b>longways</b> [1] 23/17<br/> <b>looked</b> [1] 12/11<br/> <b>looking</b> [7] 6/4 11/5 12/13 15/6 17/7 17/17 25/2<br/> <b>looks</b> [2] 7/9 22/21<br/> <b>lot</b> [10] 5/4 5/6 5/10 5/21 20/22 21/10 22/15 24/23 25/13 25/22<br/> <b>lots</b> [5] 5/9 18/20 24/22 26/16 26/18<br/> <b>lucky</b> [1] 20/12<br/> <b>M</b><br/> <b>made</b> [3] 19/10 20/11 21/1<br/> <b>majority</b> [2] 2/24 3/2<br/> <b>make</b> [3] 8/16 9/4 28/3<br/> <b>makes</b> [1] 10/1<br/> <b>making</b> [1] 21/7<br/> <b>manner</b> [4] 2/20 16/1 16/13 28/6<br/> <b>many</b> [2] 6/17 25/19<br/> <b>map</b> [1] 15/7<br/> <b>Mardon</b> [4] 18/21 19/3 20/24 26/2<br/> <b>masse</b> [1] 2/12<br/> <b>maximum</b> [1] 4/2<br/> <b>may</b> [1] 17/14<br/> <b>maybe</b> [3] 17/14 22/9 26/21<br/> <b>me</b> [9] 5/12 9/14 11/2 11/19 11/22 15/7 16/25 20/17 25/11<br/> <b>mean</b> [7] 12/20 15/6 21/2 25/5 25/14 26/20 28/7<br/> <b>meet</b> [2] 7/10 29/18<br/> <b>meeting</b> [3] 1/3 30/7 30/10<br/> <b>Member</b> [3] 1/16 1/17 1/17<br/> <b>members</b> [2] 1/15 3/8<br/> <b>microphone</b> [2] 2/16 7/23<br/> <b>middle</b> [1] 28/8<br/> <b>might</b> [2] 22/10 26/7<br/> <b>mine</b> [1] 12/1<br/> <b>minimum</b> [1] 4/24<br/> <b>minute</b> [1] 3/9<br/> <b>minutes</b> [6] 29/5 29/7 29/11 29/17 29/25 30/5<br/> <b>moment</b> [1] 2/11<br/> <b>month</b> [1] 3/6<br/> <b>months</b> [1] 3/17<br/> <b>more</b> [9] 8/21 17/9 17/15 19/11 20/2 21/2 21/8 21/16 22/4<br/> <b>morning</b> [2] 5/5 6/11<br/> <b>motion</b> [2] 13/23 24/16</p> | <p><b>mound</b> [1] 16/8<br/> <b>move</b> [5] 3/4 3/21 4/15 19/5 28/7<br/> <b>moved</b> [2] 13/25 24/18<br/> <b>Mr</b> [5] 18/1 18/3 18/7 21/21 28/22<br/> <b>Mr.</b> [8] 3/13 3/23 18/5 18/16 22/2 28/20 28/24 29/1<br/> <b>Mr. Andrew</b> [1] 3/23<br/> <b>Mr. Brady</b> [1] 22/2<br/> <b>Mr. Golling</b> [2] 18/5 28/20<br/> <b>Mr. James</b> [1] 18/16<br/> <b>Mr. Randy</b> [1] 3/13<br/> <b>Mr. Rowan</b> [1] 28/24<br/> <b>Mr. Valentic</b> [1] 29/1<br/> <b>much</b> [2] 12/10 13/12<br/> <b>must</b> [1] 2/9<br/> <b>my</b> [17] 2/4 2/5 4/6 4/25 5/2 5/11 5/13 8/11 9/3 10/5 12/3 13/4 19/2 19/11 23/18 31/9 31/18<br/> <b>myself</b> [1] 6/25<br/> <b>N</b><br/> <b>name</b> [5] 2/16 4/6 18/25 19/2 21/19<br/> <b>necessity</b> [1] 16/22<br/> <b>need</b> [3] 20/15 20/19 21/13<br/> <b>neighbor</b> [1] 5/2<br/> <b>neighbor's</b> [1] 5/12<br/> <b>neighborhood</b> [3] 14/24 27/12 27/13<br/> <b>neighbors</b> [3] 8/16 21/23 27/20<br/> <b>never</b> [1] 8/11<br/> <b>new</b> [2] 2/23 3/22<br/> <b>newer</b> [1] 26/17<br/> <b>next</b> [9] 3/5 3/17 5/14 6/25 16/20 18/14 24/2 29/4 30/7<br/> <b>nice</b> [1] 24/24<br/> <b>no</b> [25] 7/15 8/21 9/20 13/9 13/10 13/20 15/16 15/17 15/18 17/8 17/23 20/14 22/3 24/6 24/13 27/9 27/10 27/16 27/17 27/18 27/19 27/24 27/25 28/18 29/22<br/> <b>nobody</b> [1] 9/19<br/> <b>noise</b> [1] 17/14<br/> <b>north</b> [1] 3/25<br/> <b>northbound</b> [1] 17/10<br/> <b>not</b> [21] 9/3 9/10 10/18 11/6 11/13 12/1 12/6 14/15 14/21 15/3 15/10 16/3 17/14 20/23 25/1 25/17 25/18 26/12 29/6 29/10 31/11</p> | <p><b>Notary</b> [2] 31/6 31/16<br/> <b>note</b> [1] 21/4<br/> <b>notes</b> [1] 31/9<br/> <b>nothing</b> [1] 9/4<br/> <b>notices</b> [1] 2/19<br/> <b>November</b> [5] 1/10 2/2 22/2 30/9 31/18<br/> <b>November 6th</b> [1] 22/2<br/> <b>November 8</b> [1] 2/2<br/> <b>November 8th</b> [1] 30/9<br/> <b>now</b> [8] 2/3 11/6 13/21 17/6 23/23 24/1 24/14 30/9<br/> <b>Number</b> [6] 3/13 4/4 13/21 17/22 18/21 24/14<br/> <b>O</b><br/> <b>objection</b> [3] 8/23 10/6 10/10<br/> <b>objections</b> [1] 22/3<br/> <b>obviously</b> [1] 16/11<br/> <b>off</b> [4] 20/24 21/1 21/3 24/1<br/> <b>often</b> [1] 12/24<br/> <b>Oh</b> [3] 21/24 23/16 29/9<br/> <b>OHIO</b> [5] 1/2 1/8 31/2 31/6 31/17<br/> <b>Old</b> [3] 2/23 3/11 3/16<br/> <b>one</b> [12] 2/23 8/25 9/20 14/11 20/1 20/9 20/13 20/18 20/19 21/22 22/14 27/20<br/> <b>ones</b> [1] 12/25<br/> <b>only</b> [3] 3/1 12/5 29/15<br/> <b>open</b> [2] 5/22 25/21<br/> <b>opinion</b> [1] 22/4<br/> <b>other</b> [15] 7/13 11/23 12/1 12/6 12/7 12/7 12/8 13/5 15/25 16/10 16/13 22/11 22/13 24/4 28/5<br/> <b>otherwise</b> [4] 10/4 12/18 15/11 31/12<br/> <b>our</b> [11] 2/6 2/6 3/22 7/6 10/11 12/25 18/14 20/23 24/2 29/4 30/7<br/> <b>out</b> [8] 3/18 5/4 5/7 5/24 6/20 7/3 13/3 20/8<br/> <b>outside</b> [1] 7/4<br/> <b>outweighed</b> [1] 14/20<br/> <b>over</b> [4] 3/21 5/16 23/6 23/25<br/> <b>overgrown</b> [1] 21/9<br/> <b>owner</b> [3] 7/24 15/19 28/1<br/> <b>P</b><br/> <b>p.m</b> [2] 1/10 30/11</p> |

