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2 CONCORD TOWNSHIP BOARD OF ZONING APPEALS
3 LAKE COUNTY, OHIO
4 REGULAR MEETING
5
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8 Concord Town Hall
9 7229 Ravenna Road
10 Concord, Ohio 44077
11
12 January 8, 2025
13 7:00 p.m.
14
15 TRANSCRIPT OF PROCEEDINGS
16
17 Board of Zoning Appeals members present:
18 Ivan Valentic, Chairman
19 Francis Sweeney, Jr., Vice-Chairman
20 Ashley Garcar, Member
21 Todd Golling, Member
22 Davey Rowan, Member
23
24 Also Present:
25 Heather Freeman, Planning & Zoning Director/
Zoning Inspector
Bridey Matheney, Esq., Legal Counsel

1 MS. FREEMAN: Yes, they were.
2 MR. VALENTIC: Okay. Tonight we have
3 two -- we have one variance application, but
4 we have two variance requests. A three-vote
5 majority is required to either approve or deny
6 each variance request.
7 First is Variance Application 2024-165,
8 Mr. Andrew Salonen is requesting a variance
9 from Section 6.01(B)(2)(c) to permit poultry
10 husbandry to be located on a property less
11 than one acre in size. Then there's a second
12 variance which is requested from Section
13 6.01(B)(2)(c)(iii) to allow the chicken coop
14 to be located less than one foot from the side
15 lot line, and eight feet from the rear
16 property line, in lieu of the minimum required
17 25 foot clearance. This is for the property
18 located at 11252 Girdled Road, also known as
19 parcel number 08-A-012-0-00-043-0.
20 Heather, could you give us just a quick
21 summary?
22 MS. FREEMAN: Sure, I'd be happy to,
23 Mr. Chairman.
24 Brian, I do have a slide, if you wouldn't
25 mind putting it on for me. Thank you. Okay,

1 PROCEEDINGS
2 MR. VALENTIC: Good evening. The Concord
3 Township Board of Zoning Appeals meeting for
4 January 8th, 2025 is now in session.
5 I would like to introduce the board. To
6 my far left is Skip Sweeney and Ashley Garcar.
7 I'm Ivan Valentic. To my right is Davey Rowan
8 and Todd Golling. At our far right is Heather
9 Freeman, our Zoning Inspector.
10 Under the advice of our legal counsel, we
11 ask that anyone speaking tonight must be sworn
12 in. If you plan on speaking, please stand and
13 raise your right hand.
14 Mike, do you want to stand, just in case,
15 for me? I appreciate it.
16 (Whereupon, the speakers were sworn
17 en masse.)
18 MR. VALENTIC: Thank you. Please be
19 seated.
20 This evening, when presenting your case
21 or commenting, please come to the microphone
22 and state your name and address, and confirm
23 that you've been sworn in.
24 Heather, were the legal notices published
25 in a timely manner?

1 so the property -- thank you.
2 So on the screen over here, it's just a
3 location map outlining the property in red
4 there. It's located at the northwest corner
5 of Girdled and Orchard Road. The property is
6 currently zoned R-1 residential district, and
7 it contains approximately 0.87 acres of land.
8 It's currently developed with a single-family
9 dwelling with an attached two-car garage which
10 was built in 2021. The property also has a
11 partially fenced-in yard, aboveground swimming
12 pool, shed, and a chicken coop.
13 As proposed, the applicant is seeking a
14 variance to allow poultry husbandry, the
15 raising of chickens on their property.
16 A second variance is also requested to
17 allow for the existing 48-square foot
18 accessory building that will be used as a
19 chicken coop to remain on the property in its
20 current location. The accessory building is
21 located less than one foot from the west
22 property line, eight feet from the north
23 property line.
24 Actually, if you could go to the next
25 slide, Brian. Thank you.

1 The map on the right shows the location
2 of it, identified in orange there, in the top
3 left corner of the property, as I stated,
4 eight feet from the rear property line, about
5 150 feet from the east or the right property
6 line, and 255 feet back from the south or the
7 front property line. The image on the left is
8 a picture that was provided by the applicant
9 showing what it currently looks like.
10 Pursuant to Section 6.01(B)(2)(c), the
11 minimum lot size required in order to have
12 poultry chickens on a property is at least an
13 acre -- is greater than an acre, and
14 additionally, 6.01(B)(2)(c)(iii) requires that
15 the accessory building for the poultry has to
16 be at least 25 feet away from the side or rear
17 property line.
18 Thank you.
19 MR. VALENTIC: Thank you, Heather.
20 Good evening.
21 MR. SALONEN: Good evening.
22 MR. VALENTIC: Could you again state your
23 name, address, and confirm you've been sworn
24 in.
25 MR. SALONEN: Yeah. My name is Andrew

1 minimal locations, with the sloping backyard,
2 and it being a corner lot. I was actually
3 under the understanding I had over an acre
4 when I was putting this thing together, not
5 realizing that with the corner lot and, I
6 guess, the setback from the road, that I
7 actually don't get to count that acreage, that
8 put me under the one acre.
9 The intent for the coop, again, is just
10 to provide eggs for my family. My wife has a
11 bit of a medical condition that really
12 restricts her diet, so we're hoping to be able
13 to control what the chickens are being fed, to
14 be able to provide, you know, an appropriate
15 diet for her.
16 Other than that, I think everything else
17 has been explained. Hopefully, you had an
18 opportunity to read all the packets. I did my
19 best to provide 365 [sic] pictures of where
20 the structure currently sits.
21 MR. VALENTIC: Do you currently have
22 chickens in the coop?
23 MR. SALONEN: I do not.
24 MR. VALENTIC: How many chickens are you
25 thinking about getting?

