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4 Now in session. I'd like to introduce the board. 6 My name is Ashley Garcar. To my far left is Skip Sweeney. And then to my right I have been a control from #a1] to my right I have been a control from #a1] to my right I have been a control from #a1] to my rety far right is Peather Freeman, 10 December 11, 2024 11 To my very far right is Peather Freeman, 11 December 11, 2024 11 To my very far right is Peather Freeman, 12 To my very far right is Peather Freeman, 12 To my very far right is Peather Freeman, 13 To my very far right is Peather Freeman, 14 To my very far right is Peather Freeman, 14 To my very far right is Peather Freeman, 15 To my very far right is Peather Freeman, 16 To my very far right is Peather Freeman, 16 To my very far right hand. 16 To my very far right hand. 17 To my very far right hand. 18 To my leave the speakers were sworn and in fly out plan on speaking please stand and mise year right hand. 18 To my leave the speakers were sworn on masse.) 10 Sear of Zoning Appeals neabers present: 16 Control from the masse.) 11 Sear of Zoning Appeals neabers present: 16 Control from the masse.) 12 MS GARCAR: Please be seated. 18 We have one mey point of New Business Davey Romai, Wender 19 Control from the Mean the part of the my Business of forward with this, I would just like to make you aware, typically we are a board of five. 19 To my very far right hand. 19 To my very far right hand 19 To my very far right hand. 19 To my very far right hand. 19 To my very far rig	2	CONCORD TOWNSHIP BOARD OF ZONING APPEALS	2	MS. GARCAR: Good evening. The Board of
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6 My name is Ashley Garcar. To my fair left is Skip Sweeney. And then to my right I have go the state of the	4	REGULAR MEETING	4	now in session. I'd like to introduce the
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9 To mys very far right is Heather Freeman, 10 Township Zoning Inspector. 11 December 11, 2024 12 ask that anyone speaking tonight must be sworm 13 TRANSCRIPT OF PROCEEDINGS 13 in. If you plan on speaking, please stand and 14 raise your right hand. 15 in. If you plan on speaking, please stand and 16 soard of Zoning Appeals nembers present: 16 en masse.) 17 Ashley carcer, chairmonan 18 Food soiling, Member 19 Ashley carcer, chairmonan 19 December 19 In. If you plan on speaking, please stand and 19 Township Zoning to please stand and 19 Township Zoning to please stand and 10 (Whereupon, the speakers were sworn 10 en masse.) 10 Whereupon, the speakers were sworn 11 Ashley carcer, chairmonan 12 Mis GARCAR: Please be seated. 13 Mis GARCAR: Please be seated. 14 We have one new point of New Business 15 on the agenda for today. But before we go 16 forward with this, I would just like to make 17 your appeal. So it would be up to you, if 18 your appeal. So it would be up to you, if 19 your would like to go forward. 20 You would like to go forward. 21 you would like to go forward. 22 you would like to go forward. 23 So the first item of New Business is 24 Variance Application 2024-164. Steve 25 Wilson is requesting a variance from 26 Section 15.04(B)(2) to allow for the 27 construction of a deck with 2 foot side 28 yard clearance in lieu of the minimum 29 Is foot required. This is for the property 29 Is foot required. This is for the property 20 Is foot required. This is for the property 21 Routenance in lieu of the minimum 22 Heather, would you please provide a 23 summary of the application? 24 Mis FRIEMAN: Sure, Id be happy to. 25 Heather, would you please provide a 26 Heather, would you please provide a 27 The deck will be located approximately 28 Feet from the west property line, write of the house and sonne steps 29 down. A portion of that deck will be covered 20 with a roof. That area will be about 15 feet by 26 feet. 21 The property is not from the minimum 22 Is feet from the west property line, with of the feet fr	7		7	is Skip Sweeney. And then to my right I have
9 Concord, Ohio 44077 9 To my very far right is Heather Freeman, 10 Township Zoning Inspector. 11 Deceaber 11, 2024 12 Ash Proposed From the sawen in From t	8	Concord Town Hall	8	Davey Rowan, and far right is Todd Golling.
11	9		9	To my very far right is Heather Freeman,
12 ask that anyone speaking tonight must be sworn 13 TRANSCRIPT OF PROCEEDINGS 13 in. If you plan on speaking please stand and 14 raise your right hand. 15 (Whereupon, the speakers were sworn 16 soard of Zoning Appeal's nembers present: 16 soard of Zoning Appeal's nembers present: 17 Ash by Garcar, Chairwonan 18 Franc'is [1] Sueeney, Jr., vice-Chairman 18 Deversional, Sender 19 19 Also Present: 19 on the agenda for today. But before we go forward with this, I would like to make you aware, typically we are a board of five. 21 Souring Especies. 22 Tonight we are a board of four. It still takes three wotes - 23 takes three wotes - 24 MR. WILSON: Okay. 25 MS. GARCAR: — to either pass or deny 26 You would like to go forward. 27 you would like to go forward. 