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|--|--|---|--|---|
| <p><b>P</b></p> <p><b>pad</b> [2] 17/8 17/9</p> <p><b>page</b> [1] 20/1</p> <p><b>panel</b> [2] 4/16 19/6</p> <p><b>Parcel</b> [2] 4/4 18/21</p> <p><b>Pardon</b> [1] 11/22</p> <p><b>parked</b> [1] 12/24</p> <p><b>parking</b> [1] 17/9</p> <p><b>Parrish</b> [1] 22/2</p> <p><b>part</b> [1] 5/15</p> <p><b>particular</b> [4] 12/6 14/19 16/7 16/11</p> <p><b>party</b> [1] 31/12</p> <p><b>pass</b> [1] 19/25</p> <p><b>people</b> [5] 5/20 6/12 7/3 12/1 29/8</p> <p><b>people's</b> [1] 12/7</p> <p><b>Perfect</b> [1] 2/22</p> <p><b>permit</b> [2] 3/24 26/12</p> <p><b>permitted</b> [2] 4/2 16/11</p> <p><b>personally</b> [1] 25/11</p> <p><b>Pet</b> [2] 5/3 7/25</p> <p><b>Petersen</b> [1] 1/20</p> <p><b>picture</b> [1] 23/14</p> <p><b>pine</b> [2] 23/2 23/3</p> <p><b>place</b> [2] 21/6 31/10</p> <p><b>placed</b> [1] 10/19</p> <p><b>places</b> [2] 10/25 12/8</p> <p><b>plan</b> [2] 2/10 5/22</p> <p><b>planning</b> [2] 1/19 22/20</p> <p><b>please</b> [10] 2/10 2/13 2/17 4/5 7/23 17/25 18/24 19/9 19/23 28/19</p> <p><b>plenty</b> [1] 10/12</p> <p><b>plywood</b> [1] 23/25</p> <p><b>point</b> [2] 15/2 25/23</p> <p><b>pool</b> [3] 5/25 23/20 23/22</p> <p><b>postpone</b> [1] 3/5</p> <p><b>potentially</b> [2] 16/2 22/21</p> <p><b>precise</b> [1] 19/11</p> <p><b>predates</b> [1] 26/7</p> <p><b>prepared</b> [1] 29/19</p> <p><b>present</b> [4] 1/15 1/18 4/19 18/24</p> <p><b>presented</b> [1] 15/7</p> <p><b>presenting</b> [1] 2/15</p> <p><b>preserve</b> [2] 16/14 28/10</p> <p><b>Presumably</b> [3] 15/22 15/23 28/3</p> <p><b>pretty</b> [1] 27/19</p> <p><b>privacy</b> [6] 6/5 6/6 8/21 10/13 17/15 17/17</p> <p><b>probably</b> [1] 26/2</p> <p><b>problem</b> [4] 12/16 12/18 15/25 28/5</p> <p><b>problems</b> [1] 13/1</p> <p><b>PROCEEDINGS</b> [1]</p> | <p>1/12</p> <p><b>Professional</b> [2] 31/5 31/17</p> <p><b>project</b> [1] 24/2</p> <p><b>pronounce</b> [1] 21/19</p> <p><b>properties</b> [3] 8/15 14/25 27/14</p> <p><b>property</b> [22] 4/1 4/3 8/20 8/25 9/5 9/6 10/7 11/24 12/6 14/8 14/9 15/19 15/20 18/20 21/3 22/5 22/17 25/19 27/1 27/2 28/1 28/1</p> <p><b>proposed</b> [1] 11/3</p> <p><b>protect</b> [1] 16/19</p> <p><b>provided</b> [1] 9/24</p> <p><b>public</b> [7] 13/18 13/20 13/22 24/13 24/15 31/6 31/16</p> <p><b>published</b> [1] 2/19</p> <p><b>pulled</b> [1] 21/1</p> <p><b>purchase</b> [2] 15/20 28/1</p> <p><b>purpose</b> [2] 17/3 17/4</p> <p><b>put</b> [6] 6/4 8/7 9/16 12/4 20/21 21/13</p> <p><b>putting</b> [5] 6/18 8/23 9/22 22/23 23/6</p> <hr/> <p><b>Q</b></p> <p><b>qualified</b> [1] 31/7</p> <p><b>quarrel</b> [1] 11/13</p> <p><b>quarreling</b> [1] 9/19</p> <p><b>question</b> [6] 10/5 12/12 