5
1 Salonen. I'm the property owner at 11251
2 Girdled Road, and I have been sworn in.
3 MR. VALENTIC: Okay, great. Thank you.
4 MR. SALONEN: Good evening. Again, yeah,
5 she gave you the summary of what I'm
6 requesting here. I'm looking to retain the
7 accessory building that I put together to
8 serve as a chicken coop to house just a
9 minimal number of chickens to be able to
10 provide eggs for my family. I hope you had
11 an opportunity to read the letter that I had
12 provided. I'll just touch on a couple of
13 highlights.
14 The structure doesn't impede in any way
15 on my neighbors' property. Both of my
16 neighbors, to the north and to the west, have
17 no issues with the structure as it sits. It's
18 tucked pretty far back into the wooded area
19 there, and really can barely be seen by any of
20 the road there.
21 I took my time to make it look nice and
22 match kind of the shed structure that I
23 received the variance approval for, for being
24 inside the 10 foot setback last year.
25 Within the property, it kind of gives me

7
1 MR. SALONEN: We're going to go with no
2 more than 10.
3 MR. VALENTIC: No more than 10.
4 And then do you have the letters of
5 support from the neighbors?
6 MR. SALONEN: I did. I included those in
7 my packet.
8 MR. VALENTIC: Yeah.
9 I just want to be clear, did they -- are
10 they supporting the coop, or are they
11 supporting the coop and the chickens?
12 MR. SALONEN: They're supporting the coop
13 and the chickens.
14 MR. VALENTIC: Okay.
15 MR. SALONEN: One hundred percent.
16 MR. VALENTIC: Because it wasn't as
17 clear.
18 MR. SALONEN: Okay.
19 MR. VALENTIC: So I appreciate that.
20 MR. SALONEN: Yeah, they're absolutely
21 okay with it.
22 MR. VALENTIC: Okay.
23 Did you know about the restrictions
24 before you went and built the shed? Because
25 this happens to us, actually, quite a bit,

1 where it's after the fact.
 2 MR. SALONEN: Yeah, admittedly. And I do
 3 apologize, I did take for granted the fact
 4 that you did approve my variance for the shed
 5 on the same property line, and that I had
 6 gotten my approvals from my neighbors, and
 7 that it was relatively quite small, and barely
 8 the height of the fence line itself.
 9 The setback certainly, the fact that I
 10 thought I had well over an acre when I was
 11 putting this thing together, I did take the
 12 time to check on that. It wasn't until later
 13 that I was informed that I actually didn't
 14 have an acre.
 15 MR. VALENTIC: Heather, is that because
 16 the right of way doesn't count in that acre?
 17 MS. FREEMAN: Correct. The definition of
 18 lot does not include the area in the road
 19 right of way, the public right of way.
 20 MR. VALENTIC: Yeah, okay.
 21 MR. SWEENEY: Which is where?
 22 MR. VALENTIC: Along both Orchard and
 23 Girdled Road.
 24 MR. GOLLING: It's like half of Orchard
 25 and half of Girdled, if you follow the lot

1 approved.
 2 MR. SALONEN: Correct.
 3 MS. GARCAR: Heather, can you speak more
 4 on the shed that was approved?
 5 MS. FREEMAN: So I think he was referring
 6 to, he was already in front of this board for
 7 a variance for another shed.
 8 MR. SALONEN: Correct, last year.
 9 MS. FREEMAN: Because Mr. Valentich asked
 10 if he was aware of the regulations. He
 11 stated, yes, I was, because I did come back in
 12 front of you to get the variance for the shed.
 13 I'll let you finish.
 14 MR. VALENTIC: The shed was last year.
 15 MS. FREEMAN: Yeah.
 16 MS. GARCAR: So the shed -- did you ever
 17 build the shed?
 18 MR. SALONEN: The shed -- actually, it's
 19 pictured, I believe, in one of the -- that I
 20 provided just to show that I kind of matched
 21 the aesthetic.
 22 MR. SWEENEY: Next to the pool?
 23 MR. SALONEN: It's to the north of the
 24 pool, about 40 feet. It's on the same lot
 25 line as the coop there.

1 line here. It looks like he owns some of the
 2 road.
 3 MS. FREEMAN: Yeah, the map --
 4 MR. SWEENEY: So that doesn't count.
 5 MS. FREEMAN: Correct, because this is
 6 public right of way. They're not taxed --
 7 MR. SWEENEY: The roadway doesn't count.
 8 MS. FREEMAN: Yeah. Public right of way.
 9 It's used for a public purpose.
 10 MR. ROWAN: Is that like 30 feet from the
 11 center line?
 12 MS. FREEMAN: Orchard Road is a 40 foot
 13 right of way. So it would be 25 feet -- or 20
 14 feet back from the center line, and Girdled is
 15 60. So it's 30 feet back from the center --
 16 MR. SWEENEY: But he's paying taxes on
 17 that?
 18 MS. FREEMAN: No, sir. No.
 19 MR. SWEENEY: Okay.
 20 MS. FREEMAN: Well, actually, I don't
 21 want to state -- I don't think so. Maybe
 22 Legal can -- yeah.
 23 MR. SWEENEY: Just curious.
 24 MS. GARCAR: You made a statement about
 25 applying for a shed, and then that was

1 MR. SWEENEY: I know there's a picture in
 2 here.
 3 MS. GARCAR: So we're also adding a
 4 second building?
 5 MR. SALONEN: No, there's no additional
 6 buildings --
 7 MR. SWEENEY: Oh, I see.
 8 MR. SALONEN: -- being added. We're
 9 seeking approval to retain that small building
 10 in the corner to the north of --
 11 MR. VALENTIC: Ashley, real quick.
 12 So there's two -- correct me if I'm
 13 wrong. There is two structures. There's a
 14 shed, and a chicken coop is a second
 15 structure. But the chicken coop is allowed to
 16 be on the property if we allow the use of the
 17 chickens, correct? So he's allowed to have
 18 two structures if we allowed the use of
 19 poultry.
 20 MS. FREEMAN: Yes. Because under Section
 21 6.01 -- under Section 6.02, if you meet that
 22 minimum acreage requirement in the R-1
 23 district and you're only one acre, you are
 24 permitted to have one building for ag use. So
 25 that was my interpretation on that.

1 MR. VALENTIC: So there is no variance
2 request for a second structure of the
3 building, because if we allow the use of
4 poultry, then he's allowed to have the
5 structure.
6 If he does not -- I'm going down a rabbit
7 hole. Legal counsel can correct me. If we do
8 not approve the use of poultry on the
9 property, then he would be in violation of
10 having two structures on the property.
11 MS. GARCAR: Right.
12 MR. SWEENEY: And this previously allowed
13 shed, right, that sits directly on the
14 property line, the side lot line?
15 MR. SALONEN: Correct.
16 MR. SWEENEY: Okay.
17 MR. SALONEN: It's within a foot of that
18 property line. That's why I was here last
19 year for that variance request.
20 MR. SWEENEY: Right.
21 Heather, can you clarify something --
22 MS. FREEMAN: Sure.
23 MR. SWEENEY: -- for me?
24 MS. FREEMAN: I can try.
25 MR. SWEENEY: The rear lot setback is

1 that I really had that wasn't going to be,
2 frankly, an eyesore close to Orchard.
3 MR. VALENTIC: So -- go ahead.
4 MR. SWEENEY: Is a chicken coop allowed?
5 A chicken coop is allowed on one acre or more.
6 You don't even have to get a permit -- or a
7 variance for that, do you, a chicken coop?
8 MS. FREEMAN: If your lot is bigger than
9 one acre --
10 MR. SWEENEY: One acre or greater.
11 MS. FREEMAN: Greater than one acre, is
12 the way it's worded.
13 MR. SWEENEY: Okay. All right.
14 MS. FREEMAN: So 1. --
15 MR. SWEENEY: -- 0000.
16 MS. FREEMAN: -- 01. Right, right.
17 And you're located in an area where the
18 township regulates agricultural uses.
19 MR. SWEENEY: And this is?
20 MS. FREEMAN: Yes.
21 MR. SWEENEY: Okay.
22 MS. FREEMAN: Then you still have to pull
23 a zoning permit for the building for the
24 animals, and it shall comply with the minimum
25 setbacks that are established.