28 So the first item of New Business is 29 A Variance Application 2024-164. Steve 29 A Variance Application 2024-164. Steve 20 A Variance Application 2024-164. Steve 21 There's Marcian a variance from 22 Section 15.04(B)(2) to allow for the 23 Construction of a deck with 2 foot side 24 Construction of a deck with 2 foot side 25 There's another portion that kind of wraps 26 Section 15.04(B)(2) to allow for the 27 Construction of a deck with 2 foot side 28 yard clearance in line of the minimum 39 If foot required. This is for the property 30 If heather, would you please provide a 31 Summary of the application? 32 If heather, would you please provide a 33 If heather would you please provide a 34 Dept. There's another portion that kind of wraps 35 Coloring and Arthram Drive. 36 Section 15.04(B)(2) to allow for the 37 Concord Township Zoning Resolution, decks 38 pard clearance in line of the minimum 49 If foot required. This is for the property 40 Dept. There's another portion that would be about 15 feet 41 Dept. There's another portion the south of with a roof. That are will be about 15 feet 42 Dept. There's another portion that would be about 15 feet 43 Dept. There's another portion that would be about 15 feet 44 Dept. There's another portion that would be about 15	10		10	Township Zoning Inspector.
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14 mise your right hand. 15 (Whercupon, the speakers were sworm en masse.) 16 en masse.) 17 Ashlay Garcar. (halr nonan frodd Goll ing., Member) 18 Farracis E. Sweeney. 27 r., Vice-chairnan fodd Goll ing., Member for the passe hours, Member for the passe of the passe hours, Member for the passe of the passe hours, Member for hour	12	7:00 p.m.	12	ask that anyone speaking tonight must be sworn
15 (Whereupon, the speakers were sworn en masse.) 16 Board of Zoning Appeals members present: 16 Board of Zoning Appeals members present: 17 MS, GARCAR: Please be seated. 18 Tod Golling, Member 18 We have one new point of New Business on the agenda for today. But before we go on the agenda for today. But before we go forward with this, I would just like to make you aware, typically we are a board of five. 21 Zoning Inspector 21 you aware, typically we are a board of five. 22 Tonight we are a board of five. 23 It would be up to you, if 24 MR. WILSON: Okay. 24 MR. WILSON: Okay. 25 MS. GARCAR: — to either pass or deny 1 your appeal. So it would be up to you, if 3 As proposed, the applicant would like to you would like to go forward. 2 you would like to go forward. 2 you would like to go forward. 3 So the first item of New Business is 3 be attached to the rear of the existing home. 4 Variance Application 2024-164. Steve 4 The deck will be 15 feet wide by 32 feet long. 5 Wilson is requesting a variance from 5 There's another portion that kind of wraps Section 15.04(B)(2) to allow for the 6 around the side of the house and some steps down. A portion of that deck will be covered with a roof. That area will be about 15 feet by 26 feet. 18 MR. WILSON: Okay. 19 Lead of the minimum 19 Lead of the minimum 20 Lead at 10585 Johnnycake Ridge Road, also 10 The deck will be located at 10585 Johnnycake Ridge Road, also 10 The deck will be covered with a roof. That area will be about 15 feet by 26 feet. 19 Lead at 10585 Johnnycake Ridge Road, also 10 The deck will be covered with a roof. That area will be about 15 feet by 26 feet. MS. FREEMAN: Sure, I'd be happy to. 14 property line, and 181 feet from the south property line, which is the left property line, wor 500 feet from 15	13	TRANSCRIPT OF PROCEEDINGS	13	in. If you plan on speaking, please stand and
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Also Present: Nature Freeman, Planning & Zoning Director/ Soning Inspector 20 20 20 20 20 20 20 2	18	Francis E. Sweeney, Jr., Vice-Chairman Todd Golling, Member	18	We have one new point of New Business
Heather Freeman, Planning & Zoning Director/ Prilley Buttlerey, Esq., Legal Counsel 22 you aware, typically we are a board of five. 23 takes three votes — 24 MR. WILSON: Okay. 25 MS. GARCAR: — to either pass or deny 4 you would like to go forward. 26 you would like to go forward. 27 you would like to go forward. 28 So the first item of New Business is 29 Variance Application 2024-164. Steve 40 The deck will be 15 feet wide by 32 feet long. 50 Wilson is requesting a variance from 51 Section 15.04(B)(2) to allow for the 52 construction of a deck with 2 foot side 53 yard clearance in lieu of the minimum 54 yard clearance in lieu of the minimum 55 Repart of the with a roof. That area will be about 15 feet 56 yard clearance in lieu of the minimum 57 Repart of the with a roof. That area will be located approximately like howem as parcel number 08-A-032-F-00-006-0. 59 Heather, would you please provide a 10 In the screen for me real quick. 11 MS. FREEMAN: Sure, I'd be happy to. 12 Heather, would you please provide a 13 Summary of the application? 14 MS. FREEMAN: Sure, I'd be happy to. 15 Brian, if you don't mind putting if up on 16 the screen for me real quick. 17 Okay, so the property is located on the 18 north side of Johnnycake Ridge Road, between 19 Coleridge and Artmar Drive. On the screen 20 here, you can see the parcel outlined in red. 21 The property is zoned R-1 residential. It 22 contains approximately 1.89 acres. It's 23 currently developed with a single-family 24 dwelling with a two-car garage and a shed on	19	Davey Rowan, Member	19	