15/24 17/6 17/21 28/16</p> <p><b>questions</b> [8] 7/13 13/5 13/17 13/20 23/18 23/19 24/5 24/13</p> <p><b>quick</b> [2] 26/21 29/4</p> <p><b>quite</b> [1] 16/3</p> <hr/> <p><b>R</b></p> <p><b>raise</b> [1] 2/10</p> <p><b>Randy</b> [1] 3/13</p> <p><b>Ravenna</b> [8] 1/7 4/3 4/7 4/14 8/3 11/8 11/18 17/11</p> <p><b>read</b> [2] 14/7 29/10</p> <p><b>really</b> [7] 8/10 12/2 21/13 25/2 25/10 26/20 29/4</p> <p><b>reason</b> [1] 11/6</p> <p><b>reasonable</b> [2] 14/8 27/1</p> <p><b>reasons</b> [1] 16/11</p> <p><b>received</b> [2] 21/21 22/1</p> <p><b>record</b> [5] 2/18 8/2 8/19 19/19 26/13</p> <p><b>reduced</b> [1] 26/3</p> <p><b>refurbish</b> [1] 23/24</p> | <p><b>Registered</b> [2] 31/5 31/17</p> <p><b>REGULAR</b> [1] 1/3</p> <p><b>relationship</b> [1] 8/10</p> <p><b>relative</b> [1] 31/11</p> <p><b>Reporter</b> [2] 31/6 31/17</p> <p><b>representing</b> [1] 12/16</p> <p><b>requested</b> [1] 3/14</p> <p><b>requesting</b> [2] 3/23 18/16</p> <p><b>requests</b> [1] 2/24</p> <p><b>required</b> [3] 2/25 14/18 18/19</p> <p><b>resolution</b> [3] 16/15 17/13 28/11</p> <p><b>resolve</b> [1] 3/16</p> <p><b>resolved</b> [1] 28/5</p> <p><b>respectable</b> [1] 29/19</p> <p><b>restriction</b> [1] 16/12</p> <p><b>restrictions</b> [2] 15/21 28/2</p> <p><b>return</b> [2] 14/8 27/1</p> <p><b>revolved</b> [1] 15/25</p> <p><b>right</b> [20] 2/5 2/6 2/11 3/19 5/24 7/16 9/12 9/18 9/25 10/2 11/5 18/14 18/19 20/6 23/23 24/1 24/9 25/1 25/24 28/16</p> <p><b>road</b> [16] 1/7 4/4 4/7 4/14 4/24 4/25 7/8 8/3 11/9 11/18 12/24 15/3 17/11 22/19 22/20 25/1 5/20 5/23</p> <p><b>Rowan</b> [4] 1/17 2/5 18/1 28/24</p> <hr/> <p><b>S</b></p> <p><b>said</b> [2] 12/2 17/19</p> <p><b>same</b> [1] 26/2</p> <p><b>say</b> [6] 4/11 12/21 13/2 26/8 29/18 29/25</p> <p><b>saying</b> [1] 22/2</p> <p><b>seated</b> [3] 2/14 7/17 24/8</p> <p><b>second</b> [4] 14/1 24/19 29/21 29/22</p> <p><b>section</b> [3] 3/24 7/9 18/17</p> <p><b>sections</b> [1] 10/11</p> <p><b>see</b> [12] 5/20 5/24 16/12 17/10 18/15 20/25 21/5 23/3 23/15 25/1 25/3 25/10</p> <p><b>seeking</b> [2] 9/13 9/20</p> <p><b>seem</b> [1] 12/13</p> <p><b>seems</b> [1] 17/4</p> <p><b>seen</b> [2] 10/24 11/3</p> <p><b>separate</b> [3] 5/13 6/25</p> | <p>7/5</p> <p><b>September</b> [2] 29/7 30/6</p> <p><b>September 2023</b> [1] 30/6</p> <p><b>serve</b> [2] 17/3 17/5</p> <p><b>served</b> [1] 17/14</p> <p><b>services</b> [2] 15/15 27/23</p> <p><b>session</b> [1] 2/3</p> <p><b>set</b> [1] 13/1</p> <p><b>setback</b> [4] 4/24 15/5 20/23 26/3</p> <p><b>setbacks</b> [1] 25/22</p> <p><b>shape</b> [1] 11/7</p> <p><b>shed</b> [10] 18/18 19/12 20/22 21/14 22/5 22/15 22/24 23/9 24/24 25/7</p> <p><b>sheds</b> [3] 21/5 22/11 22/13</p> <p><b>Shereen</b> [1] 