1 25 feet, right?
2 MS. FREEMAN: For a building being used
3 for animals under the agricultural use, yes,
4 sir.
5 MR. SWEENEY: All right. What is the
6 side lot setback --
7 MS. FREEMAN: Same, 25.
8 MR. SWEENEY: -- for that same -- okay.
9 I wasn't sure if it was 25, and then something
10 else, or both 25.
11 MS. FREEMAN: Minimum 25 from both.
12 MR. VALENTIC: And you understand, the
13 request for the setback is fairly significant,
14 because you're going from essentially 25,
15 which is required, to 1.
16 MR. SALONEN: I do understand that.
17 MR. VALENTIC: Yeah.
18 MR. SALONEN: I don't take that lightly.
19 I recognize that that is a decent distance
20 there. Limitations on the actual design of
21 the property, the mound for the septic is
22 quite large, not to mention just the pretty
23 slope -- large grade of the backyard property
24 really does limit my options. That was truly
25 the only kind of flat area in the backyard

1 MR. SWEENEY: Right.
2 MS. FREEMAN: The 25 feet from side,
3 rear, and a minimum of 70 feet from --
4 MR. SWEENEY: So if he decides to locate
5 this 25 feet from the side lot, 25 feet from
6 the rear lot, all he would need to do is pull
7 a permit?
8 MR. VALENTIC: No.
9 MS. FREEMAN: No. He does not meet the
10 minimum acreage.
11 MR. ROWAN: Because he isn't over an
12 acre.
13 MR. SWEENEY: Oh, so we still have the
14 under one acre problem.
15 MS. FREEMAN: Yes.
16 MR. VALENTIC: So we have two variances
17 to approve.
18 MR. SWEENEY: Right.
19 MR. VALENTIC: The poultry, because it's
20 under an acre --
21 MR. SWEENEY: Right.
22 MR. VALENTIC: -- and then the setback
23 situation.
24 MR. ROWAN: But your point is, if it were
25 1.001 acres, and he followed the setbacks,

17

1 then --
2 MR. SWEENEY: Then it would be fine.
3 MS. FREEMAN: Correct.
4 MR. SWEENEY: Right. Okay. I just want
5 to get it straight in my head here --
6 MS. FREEMAN: Yeah.
7 MR. SWEENEY: -- how this works.
8 MR. ROWAN: And with an acre, where it is
9 now, he'd still have to get the variance.
10 MR. SWEENEY: Right.
11 MR. ROWAN: Yep. Okay.
12 MR. VALENTIC: We've had applicants that
13 have explored this option, where they were
14 short acreage, and they've looked at
15 purchasing neighboring property so they can
16 get, you know, lumped in a different category
17 for zoning.
18 Did you look at getting, I think it was
19 1.8 acres? Yeah, .18 acres. Did you look
20 into that?
21 MR. SALONEN: Yeah, I talked to Chris
22 Lazuka about the potential -- if this wasn't
23 to work out, to have to purchase land from
24 him, and he was absolutely open to that, to
25 make that happen, but he didn't want to have

19

1 MS. GARCAR: I just wanted to clarify
2 where this 1 and 2 possibly -- yeah, just my
3 eyes. Okay.
4 MR. VALENTIC: Did you guys build this
5 house, or did you buy the house?
6 MR. SALONEN: We bought it from the
7 builder, yeah.
8 MR. VALENTIC: So would you be open to --
9 you know, would you be open to restrictions
10 that we put onto the conditions of the
11 approval of the variance request, such as --
12 you know, one restriction could be that the
13 poultry use on this property would be tied to
14 you and your family owning that property.
15 MR. SALONEN: Uh-huh.
16 MR. VALENTIC: So with the thought being
17 that if you sell the house, the next person
18 automatically can't use the yard for -- would
19 you be open to something like that?
20 MR. SALONEN: That makes complete sense
21 to me. I don't have any issue with that.
22 MR. VALENTIC: And would you be open --
23 you said, 10 chickens. Would you be even
24 open -- we haven't talked about it. I'm just
25 throwing out ideas. Would you be open to

18

1 to do that because he actually plans on
2 building a chicken coop himself.
3 MR. SWEENEY: Oh, really?
4 MR. SALONEN: Yes, along his --
5 MR. SWEENEY: He's got, like, five acres,
6 right?
7 MR. SALONEN: Yeah. He knows the rules
8 inside and out. He was able to learn from me.
9 He hopes that we don't have to go that route.
10 MS. GARCAR: A question with this
11 disapproved application, which Heather, you
12 might be able to answer this, but this also
13 might be not (inaudible) to your signature.
14 It says it requires a minimum of two acre lot
15 for a size for dairy and animals, the bottom,
16 where it says disapproved.
17 MS. FREEMAN: I think that's a 1. Yeah,
18 that's a 1.
19 MR. VALENTIC: Where are you?
20 MS. GARCAR: I'm reading right here.
21 MR. VALENTIC: Oh, yeah, yeah.
22 MS. FREEMAN: I think the copy of it made
23 it look like a 2.
24 MR. SWEENEY: It could look like a 2,
25 though. Yeah.