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22	21	Zoning Inspector	21	you aware, typically we are a board of five.
24 MR. WILSON: Okay. 25 MS. GARCAR: — to either pass or deny 1 your appeal. So it would be up to you, if 2 you would like to go forward. 2 you would like to go forward. 3 So the first item of New Business is 4 Variance Application 2024-164. Steve 4 The deck will be 15 feet wide by 32 feet long. 5 Wilson is requesting a variance from 5 There's another portion that kind of wraps 6 Section 15.04(B)(2) to allow for the 6 construction of a deck with 2 foot side 7 down. A portion of that deck will be covered 8 yard clearance in lieu of the minimum 8 with a roof. That area will be about 15 feet 10 located at 10585 Johnnycake Ridge Road, also 11 known as parcel number 08-A-032-F-00-006-0. 12 Heather, would you please provide a 13 summary of the application? 14 MS. FREEMAN: Sure, Id be happy to. 15 Brian, if you don't mind putting it up on 16 the screen for me real quick. 16 Pursuant to Section 15.04(B)(2) of the 17 Okay, so the property is located on the 18 north side of Johnnycake Ridge Road, between 19 Coleridge and Artmar Drive. On the screen 19 With that, I would let the applicant come 20 here, you can see the parcel outlined in red. 21 The property is zoned R-1 residential. It 22 contains approximately 1.89 acres. It's 23 currently developed with a single-family 24 dwelling with a two-car garage and a shed on 24 MS. GARCAR: State your name and address	22	Bridey Matheney, Esq., Legal Counsel	22	Tonight we are a board of four. It still
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Wilson is requesting a variance from 5 There's another portion that kind of wraps 6 Section 15.04(B)(2) to allow for the 6 around the side of the house and some steps 7 construction of a deck with 2 foot side 7 down. A portion of that deck will be covered 8 yard clearance in lieu of the minimum 8 with a roof. That area will be about 15 feet 9 15 foot required. This is for the property 9 by 26 feet. 10 located at 10585 Johnnycake Ridge Road, also 10 The deck will be located approximately 11 known as parcel number 08-A-032-F-00-006-0. 11 2 feet from the west property line, which is 12 Heather, would you please provide a 12 the left property line, over 500 feet from 13 summary of the application? 13 the rear, 62 feet from the right or the east 14 MS. FREEMAN: Sure, I'd be happy to. 14 property line, and 181 feet from the south 15 Brian, if you don't mind putting it up on 15 property line. 16 the screen for me real quick. 16 Pursuant to Section 15.04(B)(2) of the 17 Okay, so the property is located on the 17 Concord Township Zoning Resolution, decks 18 north side of Johnnycake Ridge Road, between 18 require a minimum 15 foot side yard clearance. 19 Coleridge and Artmar Drive. On the screen 19 With that, I would let the applicant come 19 here, you can see the parcel outlined in red. 20 up and explain his case. 21 The property is zoned R-1 residential. It 21 MS. GARCAR: Yes, if you would like to 22 contains approximately 1.89 acres. It's 22 please come up. 23 currently developed with a single-family 23 MR. WILSON: Sure. 24 dwelling with a two-car garage and a shed on 24 MS. GARCAR: State your name and address				_
Section 15.04(B)(2) to allow for the Construction of a deck with 2 foot side yard clearance in lieu of the minimum With a roof. That area will be about 15 feet by 26 feet. Located at 10585 Johnnycake Ridge Road, also Located at 10585 Johnnycake Ridge Road, also Road Space of the property of the application? Heather, would you please provide a summary of the application? MS. FREEMAN: Sure, I'd be happy to. Brian, if you don't mind putting it up on Brian, if you don't mind putting it up on Coleridge and Artmar Drive. On the screen Coleridge and Artmar Drive. On the screen Coleridge and Artmar Drive. On the screen The deck will be located approximately 2 feet from the west property line, which is the left property line, over 500 feet from the rear, 62 feet from the right or the east property line, and 181 feet from the south property line. Pursuant to Section 15.04(B)(2) of the Concord Township Zoning Resolution, decks require a minimum 15 foot side yard clearance. Coleridge and Artmar Drive. On the screen Pursuant to Section 15.04(B) (2) of the Coleridge and Artmar Drive. On the screen With that, I would let the applicant come up and explain his case. The property is zoned R-1 residential. It MS. GARCAR: Yes, if you would like to contains approximately 1.89 acres. It's currently developed with a single-family dwelling with a two-car garage and a shed on MS. GARCAR: State your name and address		**		•