7/24</p> <p><b>should</b> [1] 26/22</p> <p><b>show</b> [1] 20/12</p> <p><b>sic</b> [1] 18/21</p> <p><b>side</b> [3] 23/7 23/14 26/3</p> <p><b>sight</b> [3] 11/8 12/14 12/17</p> <p><b>since</b> [6] 8/5 8/7 8/12 11/20 21/6 23/4</p> <p><b>singular</b> [1] 22/14</p> <p><b>sitting</b> [2] 5/19 28/8</p> <p><b>situation</b> [1] 13/4</p> <p><b>six</b> [3] 10/12 20/11 23/25</p> <p><b>so</b> [32]</p> <p><b>software</b> [1] 19/11</p> <p><b>some</b> [11] 10/24 14/5 15/25 16/21 17/17 24/25 25/8 25/22 26/14 26/17 28/5</p> <p><b>somebody</b> [2] 12/3 20/12</p> <p><b>something</b> [2] 6/21 17/1</p> <p><b>Soothing</b> [3] 5/2 5/3 7/25</p> <p><b>south</b> [2] 10/23 11/8</p> <p><b>space</b> [1] 16/9</p> <p><b>speak</b> [1] 13/15</p> <p><b>speakers</b> [1] 2/12</p> <p><b>speaking</b> [4] 2/9 2/10 7/20 24/11</p> <p><b>specific</b> [1] 16/21</p> <p><b>specifically</b> [2] 10/6 10/15</p> <p><b>specified</b> [1] 31/10</p> <p><b>spirit</b> [3] 16/15 17/12 28/10</p> <p><b>square</b> [2] 21/11 21/12</p> <p><b>SS</b> [1] 31/2</p> | <p><b>stand</b> [1] 2/10</p> <p><b>standard</b> [1] 21/8</p> <p><b>standards</b> [1] 29/18</p> <p><b>start</b> [1] 14/6</p> <p><b>state</b> [7] 2/16 8/1 8/14 18/25 31/2 31/6 31/17</p> <p><b>stenotype</b> [1] 31/9</p> <p><b>steps</b> [1] 5/23</p> <p><b>still</b> [9] 3/1 3/8 3/12 3/15 15/2 23/3 23/22 27/19 29/19</p> <p><b>storage</b> [1] 8/8</p> <p><b>street</b> [1] 25/17</p> <p><b>stuck</b> [1] 25/14</p> <p><b>substantial</b> [9] 14/14 14/16 14/25 16/16 16/19 16/24 27/8 27/15 28/12</p> <p><b>substantially</b> [2] 14/24 27/13</p> <p><b>suffer</b> [2] 14/25 27/14</p> <p><b>summer</b> [1] 24/2</p> <p><b>support</b> [2] 21/22 27/20</p> <p><b>sure</b> [9] 9/4 16/3 19/20 19/23 21/2 21/7 26/12 28/3 28/14</p> <p><b>survey</b> [1] 9/7</p> <p><b>surveyed</b> [2] 9/5 9/7</p> <p><b>surveyor</b> [1] 9/3</p> <p><b>Surveys</b> [1] 9/23</p> <p><b>sworn</b> [8] 2/9 2/12 2/17 4/7 4/14 7/25 19/1 19/3</p> <p><b>symmetry</b> [1] 25/8</p> <hr/> <p><b>T</b></p> <p><b>tabled</b> [1] 3/15</p> <p><b>take</b> [2] 9/20 16/23</p> <p><b>taken</b> [1] 31/9</p> <p><b>talk</b> [1] 14/6</p> <p><b>tall</b> [1] 4/2</p> <p><b>Tara</b> [1] 4/13</p> <p><b>tarped</b> [1] 24/1</p> <p><b>tell</b> [2] 10/14 11/11</p> <p><b>tells</b> [1] 16/25</p> <p><b>than</b> [5] 16/1 16/10 17/8 17/9 28/6</p> <p><b>thank</b> [22] 2/13 7/16 7/18 8/4 13/11 13/19 14/2 18/11 18/12 18/13 18/23 19/8 19/17 20/4 20/5 20/10 20/20 22/6 24/7 24/9 24/20 29/3</p> <p><b>that</b> [65]</p> <p><b>them</b> [6] 7/14 14/7 19/25 24/23 29/8 29/20</p> <p><b>these</b> [2] 16/11 29/16</p> <p><b>they</b> [10] 2/21 6/18 12/23 12/23 21/5 21/17 22/16 26/15 28/7 29/18</p> <p><b>they're</b> [2] 17/16</p> |
|--|--|---|--|---|