20

1 restricting, like, the number of chickens to
2 10 or something like that, so it's capped at
3 some amount?
4 MR. SALONEN: Yeah. I think whatever a
5 reasonable number is. I haven't done as much
6 research on what is going to be required to
7 have, like, a daily number of appropriate eggs
8 for a four-person family. I can't imagine
9 that's any more than maybe 12 to 15 at some
10 point. But I threw 10 as an arbitrary number
11 out there, just indicating that it's going to
12 be low. It's always going to be under 20. I
13 don't know -- I haven't done enough research
14 to know exactly the number, between like 10
15 and 15, somewhere in there.
16 MS. GARCAR: I have a follow-up question
17 of the potential, so we know what we can talk
18 about, of restrictions or not. Do you plan on
19 getting a rooster, and would you be willing to
20 not have a rooster?
21 MR. SALONEN: You can absolutely put, no
22 rooster, on there. I will not have a rooster.
23 I personally will not have a rooster on my
24 property.
25 MR. SWEENEY: And also, do you plan on

1 letting them just free run, or are they going
2 to be staying in the coop, in the cage that
3 you're making?
4 MR. SALONEN: They're going to stay
5 inside the enclosed area.
6 MS. GARCAR: So you will not be letting
7 them out of the caged area?
8 MR. SALONEN: I have a little, like,
9 steel chute that I'm going allow them to be
10 able to feed on the grass on the back side of
11 the mound, and that's the extent of it.
12 MS. GARCAR: Okay.
13 MR. SALONEN: They're always going to be
14 enclosed.
15 MS. GARCAR: Okay.
16 MR. VALENTIC: Any other questions from
17 you two?
18 MR. SWEENEY: No.
19 MR. VALENTIC: Davey, Todd, any
20 questions?
21 MR. GOLLING: So the Auditor has this
22 property at 1.09 acres.
23 MR. SWEENEY: Yep.
24 MS. GARCAR: Uh-huh.
25 MR. GOLLING: Which I'm totally confused

21

1 confusion kind of comes from, also, but it is
2 point -- what is it -- 88?
3 MS. FREEMAN: .8688.
4 MR. GOLLING: So .13 acres, give or take.
5 MR. VALENTIC: That's what it is.
6 MR. GOLLING: Wow, that's bananas.
7 MR. SWEENEY: Were you aware of that?
8 MR. SALONEN: I was not. I went to the
9 Auditor's website to verify when I --
10 MR. SWEENEY: I don't know how you could
11 be.
12 MR. SALONEN: I had no idea, until I --
13 MR. VALENTIC: Again, we've run into this
14 before.
15 MR. ROWAN: I think, if we look at a lot
16 of the ones that we do see, it's corner lots,
17 because you've got the two frontages, and now
18 you've got -- you have a lot less -- or a lot
19 more right of way. So I don't know if it
20 would have changed if it were --
21 MR. VALENTIC: Again, we've said this
22 before, we recommend that all residents, if
23 they have questions on any zoning issues, and
24 they need to get permits, if you come in and
25 talk to Heather or Mike, they probably might

23

1 on. It's like, what number do we go on? Do
2 we go on what the Auditor says, or like --
3 MS. FREEMAN: I've already made that
4 determination.
5 MR. SWEENEY: Apparently.
6 MS. FREEMAN: If you look at the legal
7 description of the property --
8 MR. GOLLING: I could see where the
9 confusion would come from.
10 And do you know that 10 chickens, in
11 their prime, can lay up to 2,500 eggs a year?
12 MR. SWEENEY: I believe that.
13 MR. GOLLING: That's a lot of eggs.
14 MR. SWEENEY: More in summer, less in
15 winter.
16 MR. SALONEN: It's a seasonal thing, from
17 my understanding. I've been learning from my
18 friends who have chickens, and they have
19 somewhere in that 10 to, like, 20 range.
20 MR. ROWAN: That's a lot of eggs, man.
21 Jeez.
22 MR. GOLLING: That's a lot of eggs.
23 MR. VALENTIC: But Todd, the definition
24 of a lot excludes that right of way. So
25 that's what we're -- I understand where the

22

1 have even caught that, and pointed that out to
2 you ahead of time, and we wouldn't be in this
3 situation. They probably would have caught,
4 well, you're less than an acre and it's not
5 allowed.
6 Do you guys have anything else?
7 MR. ROWAN: I don't have anything else.
8 MR. VALENTIC: No?
9 MS. GARCAR: No further questions from
10 me.
11 MR. VALENTIC: Okay, please be seated.
12 MR. SALONEN: Thank you.
13 MR. VALENTIC: Is there anyone else here
14 wishing to speak for or against this appeal
15 that would like to come up?
16 If there's no further questions, the
17 public hearing for application 2024-165 is now
18 closed to the public.
19 We're going to do these in two
20 discussions, okay?
21 So can I first get a motion to approve
22 Variance 2024-165, I guess the first variance
23 request for the permit to allow poultry
24 husbandry on the property?
25 MR. SWEENEY: So moved.

24

1 MR. VALENTIC: Second?
 2 MR. ROWAN: Second.
 3 MR. VALENTIC: Discussion?
 4 MS. GARCAR: I know it states on the
 5 Auditor's site 1.09, and I understand the
 6 confusion of just looking at what you would
 7 think of the Auditor's. I understand that
 8 very much. But we have rules that are, you
 9 have to be above an acre. And the fact that
 10 there was a conversation that he could
 11 possibly have purchased that little bit from
 12 his neighbor makes me really want to say,
 13 let's look into that option before we approve
 14 this at all, kind of more push for that.
 15 In my opinion, it sets a very negative
 16 precedent. I know there were issues with --
 17 it had been brought up from other people about
 18 chickens on less than an acre. And by us
 19 approving this, I feel like there are going to
 20 be a dozen and one other people coming and
 21 asking for chickens for less than an acre,
 22 when there is a potentially solvable way of
 23 going around this, which is purchasing that
 24 small, little strip.
 25 I feel the applicant, that the Auditor

1 there seems to be a probability, because when
 2 he talked to the neighbor, he said, yeah,
 3 there's a chance. He didn't say, absolutely
 4 no.
 5 MR. GOLLING: Uh-huh.
 6 MR. ROWAN: I think we've also had
 7 somebody come in and do that before, where
 8 they did purchase the land, and then found out
 9 after they purchased it, they still didn't
 10 purchase enough. So that would be a concern.
 11 MS. GARCAR: Well, he's here now, so I
 12 have a fairly strong gut feeling he would make
 13 sure to purchase the correct amount.
 14 MR. ROWAN: I'm just saying, in the past,
 15 we've had other people do the same thing,
 16 thinking they were doing the right thing, and
 17 ran into the same issues.
 18 MR. VALENTIC: I mean, I agree. And
 19 that's kind of why I started to ask about the
 20 restrictions, because I think -- I feel, you
 21 know -- I feel like if we're going to put this
 22 out to a vote, I think we should, regardless
 23 of how we vote, add some restrictions to it.
 24 MR. GOLLING: Uh-huh.
 25 MR. VALENTIC: One of the things I am