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9 15 foot required. This is for the property 10 located at 10585 Johnnycake Ridge Road, also 11 The deck will be located approximately 11 known as parcel number 08-A-032-F-00-006-0. 11 2 feet from the west property line, which is 12 Heather, would you please provide a 12 the left property line, over 500 feet from 13 summary of the application? 13 the rear, 62 feet from the right or the east 14 MS. FREEMAN: Sure, I'd be happy to. 15 Brian, if you don't mind putting it up on 16 the screen for me real quick. 16 Pursuant to Section 15.04(B)(2) of the 17 Okay, so the property is located on the 18 north side of Johnnycake Ridge Road, between 19 Coleridge and Artmar Drive. On the screen 19 With that, I would let the applicant come 20 here, you can see the parcel outlined in red. 20 With that, I would let the applicant come 21 The property is zoned R-I residential. It 22 contains approximately 1.89 acres. It's 23 currently developed with a single-family 24 dwelling with a two-car garage and a shed on 24 MS. GARCAR: State your name and address				_
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11 known as parcel number 08-A-032-F-00-006-0. 12 Heather, would you please provide a 13 the left property line, over 500 feet from 14 summary of the application? 15 MS. FREEMAN: Sure, I'd be happy to. 16 Brian, if you don't mind putting it up on 17 Okay, so the property is located on the 18 north side of Johnnycake Ridge Road, between 19 Coleridge and Artmar Drive. On the screen 19 Coleridge and Artmar Drive. On the screen 19 With that, I would let the applicant come 20 here, you can see the parcel outlined in red. 21 The property is zoned R-1 residential. It 22 contains approximately 1.89 acres. It's 23 currently developed with a single-family 24 dwelling with a two-car garage and a shed on 24 MS. GARCAR: State your name and address				•
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MS. FREEMAN: Sure, I'd be happy to. Brian, if you don't mind putting it up on the screen for me real quick. Okay, so the property is located on the north side of Johnnycake Ridge Road, between Coleridge and Artmar Drive. On the screen Coleridge and Artmar Drive. On the screen here, you can see the parcel outlined in red. The property is zoned R-1 residential. It contains approximately 1.89 acres. It's currently developed with a single-family dwelling with a two-car garage and a shed on 14 property line, and 181 feet from the south property line, Pursuant to Section 15.04(B)(2) of the Concord Township Zoning Resolution, decks require a minimum 15 foot side yard clearance. With that, I would let the applicant come up and explain his case. MS. GARCAR: Yes, if you would like to please come up. MR. WILSON: Sure. MS. GARCAR: State your name and address		* * *		
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Okay, so the property is located on the north side of Johnnycake Ridge Road, between 18 require a minimum 15 foot side yard clearance. Coleridge and Artmar Drive. On the screen 19 With that, I would let the applicant come 19 here, you can see the parcel outlined in red. 20 up and explain his case. The property is zoned R-1 residential. It 21 MS. GARCAR: Yes, if you would like to 22 contains approximately 1.89 acres. It's 22 please come up. 23 currently developed with a single-family 23 MR. WILSON: Sure. 24 dwelling with a two-car garage and a shed on 24 MS. GARCAR: State your name and address				
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Coleridge and Artmar Drive. On the screen Here, you can see the parcel outlined in red. The property is zoned R-1 residential. It Contains approximately 1.89 acres. It's currently developed with a single-family dwelling with a two-car garage and a shed on With that, I would let the applicant come up and explain his case. MS. GARCAR: Yes, if you would like to please come up. MR. WILSON: Sure. MS. GARCAR: State your name and address				
here, you can see the parcel outlined in red. 20 up and explain his case. 21 The property is zoned R-1 residential. It 22 contains approximately 1.89 acres. It's 23 currently developed with a single-family 24 dwelling with a two-car garage and a shed on 26 up and explain his case. 27 MS. GARCAR: Yes, if you would like to 28 please come up. 29 MR. WILSON: Sure. 20 MS. GARCAR: State your name and address				-
The property is zoned R-1 residential. It 21 MS. GARCAR: Yes, if you would like to 22 contains approximately 1.89 acres. It's 23 currently developed with a single-family 24 dwelling with a two-car garage and a shed on 25 MR. WILSON: Sure. 26 MS. GARCAR: State your name and address				
contains approximately 1.89 acres. It's 22 please come up. 23 currently developed with a single-family 24 dwelling with a two-car garage and a shed on 25 please come up. 26 MR. WILSON: Sure. 27 MS. GARCAR: State your name and address				
currently developed with a single-family 23 MR. WILSON: Sure. 24 dwelling with a two-car garage and a shed on 24 MS. GARCAR: State your name and address				
dwelling with a two-car garage and a shed on 24 MS. GARCAR: State your name and address				
the property. 25 for the record, and speak into the microphone.				
	2.5	the property.	25	for the record, and speak into the microphone.