**T**  
**they're...** [1] 29/18  
**thing** [3] 3/11 6/24 20/12  
**things** [1] 8/9  
**think** [14] 3/7 8/17 14/19 15/9 16/7 16/18 16/18 21/21 22/20 24/22 24/24 24/25 25/12 25/20  
**thinking** [1] 17/20  
**though** [1] 26/7  
**three** [3] 2/24 3/2 9/4  
**through** [3] 14/5 14/6 26/21  
**throughout** [2] 5/5 5/7  
**throw** [1] 17/2  
**time** [7] 3/6 5/21 6/14 11/25 12/3 12/3 31/9  
**timely** [1] 2/20  
**Todd** [5] 1/17 2/5 17/19 19/24 29/13  
**tonight** [2] 2/9 3/8  
**too** [8] 5/25 6/15 8/2 11/6 19/10 21/4 25/23 28/9  
**took** [1] 22/18  
**top** [1] 23/25  
**Total** [1] 6/19  
**Touch** [3] 5/3 5/3 7/25  
**towards** [1] 11/8  
**Town** [1] 1/7  
**TOWNSHIP** [4] 1/2 2/2 8/13 30/8  
**traffic** [4] 5/4 10/24 11/8 17/10  
**transcript** [2] 1/12 31/8  
**tree** [3] 22/20 23/2 23/3  
**tricky** [1] 24/23  
**true** [1] 31/8  
**trying** [2] 17/4 17/10  
**turf** [1] 22/25  
**twelve** [1] 17/2  
**two** [5] 2/23 20/17 21/4 23/13 23/25