1 site says one thing, but our rules state it
 2 differently a little bit --
 3 MR. GOLLING: Uh-huh.
 4 MS. GARCAR: -- the way you measure your
 5 property line.
 6 But I just feel like this is a very large
 7 can of worms, if we approve it, of why did
 8 this one get approved, but the other person is
 9 not getting approved that's under an acre, and
 10 he does have an option to purchase a small,
 11 little sliver to give us the one acre.
 12 MR. GOLLING: Versus someone who is boxed
 13 in and has no option.
 14 MS. GARCAR: Yes. He has the option to
 15 do it, and I'm nervous that someone who has --
 16 MR. ROWAN: I would disagree that he has
 17 the option. He's investigated the option, but
 18 it's not definite.
 19 MS. GARCAR: It's not definite, but it
 20 has not been turned down. Where I think all
 21 options should be exhausted before we would
 22 approve such a thing. I think if it was
 23 100 percent turned down and he was able to
 24 prove, I can't do it because of X, Y, and Z,
 25 we would be on a different conversation. But

1 considering when I'm looking at this, too, is
 2 the adjacent properties. I know if it was in
 3 like more of a neighborhood, and it was about
 4 an acre or just short, and you're doing this
 5 kind of activity, you know, it's another
 6 factor I guess I'm weighing, also, when
 7 considering the use variance, or area
 8 variance.
 9 MS. GARCAR: I think also with that,
 10 though -- and Heather, it might be easier for
 11 you, because I remember there were a couple of
 12 emails that went past, and it might have been
 13 in my time when I was on the Zoning Commission
 14 instead of Zoning Appeals, did anything go
 15 with that? Did the Trustees ever talk about
 16 chickens on less than an acre, or did it -- I
 17 just remember mine, it was about a year ago,
 18 and my mind -- like I was sparked by it,
 19 because it was actually somebody in my
 20 neighborhood that was asking for chickens --
 21 MS. FREEMAN: Right.
 22 MS. GARCAR: -- and then had brought it
 23 up to, I think, the Commission, asking them to
 24 change the rules. Did anything ever happen
 25 with that?

1 MS. FREEMAN: Yeah, so I do recall the
2 request of some residents that came in front
3 of the Zoning Commission, actually attended a
4 Zoning Commission meeting, requesting that the
5 board look into changing the requirements for
6 chickens.

7 We did some research on that. I think we
8 had a meeting or two discussing it. And
9 ultimately, the Zoning Commission decided that
10 they did not want to change the rules and
11 decrease the acreage, and they thought that
12 the one acre was appropriate.

13 MS. GARCAR: Do you remember off the top
14 of your head why they thought not to go less
15 than one acre?

16 MS. FREEMAN: I mean, there were lots of
17 reasons. I could not summarize those
18 correctly.

19 MR. ROWAN: I think that's the meeting
20 where it also was stated that we're more
21 restrictive than South Euclid on chickens,
22 which I think is odd.

23 MS. GARCAR: I mean, we 100 percent are
24 more strict.

25 MR. SWEENEY: We are?

1 And I think that if -- I think that this
2 is consistent with those decisions. I don't
3 think it's going to open up a floodgate,
4 because I think that that's pretty
5 significant. The corner lot discrepancy is
6 pretty significant here.

7 MR. ROWAN: Also, to your point, though,
8 I think -- I'm agreeing with you, you know, I
9 think a lot of people don't understand the
10 Auditor's site versus the right of way.

11 MR. SWEENEY: Right.

12 MR. ROWAN: I think that's -- it feels
13 deceptive, that it is that way.

14 MR. SWEENEY: Well, I didn't want to go
15 that far. But I don't disagree with you.

16 In any event --

17 MR. ROWAN: Insignificant -- it's not
18 like we're asking for half an acre here.

19 MR. SWEENEY: Right. The point I'm
20 trying to make is, I think that if we rule --
21 and we're just ruling on the --

22 MS. GARCAR: Chickens right now.

23 MR. SWEENEY: -- coop, right?

24 MR. ROWAN: On the chickens at this
25 point.

1 MR. ROWAN: Yeah.

2 MS. GARCAR: I know people who live on
3 quarter acre lots that have them in South
4 Euclid.

5 MR. ROWAN: We're more restrictive than
6 South Euclid.

7 MS. GARCAR: That's fine.

8 MR. SWEENEY: That's comical.

9 MR. ROWAN: It is.

10 MS. GARCAR: Okay.

11 MR. VALENTIC: Skip?

12 MR. SWEENEY: You know, we've had a lot
13 of variances that involve corner lots.

14 MR. ROWAN: Uh-huh.

15 MR. SWEENEY: And I think that if there
16 was ever a situation to allow a 1 acre -- I
17 mean, Zillow and the Auditor lists it at 1.06.

18 I mean, I don't know if he's paying taxes on
19 1.06 or not. I've got a feeling he is. And
20 with the other cases that we've ruled on, on
21 corner lots, we've invariably allowed the
22 variances. I think most of them, we've
23 allowed, for various different reasons. But
24 one of those reasons was -- a main reason was
25 the corner lot.

1 MS. GARCAR: No, no. We're ruling on the
2 chickens right now --

3 MR. SWEENEY: Right, the coop.

4 MS. GARCAR: -- not the coop. No, no,
5 no.

6 MR. SWEENEY: The chickens.

7 MS. GARCAR: The chickens.

8 MR. VALENTIC: Not the setback.

9 MR. SWEENEY: Not the setback, but the
10 coop.

11 MS. MATHENEY: The use.

12 MS. GARCAR: No. No, no, no.

13 MS. MATHENEY: It would be the use.

14 MR. SWEENEY: The use of the coop.

15 MS. MATHENEY: No, the use of the
16 property having poultry --

17 MS. GARCAR: Having chickens on the
18 property, or no chickens.

19 MR. SWEENEY: Okay, regardless of where
20 they are.

21 MS. GARCAR: Correct.

22 MR. SWEENEY: Okay.

23 MS. GARCAR: It's just chickens, is all
24 we're talking about.

25 MR. SWEENEY: All right.

1 MS. GARCAR: And I think chickens is
2 different than 95 percent, throwing that
3 number out there, the majority of the setbacks
4 that we have approved that are corner lots are
5 for buildings.

6 MR. SWEENEY: Right.

7 MS. GARCAR: We are talking about
8 chickens. And I don't think chickens and
9 buildings are very comparable.

10 MR. SWEENEY: Well --

11 MS. GARCAR: I would agree with you if
12 we were just talking about the building, but
13 we're not talking about the building. We're
14 talking about chickens.

15 MR. SWEENEY: Well, okay, then let's
16 assume the floodgates are open and everybody
17 comes in and wants a chicken coop. I think
18 that's great, okay? I don't see that as a
19 problem in this world.