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1	MR. WILSON: What I'm doing is replacing	1	all. And they've been there 18 years, I	6
2	an existing deck that was there.	2	think, with the original deck. And they don't	
3	MS. GARCAR: I'm sorry, your name and	3	have a problem with it. I submitted a letter	
4	address.	4	from them, and they signed it, basically	
5	MR. WILSON: Oh, I'm sorry. I don't hear	5	agreeing that they don't have a problem with	
6	real well.	6	it.	
7	Steve Wilson, 10585 Johnnycake Ridge	7	If you see the photos, the one photo,	
8	Road.	8	this one here, where the deck is gone	
9	MS. GARCAR: Thank you.	9	(indicating), you can see what it's behind	
10	MR. WILSON: So really what I'm doing is	10	their garage, and they don't do a lot in their	
11	I'm replacing an existing deck that's been	11	yard. And that's what the back of their	
12	there for 25 or 26 years. It's rotting, it's	12	garage looks like. So it's really not	
13	falling down, it's unsafe.	13	affecting them at all.	
14	The way that oh, you can't see it now.	14	MR. GOLLING: So will the new deck just	
15	But the orientation of the house on the	15	be the same footprint?	
16	property is really the problem. You can see	16	MR. WILSON: That's a two-layer deck	
17	how it's on an angle. So to come straight out	17	right now.	
18	of the back of the house, I can only come out	18	MR. GOLLING: Yeah.	
19	15 feet, which would put me at that 2 to 3	19	MR. WILSON: And I'm only going to do	
20	foot from the line. And that's where the	20	the upper layer, and then I'm going to do a	
21	other deck was.	21	concrete patio down below.	
22	As you can see in the picture, I'm	22	MR. GOLLING: I mean, but the footprint,	
23	actually the deck is actually behind the	23	it's basically	
24	neighbor's garage. And their house is up	24	MR. WILSON: It would stop at that corner	
25	front, so it's really not affecting them at	25	right there.	
	, , , , ,		S	
1	MR. GOLLING: Right there.	1	MR. WILSON: Not too much. Every once in	8
2	MR. WILSON: Yes.	2	a while you hear them. But they come out in	
3	MR. GOLLING: So old one ripped out, new	3	the yard, they're looking around, and they go	
4	one goes in, the same thing.	4	back in the woods.	
5	MR. WILSON: Uh-huh.	5	MR. SWEENEY: Yeah.	
6	MR. GOLLING: Perfect.	6	MR. WILSON: Shine a spotlight on them.	
7	MR. WILSON: And I tore the old one off	7	They don't like that.	
8	because I did a little plumbing repair, since	8	MS. GARCAR: The covered somewhere in	i
9	I had to tear it off anyway.	9	here, you talked about a covered deck.	
10	MR. ROWAN: So is this did you apply	10	MR. WILSON: Uh-huh.	
11	for the permit and then	11	MS. GARCAR: How far away is that from	
12	MR. WILSON: The builder did.	12	is it all of it? Is it just part of it that's	
13	MR. ROWAN: Okay.	13	covered?	
14	MR. WILSON: Yeah, Daveron. Daveron.	14	MR. WILSON: It would just be the back of	
15	MR. ROWAN: So he applied for the permit	15	the house. The deck is actually going to come	
16	and that's when	16	around and go to the side of the house	
17	MR. WILSON: And they rejected it.	17	MS. GARCAR: Okay.	
18	MR. ROWAN: Right. Gotcha.	18	MR. WILSON: like 8 feet, to get into	
19	MR. WILSON: Right.	19	the side door. But the cover is just going to	
20	Now if I could only get rid of the	20	be in the back of the house.	
21	coyotes in the backyard, we'd be in good	21	MS. GARCAR: So the covering is not	
22	shape. They're out there every night now.	22	coming within the 2 feet of the property line	
	shape. They is out their every hight now.	44	coming within the 2 feet of the property file	
	MR SWEENEV. Are they?	23	at all?	
23 24	MR. SWEENEY: Are they? MR. WILSON: Yeah, one or two.	23 24	at all? MR. WILSON: It will be, right above that	