**U**  
**Uh** [2] 3/20 22/22  
**Uh-huh** [2] 3/20 22/22  
**Under** [1] 2/8  
**understand** [2] 11/19 14/16  
**unfortunately** [1] 7/1  
**until** [3] 3/5 9/5 12/10  
**up** [19] 3/3 7/8 7/8 7/21 7/22 7/23 9/17 10/6 13/15 17/7 20/12 21/7 21/8 21/13 22/17 23/23 24/12 25/5 26/24

**upstairs** [1] 5/23  
**us** [11] 3/1 3/4 7/5 9/10 9/11 9/16 10/14 11/11 16/21 21/15 21/15  
**use** [3] 9/7 14/9 27/2  
**used** [2] 21/8 23/2

**V**

**Valentic** [4] 1/16 2/5 18/7 29/1  
**variance** [34]  
**variances** [1] 26/15  
**vehicles** [1] 12/24  
**very** [5] 12/25 13/11 14/21 29/17 29/19  
**video** [1] 29/11  
**Vinyl** [1] 6/4  
**visibility** [4] 10/21 10/22 11/17 13/1  
**vision** [2] 11/24 12/22  
**visitors** [1] 12/19  
**Viviani** [1] 3/13  
**vote** [12] 2/24 3/2 17/23 17/23 17/25 28/17 28/18 28/19 29/8 29/12 29/14 29/20