20 So anyway, as to that, that's my
21 reasoning for leaning towards approving
22 this --

23 MS. GARCAR: The chickens.

24 MR. SWEENEY: -- variance. Yes.

25 MR. VALENTIC: Would you want to see any

1 so the next person --

2 MR. ROWAN: I'm fine with that, as well.

3 MR. VALENTIC: Would you --

4 MR. SWEENEY: It doesn't carry over?

5 MR. VALENTIC: It doesn't carry over to
6 the next property owner.

7 Ashley, would you want to add any
8 restrictions, including your rooster?

9 MS. GARCAR: I mean, I would say
10 definitely the rooster. But I very much
11 struggle, with or without restrictions, the
12 fact that this has been brought up to Zoning
13 Commissions about being less than an acre.
14 With or without restrictions, I have a lot of
15 issues --

16 MR. VALENTIC: Understood. Yeah.

17 MS. GARCAR: -- with it. So, I mean, I
18 think even with restrictions, I --

19 MR. VALENTIC: You can still --

20 MS. GARCAR: -- still think I'm voting
21 against it.

22 MR. VALENTIC: Yeah.

23 MS. GARCAR: The restrictions aren't
24 going to sway my opinion, because the Zoning
25 Commission has already talked about under the

1 restrictions on that?

2 MR. SWEENEY: I don't know why that
3 should be necessary. I know a number of
4 people who own chickens, and it's very
5 self-regulating. They don't seem to be, you
6 know, having dozens and dozens of chickens,
7 because they don't want the hassle. They want
8 to get what they need, and they like it that
9 way. They don't want to be overrun by them, I
10 don't think.

11 MR. VALENTIC: Todd or Davey?

12 MR. SWEENEY: I mean, if that's going to
13 be a deal-breaker, then yeah.

14 MR. ROWAN: I guess my question would be,
15 are there any county or state regulations on
16 chickens that would impact that? I don't know
17 the answer to that.

18 MR. GOLLING: Just on cooking them.

19 MR. VALENTIC: Would you either -- would
20 you want to vote as is, or would you want to
21 apply any restrictions?

22 MR. ROWAN: I'm okay with restricting the
23 number of chickens. I'd be okay with that.

24 MR. VALENTIC: Would you be okay with
25 restricting it to them, as the property owner,

1 acre, and there is that option that has not
2 been exhausted yet of purchasing more land to
3 just avoid this in general. That's my
4 sticking point, is that option has not been
5 exhausted.

6 MR. GOLLING: I was just -- me, noodling,
7 just give him the opportunity -- table it,
8 give him the opportunity to talk to
9 Mr. Lazuka, and see if there is an option for
10 that.

11 MS. GARCAR: It seems like he didn't deny
12 it.

13 MR. GOLLING: Because the problem goes
14 away with .13 acres.

15 MS. GARCAR: I mean, I would say, make
16 sure that the applicant talks to, I think,
17 Heather, to make sure he does purchase the
18 correct amount, and we don't get into an issue
19 the next time. Make sure that's discussed
20 properly, on how much he absolutely needs, and
21 is there a setback on the next -- if he needs
22 whatever that math is, but there's still a
23 setback, make sure he does get what he needs
24 to have it.

25 But the fact this was already discussed

1 by the Zoning Commission, I'm really
 2 struggling, and we have not exhausted all
 3 options. Because this is -- I'm very nervous
 4 about a can of worms with a lot of people with
 5 chickens, and there's a reason that I don't
 6 understand and don't know.
 7 MR. SWEENEY: But that's why we're here.
 8 If we're convinced, after applying the
 9 factors --
 10 MS. GARCAR: Uh-huh.
 11 MR. SWEENEY: -- that a departure from
 12 that requirement that they want --
 13 MS. GARCAR: Uh-huh.
 14 MR. SWEENEY: -- then it's okay. And we
 15 do that every day, every week, every month, on
 16 a case-by-case basis.
 17 MS. GARCAR: I agree with that. But we
 18 haven't exhausted all options, and I also
 19 don't see how there's a hardship by not having
 20 eggs in your yard.
 21 Don't get me wrong. I would love to have
 22 chickens, and I would love to have eggs and --
 23 fresh eggs and chickens on my property. I
 24 would love that. But I don't see -- and
 25 knowing that we have not exhausted all

1 goes based on the request here.
 2 MR. ROWAN: I mean, you can ask the
 3 applicant if he'd want to table it or go
 4 forward with the vote, right? Or we can just
 5 vote. Then don't give him the option to
 6 table. I mean, it's really what you --
 7 MR. SWEENEY: Who has to initiate that?
 8 MS. MATHENEY: You both can. The
 9 applicant can, and so can the board. If you
 10 need additional information or you think that
 11 you need additional steps from the applicant,
 12 then you can table, as well.
 13 MR. VALENTIC: I'm okay with voting.
 14 MR. SWEENEY: Me, too.
 15 MR. ROWAN: I'm fine with voting.
 16 MR. VALENTIC: Do either of you guys want
 17 him -- and I'll ask the applicant to come back
 18 up, if we want to table. I'll ask him, as
 19 well.
 20 Would the board like to vote tonight as
 21 is on this variance, or would you --
 22 MR. GOLLING: I'll proceed however he
 23 wishes.
 24 MR. VALENTIC: Okay.
 25 MS. FREEMAN: Mr. Chairman, before you

1 options, or the applicant has not exhausted
 2 all options. There are rules within their
 3 township. I think if everything was
 4 exhausted, they maybe I would feel
 5 differently.
 6 MR. SWEENEY: Do you want to put it to a
 7 vote?
 8 MS. GARCAR: I like chickens.
 9 MR. VALENTIC: Todd, would you want to
 10 add any restrictions to it, or just vote as
 11 is?
 12 MR. GOLLING: No, I don't need
 13 restrictions.
 14 MR. VALENTIC: No restrictions.
 15 MR. SWEENEY: Yeah, I'm not inclined.
 16 MR. ROWAN: I'm fine either way.
 17 MS. GARCAR: I mean, would we be willing,
 18 as a board, to table it to exhaust the option
 19 of purchasing the land before we approve or
 20 deny?
 21 MR. ROWAN: Is that something we can do,
 22 or does the applicant need to --
 23 MR. VALENTIC: We'd have to ask the
 24 applicant. Or we can just vote and, you
 25 know -- and just hold the vote, and see how it