deck.

MR. SWEENEY: Are they loud?

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1	MR. ROWAN: So like this? This is the	1	MR. WILSON: Yes.
2	side we're looking at, that has the 2 foot	2	MS. GARCAR: This, all the way to the
3	issue, right?	3	side of your house, is going to be covered?
4	MR. WILSON: No yes. I'm sorry, yes,	4	MR. WILSON: Correct.
5	over there. Yeah.	5	MS. GARCAR: And then all the way out, as
6	MR. ROWAN: So if you were looking to the	6	well?
7	backyard, this is the side of the property.	7	MR. WILSON: Out fifteen feet.
8	So this is the deck here.	8	MS. GARCAR: Okay.
9	MS. GARCAR: Uh-huh.	9	MR. WILSON: Yes.
10	MR. ROWAN: And this side, which if	10	MS. GARCAR: Is there any part of the
11	you're facing the house, would be the right	11	deck that's not covered?
12	side. So that's the edge of it. On the other	12	MR. WILSON: Just at the end of this
13	side	13	part of the house?
14	MS. GARCAR: So it's going up to here.	14	MS. GARCAR: Right here (indicating).
15	MR. ROWAN: Yeah. The other side is	15	MR. WILSON: Yeah, that goes
16	where you would have this.	16	MS. GARCAR: The opposite side
17	MS. GARCAR: Okay. So it is covered up	17	MR. WILSON: in between to the side
18	here?	18	door.
19	MR. ROWAN: Yeah, so it's covered from	19	MS. GARCAR: of the issues is not
20	the house	20	covered?
21	MR. WILSON: To the east.	21	MR. WILSON: Correct.
22	MR. ROWAN: Okay.	22	MS. GARCAR: Okay.
23	MR. WILSON: Yeah.	23	MR. ROWAN: How far is the house, at the
24	MS. GARCAR: So looking at this image	24	closest spot from the property line?
25	here, this is your sliding back door?	25	MR. WILSON: Ten feet.
1	MR. ROWAN: Ten feet.	1	MS. GARCAR: And the placement of this
2	I think if it were new construction, is	2	deck is just replacing the placement of the
3	it	3	old deck, basically?
4	MR. WILSON: I think it's 15.	4	MR. WILSON: Basically, yeah. And adding
5	MR. ROWAN: I think it's the house	5	the roof.
6	would be it has to be 15 feet, or more?	6	MS. GARCAR: Are there any more questions
7	MS. FREEMAN: Fifteen feet.	7	for him?
8	MR. ROWAN: Fifteen feet? Okay.	8	MR. ROWAN: I don't think I have any
9	MR. WILSON: Yeah, I don't know why they	9	more.
10	built that like that, that close.	10	MR. GOLLING: No.
11	MR. GOLLING: How old is the house?	11	MS. GARCAR: Skip?
12	MR. WILSON: I'm not sure. I've been	12	MR. SWEENEY: No.
13	there 30 years. So it's	13	MS. GARCAR: You can sit down.
14	MR. GOLLING: Okay.	13	
	•		MR. WILSON: Thank you.
15	MR. WILSON: I think originally it was	15	MR. SWEENEY: Thank you.
16	going to be the guy's barn, and then he was	16	MR. WILSON: Yep.
17	going to build a house out front. Because the	17	MS. GARCAR: Is there anyone else here to
18	well that's in the yard is out in the front	18	speak for or against the variance?
19	yard. It's not under the house at all.	19	MR. WILSON: No, it's just me.
20	MR. ROWAN: So like if this house were	20	MS. GARCAR: If there's no further
21	if you were to build this house right now, you	21	questions, the public hearing for this
22	couldn't build it there	22	application 2024-164 is closed to the public.
23	MR. WILSON: Correct.	23	The Chair will entertain a motion to
24	MR. ROWAN: because it's 10 feet away,	24 25	approve the variance.
			NAME OF THE ACT AND A MOST OF