**W**

**walk** [2] 17/1 26/21  
**want** [9] 3/3 3/5 3/7 11/13 13/2 14/4 20/9 20/17 25/21  
**wanted** [1] 9/4  
**wants** [1] 8/21  
**was** [19] 8/12 12/24 15/3 15/7 17/19 19/10 20/2 22/7 23/4 26/1 26/2 26/3 26/8 26/10 27/20 29/6 29/9 29/10 30/10  
**wasn't** [1] 29/16  
**watch** [1] 29/11  
**way** [3] 8/15 11/7 18/19  
**we** [38]  
**we'd** [1] 20/21  
**we'll** [3] 3/3 14/6 19/18  
**we're** [10] 5/19 8/18 11/12 11/13 12/5 12/6 12/13 21/2 23/6 23/24  
**we've** [4] 8/9 21/6 21/9 26/18  
**website** [1] 21/1  
**weeks** [1] 9/4  
**welcome** [1] 13/13  
**well** [14] 6/9 9/6 9/8 9/13 11/2 11/11 11/19 12/11 14/12 19/14 19/19 23/3 29/17 29/19  
**went** [1] 20/25

**were** [10] 2/12 2/19 2/21 4/25 12/23 13/1 21/5 22/16 25/17 31/9  
**what** [18] 6/3 6/20 8/22 10/22 11/12 11/14 11/23 12/13 12/16 12/20 15/7 15/9 16/3 17/16 20/21 22/7 25/20 26/7  
**what's** [3] 5/16 5/17 14/18  
**when** [8] 2/15 5/19 7/4 12/23 16/23 22/17 22/17 26/1  
**where** [5] 10/17 10/18 19/12 23/8 23/9  
**Whereupon** [2] 2/12 30/10  
**which** [7] 3/22 4/24 16/10 20/23 23/2 25/20 31/9  
**while** [1] 10/5  
**who** [6] 4/11 10/25 16/20 16/20 22/2 29/9  
**why** [4] 10/9 11/11 11/14 16/21  
**will** [19] 7/2 14/8 14/23 14/24 15/13 16/14 16/16 17/7 19/7 22/24 23/8 23/10 27/1 27/11 27/12 27/14 27/22 28/10 28/11  
**willing** [1] 9/7  
**window** [2] 5/19 6/13  
**windows** [1] 23/13  
**within** [1] 4/23  
**without** [2] 14/10 27/3  
**won't** [1] 7/1  
**wood** [3] 6/4 6/5 6/6  
**work** [2] 21/10 21/16  
**working** [1] 21/7  
**would** [25] 2/3 3/17 4/15 4/23 5/12 6/21 7/5 7/20 7/21 8/19 9/7 13/15 14/15 15/8 15/11 16/3 16/6 19/5 19/9 19/12 19/21 19/22 24/12 29/15 29/20  
**written** [1] 29/25  
**wrong** [1] 22/10

**Y**

**yard** [8] 4/1 7/8 21/16 21/16 22/18 26/3 28/7 28/9  
**yeah** [28] 6/1 6/16 8/17 9/15 10/2 13/2 14/21 15/6 15/23 16/5 16/9 17/16 19/7 19/7 19/15 19/22 20/8 21/20 22/16 24/22 25/9 25/9

25/10 25/16 26/5 26/14 26/17 26/19  
**year** [4] 3/18 6/14 22/7 26/8  
**years** [1] 8/6  
**yes** [28] 2/21 4/12 4/17 5/19 6/2 6/7 6/10 8/15 10/8 11/4 15/22 17/23 18/2 18/4 18/6 18/8 22/1 23/21 25/25 26/23 27/4 27/5 27/6 28/17 28/21 28/23 28/25 29/2  
**yield** [2] 14/8 27/1  
**you** [109]  
**You'd** [1] 15/5  
**you're** [9] 10/5 12/15 13/13 17/10 25/1 25/2 25/13 25/14 25/14  
**you've** [4] 2/17 11/19 12/11 19/1  
**your** [24] 2/10 2/15 2/16 2/25 3/5 4/19 5/15 5/16 8/1 9/20 9/21 10/15 11/23 11/24 12/19 12/22 15/2 18/9 18/24 18/25 18/25 21/19 21/22 29/3  
**yourself** [1] 20/13

**Z**

**zoning** [15] 1/2 1/15 1/19 1/19 2/2 2/7 10/17 15/20 16/15 17/13 26/7 26/11 28/2 28/11 30/8