1 ask the applicant to come up, if I can just
 2 point out, even if Mr. Salonen was able to
 3 successfully get the correct amount of
 4 acreage, he still needs a variance from the
 5 side yard setback.
 6 MR. VALENTIC: Yes.
 7 MR. SWEENEY: Right.
 8 MS. FREEMAN: And that's not a shoe-in,
 9 that's not a guarantee. So he could go
 10 through the steps of purchasing additional
 11 land, and then who knows what happens with the
 12 setback variance?
 13 MR. VALENTIC: Yeah. Because that
 14 setback -- this would only be for --
 15 MS. FREEMAN: I just wanted to put that
 16 out there.
 17 MS. GARCAR: So I would be, if the board
 18 would be up for it, perfectly willing to say,
 19 let's table the physical chicken aspect of
 20 this, for purchasing, with us hopefully going
 21 to the next step of approving the setback
 22 aspect, so that way it's all -- like if the
 23 setback is approved, if he gets the -- the
 24 setback is not what I'm kind of arguing
 25 against, it's the concept of the chickens. I

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1 personally don't see an issue with the setback
2 for the coop.
3 MR. ROWAN: I think it's up to the
4 applicant if he wants to table or not.
5 MR. VALENTIC: Agreed. Yeah, I think the
6 board is saying we vote, unless the applicant
7 wants to table it.
8 MR. SWEENEY: Yeah. Right.
9 MR. VALENTIC: Okay. Sir, can you come
10 back up?
11 So a question for you is, would you like
12 us to continue this evening with the variance
13 request, or would you like us to table it to
14 give you the opportunity to have further
15 discussions with Mr. Lazuka about -- or one
16 of your neighboring properties in regards to
17 purchasing enough property that gives you an
18 official more than one acre of property?
19 MR. SALONEN: I'm inclined to say I
20 prefer that it be voted on tonight.
21 MR. VALENTIC: Okay.
22 MR. SALONEN: I'm just -- financially,
23 I'm not going to be in the position to be able
24 to buy that land. It's still tens of
25 thousands of dollars, to be able to purchase

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1 MS. FREEMAN: Mr. Golling.
2 MR. GOLLING: Yes.
3 MS. FREEMAN: Mr. Rowan.
4 MR. ROWAN: Yes.
5 MS. FREEMAN: Ms. Garcar.
6 MS. GARCAR: No.
7 MS. FREEMAN: Mr. Valentic.
8 MR. VALENTIC: No.
9 Your first variance has been approved,
10 three to two.
11 Okay, next is a second variance, request
12 from Section 6.01(B)(2)(c)(iii) to allow the
13 chicken coop to be located less than one foot
14 from the side lot line and eight feet from the
15 rear property line in lieu of the minimum
16 required 25 foot clearance. This property is
17 located, again, at 11252 Girdled Road.
18 Mr. Salonen, do you want to come up
19 again, and just if there's anything you want
20 to add to the discussion on the side yard
21 setback request?
22 MR. SALONEN: Yeah, I think I pretty much
23 touched on as far as my options for where that
24 chicken coop could reside. It really is one
25 of the only kind of flat locations. It's kind

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1 the .13-ish acres. I ran those numbers, and
2 it was over \$20,000, to be able to buy that
3 land. So I won't be able to do that.
4 MR. VALENTIC: Okay.
5 MR. SALONEN: So even though Mr. Lazuka
6 is potentially open to the idea, he does not
7 want to do it, and so I'd much rather there
8 just be a vote on it.
9 MR. VALENTIC: Okay.
10 MR. SWEENEY: Okay.
11 MR. VALENTIC: Thank you. Okay, I
12 appreciate that.
13 So we're good to vote on the first one as
14 is, correct?
15 MR. SWEENEY: Yes.
16 MR. VALENTIC: So -- sorry.
17 So the question is on the approval of
18 Variance Application 2024-165, Mr. Andrew
19 Salonen is requesting a variance from Section
20 6.01(B)(2)(c) to permit poultry husbandry to
21 be located on a property less than one acre in
22 size.
23 Heather, please call the vote.
24 MS. FREEMAN: Mr. Sweeney.
25 MR. SWEENEY: Yes.

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1 of out of sight, out of mind, for my
2 neighbors, and for any folks kind of passing
3 by.
4 That area, again, is quite wooded back
5 there, and it's also swampy, so it really
6 wouldn't be utilized by any of my neighbors
7 for anything, or myself, other than for
8 something like this.
9 So outside of that, I don't have anything
10 else to add as far as why I chose that
11 location as being the optimal spot for this
12 chicken coop.
13 MR. VALENTIC: So was this under
14 construction when it was noticed? Because you
15 knew it was in violation when you were
16 building it, correct?
17 MR. SALONEN: (Nodding.)
18 MR. VALENTIC: Was it under construction
19 or was it already done?
20 MR. SALONEN: It was completed.
21 MR. VALENTIC: It was completed.
22 Do you guys have a question?
23 MR. GOLLING: Yeah.
24 Is this -- what is that? Is that fence?
25 MR. SALONEN: That's my rear fence.

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1 MR. GOLLING: Okay. So it is fenced in
2 by Mister -- this is Mr. Lazuka?
3 MR. SALONEN: Correct. That would be
4 north, yeah.
5 MR. GOLLING: That follows right there.
6 MR. SALONEN: Yep. Yes, that's kind of
7 about eight feet or so from the northern
8 property line, that fence that's running east
9 to west there, is what you're pointing out,
10 and kind of the rear wall of that coop
11 completes that fence line, essentially.
12 MR. GOLLING: Okay. So all this is
13 fenced in up to Orchard?
14 MR. SALONEN: It stops just eight feet.
15 It just encloses the area where the chickens
16 would reside essentially, the grassed area.
17 MR. GOLLING: Just here.
18 MR. SALONEN: Correct.
19 MR. ROWAN: That part is not a wood
20 fence, it's some kind of mesh?
21 MR. SALONEN: It's, yeah, wood, with
22 chicken wire.
23 MR. ROWAN: That's why it looks like
24 there's no -- it's chicken wire.
25 MR. GOLLING: I saw this from the street.

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1 lines.
2 MR. ROWAN: Okay. What about in relation
3 to the house, would it have any restrictions?
4 MS. FREEMAN: There's no minimum distance
5 from the house. Yeah, you could essentially
6 do it right out your back door, if you wanted.
7 MR. ROWAN: Okay.
8 MS. GARCAR: Heather, could you clarify
9 the side lot, which one is the side and which
10 is the back?
11 MS. FREEMAN: Well, being he's -- oh,
12 which one is the --
13 MS. GARCAR: Because he's a corner. When
14 you said -- it's 25 feet for side or back. So
15 it doesn't matter, does it?
16 MS. FREEMAN: Correct. Yeah.
17 MR. SWEENEY: Right. Same, regardless.
18 MS. GARCAR: You need to say that out
19 loud.
20 MR. SWEENEY: Yeah.
21 MS. GARCAR: Thank you.
22 MR. SWEENEY: That's a good point.
23 MR. ROWAN: Anything besides like that
24 area would potentially be where your septic
25 is, it sounds like?