MR. ROWAN: So moved.

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and not 15.

	12		14	1
1	MR. SWEENEY: So moved.	1	way	t
2	MR. GOLLING: Second.	2	MR. GOLLING: Geometrically goofy.	
3	MS. GARCAR: Okay. Is there a	3	MR. ROWAN: - it's going this way.	
4	discussion?	4	Yeah, it's just going to look odd.	
5	MR. GOLLING: We've got a letter from the	5	And so I think, from that perspective,	
6	neighbor. It looks like just a footprint	6	too, I think that's it could increase cost,	
7	replacement, and because the contractor did	7	which absolutely we don't want to do.	
8	what was right, that's why he's here.	8	MR. GOLLING: Yeah, it just doesn't make	
9	MS. GARCAR: Yes.	9	sense to slice off a whole triangle just to	
10	MR. GOLLING: So, yeah, this is a I	10	try to eke out a couple of extra feet.	
11	don't know if I'd call it a grandfather	11	MR. ROWAN: And the house is already	
12	MR. SWEENEY: A grandfather situation?	12	10 feet from the property line. So you'd have	
13	MR. GOLLING: Yeah, grandfather issue.	13	to go in another 5 feet from there.	
14	But I think, you know, the right thing, he's	14	MR. GOLLING: All right.	
15	approaching it the right way. We've got	15	MR. SWEENEY: Well, and I think, even if	
16	neighbors that aren't complaining. And it	16	you want to be, like, a devil's advocate and	
17	will increase the value of the house. I don't	17	apply the practical difficulties standard, it	
18	think it's going to decrease at all.	18	still doesn't pass.	
19	And I might have issues if he were	19	MR. GOLLING: Uh-huh.	
20	trying to encroach further. But if it's a	20	MR. SWEENEY: I mean, you talk about,	
21	footprint-for-footprint, yeah, it seems	21	well, is it substantial? Well, yes. But not	
22	MR. ROWAN: I know we didn't ask the	22	in light of what it's replacing.	
23	question. But if you were to try a different	23	MR. GOLLING: Right.	
24	way of making it fit, I think you're going to	24	MR. SWEENEY: And the fact that it's I	
25	have, like, a deck that your house is this	25	think this is a clear grandfather situation.	
	15			
1	And I don't I know that there might be a	1	MR. ROWAN: Yes.)
2	couple extra or a couple of additional ways	2	MS. FREEMAN: Mr. Sweeney.	
3	to do this, but for the life of me, I can't	3	MR. SWEENEY: Yes.	
4	figure out how.	4	MS. FREEMAN: Mr. Golling.	
5	MR. GOLLING: Without it looking silly.	5	MR. GOLLING: Yes.	
6	MR. SWEENEY: I just don't yeah. So I	6	MS. FREEMAN: Ms. Garcar.	
7	don't even even if you strictly applied the	7	MS. GARCAR: Yes.	
8	Duncan factors, it's still not going to fly.	8	MR. SWEENEY: Okay.	
9	MR. GOLLING: Yeah.	9	MR. WILSON: Thank you.	
10	MR. ROWAN: So do we want to go quickly	10	MS. GARCAR: You've been approved.	
11	through the Duncan factors?	11	MR. SWEENEY: Good luck with the project.	
12	MR. SWEENEY: I think we're good.	12	MR. WILSON: All right.	
13	MR. ROWAN: Okay.	13	Is that it for me?	
14	MS. GARCAR: I mean, as long as we all	14	MS. GARCAR: You're free to go.	
15	MR. SWEENEY: In this particular case, I	15	MR. SWEENEY: Yes.	
16	think we're good.	16	MS. GARCAR: Yes.	
17	MR. GOLLING: Yeah.	17	MR. WILSON: Have a merry Christmas, all.	
18	MR. ROWAN: Okay.	18	MR. SWEENEY: You, too.	
19	MS. GARCAR: Well, if there is no further	19	MR. GOLLING: Merry Christmas.	
20	discussion, the question is on the approval of	20	MS. FREEMAN: Merry Christmas. I'll be	
21	variance 2024-164. A yes vote is for the	21	in touch.	
22	approval of the variance, and a no vote denies	22	MS. GARCAR: Heather, I forgot to ask	
23	the variance.	23	prior to opening up the New Business, was the	
24	Heather, will you please call the vote.	24	legal notice published in a timely manner?	
25	MC EDEEMANL Mr. Downer	25	MC EDEEMAN. Vos. it was	