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1 This is a wood fence that's hiding the pool
2 and all that, right?
3 MR. SALONEN: Correct.
4 MR. GOLLING: Does that wood fence go all
5 the way around the property?
6 MR. SALONEN: It does not. It goes all
7 the way to the back northeast -- northwest
8 corner there, with the wall of the shed being,
9 you know, part of that structure, as well as
10 the coop being attached to it to complete the
11 fence line, essentially. I think there are a
12 couple of pictures that kind of demonstrate
13 that.
14 MR. GOLLING: Yeah.
15 MR. VALENTIC: Davey, any questions?
16 MR. ROWAN: Just on the lot lines, I
17 guess this might be a question for Heather, is
18 the restriction that it would have to be
19 25 feet from all lot lines?
20 MS. FREEMAN: A minimum of 25 feet from
21 any side lot line and any rear lot line. And
22 then the front lot line setbacks is a minimum
23 of 70 feet.
24 MR. ROWAN: What was that one?
25 MS. FREEMAN: Seventy feet from front lot

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1 MR. SALONEN: Yeah. The septic mound
2 runs all the way along that northern property
3 line, just to the east --
4 MR. SWEENEY: You can almost see it.
5 MR. SALONEN: Yeah, all the way to
6 Orchard, essentially.
7 MS. GARCAR: And is there a big tree in
8 your backyard? Is that what I'm kind of
9 seeing?
10 MR. SALONEN: Yeah, there's two maples in
11 the backyard. Yeah.
12 MR. VALENTIC: Any questions from either
13 one of you?
14 MS. GARCAR: Uh-uh.
15 MR. VALENTIC: Okay.
16 MR. SWEENEY: Did you promise eggs to
17 either of your neighbors?
18 MR. SALONEN: Of course. They already
19 asked.
20 MR. VALENTIC: Okay, thank you. Please
21 be seated.
22 Is there anyone else speaking for or
23 against this appeal that would like to come
24 up?
25 Okay, can I get a motion to approve

1 variance 2024-165, the second variance request
2 from Section 6.01(B)(2)(c)(iii) to allow the
3 chicken coop to be located less than one foot
4 from the side and rear yard setback?
5 MR. GOLLING: So moved.
6 MR. SWEENEY: Second.
7 MR. VALENTIC: Discussion?
8 The only thing that bugs me, I'll just be
9 frank, is that he knew he was in violation
10 when he built it, you know, of the setback.
11 You know, willfully, he just went and did
12 whatever he wanted, knowing that it was a
13 violation. It's a significant request, also.
14 That's all I've got.
15 Anyone else? Anything?
16 MR. SWEENEY: I mean, the request is --
17 there's no question that it's substantial.
18 But if you look at it in terms of the joint
19 acceptance by both neighbors, and Mr. Lazuka
20 has in the past been in front of this board,
21 and he's no shrinking violet, you know. The
22 fact that he agrees is encouraging. The fact
23 that the other neighbor, Sharon, I believe her
24 name is?
25 MR. SALONEN: Yes.

1 MR. VALENTIC: Okay.
2 MS. GARCAR: I would agree with that.
3 We've kind of gone down this path already with
4 the shed placement. I've never had an issue
5 with the location of the coop, just what is
6 inside of it.
7 MR. VALENTIC: Okay. Are you guys good?
8 MR. ROWAN: I'm good.
9 MR. VALENTIC: All right.
10 With that, the question is approval for
11 Variance Application 2024-165, the second
12 request from Section 6.01(B)(2)(c)(iii).
13 Heather, please call the vote.
14 MS. FREEMAN: Mr. Golling.
15 MR. GOLLING: Yes.
16 MS. FREEMAN: Mr. Sweeney.
17 MR. SWEENEY: Yes.
18 MS. FREEMAN: Ms. Garcar.
19 MS. GARCAR: Yes.
20 MS. FREEMAN: Mr. Rowan.
21 MR. ROWAN: Yes.
22 MS. FREEMAN: Mr. Valentic.
23 MR. VALENTIC: Yes.
24 Your variance has been approved.
25 Okay, this evening we do not have any

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1 MR. SWEENEY: Sharon, her last name is --
2 MR. SALONEN: Dufala.
3 MR. SWEENEY: Dufala, yeah.
4 MR. SALONEN: Yeah, Dufala.
5 MR. SWEENEY: The fact that both of them
6 consent is very helpful. I think that that
7 dilutes the substantialness of the request.
8 Along with looking at the positioning in terms
9 of the other lots, we're talking about a
10 fairly decent, expansive, land gross between
11 those three lots, where the impairment doesn't
12 seem to be potentially great at all.
13 This coop, with the enclosed area, as
14 well, seems like it's consistently -- well,
15 it's right next to the shed, right?
16 MR. SALONEN: Yes.
17 MR. SWEENEY: It seems to be in line with
18 the shed, and it would make sense that if
19 there were any other structures, that you
20 would want to have the continuity along that
21 line with that shed, as well. That also
22 influences my decision, as well.
23 So I think that those things are
24 significant and enter into my judgment, at
25 least.

1 meeting minutes.
2 Our next meeting will be February 12,
3 2025.
4 The Concord Township Board of Zoning
5 Appeals for January 2025 is now closed.
6 (Whereupon, the meeting was adjourned at
7 7:46 p.m.)

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CERTIFICATE

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State of Ohio, }
County of Cuyahoga. } ss:

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 J. Gantverg, Notary Public
in and for the State of Ohio,
Registered Professional Reporter.
My Commission Expires November 5, 2028.



MR. GOLLING: [28] 9/24
21/21 21/25 22/8 22/13 22/22
23/4 23/6 26/3 26/12 27/5
27/24 34/18 36/6 36/13 38/12
39/22 43/2 44/23 45/1 45/5
45/12 45/17 45/25 46/4 46/14
49/5 51/15
MR. ROWAN: [39] 10/10
16/11 16/24 17/8 17/11 22/20
23/15 24/7 25/2 26/16 27/6
27/14 29/19 30/1 30/5 30/9
30/14 31/7 31/12 31/17 31/24
34/14 34/22 35/2 38/16 38/21
39/2 39/15 41/3 43/4 45/19
45/23 46/16 46/24 47/2 47/7
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