MS. FREEMAN: Yes, it was.

25

MS. FREEMAN: Mr. Rowan.

17		18
MS. GARCAR: Thank you.	1	MR. SWEENEY: Yes.
So now let's go back over to the minutes.	2	MS. GARCAR: Opposed? Abstain?
MR. SWEENEY: Good save.	3	MR. GOLLING: Abstain.
MS. GARCAR: So next on the agenda is	4	MS. GARCAR: The minutes for August have
approval of minutes.	5	been approved.
Can we do this all in one vote, or do we	6	Next on the agenda are the minutes for
need three separate votes?	7	September 11th of 2024. I would entertain a
MS. MATHENEY: I would do three separate.	8	motion for that.
MS. GARCAR: Three separate votes, okay.	9	MR. ROWAN: I move to approve the
MR. SWEENEY: Because different people	10	September 11, 2024 minutes.
might be present.	11	MR. SWEENEY: Second.
MS. GARCAR: So I would entertain a	12	MS. GARCAR: So the question is approval
motion for the August 14th, 2024 minutes.	13	of the minutes for September 11th of 2024. A
MR. GOLLING: Abstain.	14	yes vote approves the minutes and a no vote
MR. ROWAN: I move to approve the	15	does not.
August 14, 2024 minutes.	16	All in favor of approving the minutes as
MR. SWEENEY: I'll second.	17	written please say yes.
MS. GARCAR: So the question is approval	18	MR. SWEENEY: Yes.
of the minutes for August 14th of '24. A yes	19	MR. ROWAN: Yes.
vote approves the minutes and a no vote does	20	MS. GARCAR: Yes.
not.	21	Opposed?
All in favor of approving the minutes as	22	MR. GOLLING: Abstain.
written say yes.	23	MS. GARCAR: Abstain.
MR. ROWAN: Yes.	24	And finally, the minutes for October 9th
MS. GARCAR: Yes.	25	of 2024. I would entertain a motion for that.
19		20
MR. ROWAN: I move to approve the	1	CERTIFICATE

January 8th of 2024.

7:19 p.m.)

And then the month of December's meeting

(Whereupon, the meeting was adjourned at

for the Board of Zoning Appeals is now closed.

MR October 9th, 2024 minutes. State of Ohio, County of Cuyahoga. MR. GOLLING: Second. MR. SWEENEY: Second. I, Ivy J. Gantverg, Registered Professional MS. GARCAR: Okay, the question is the approval of the minutes for October 9th, 2024. Reporter and Notary Public in and for the State of Ohio, duly commissioned and qualified, do hereby A yes vote approves the minutes and a no vote does not. certify that the foregoing is a true, correct and complete transcript of my stenotype notes which were All in favor of approving the October 9th, 2024 minutes as written say yes. taken at the time and place in the foregoing caption MR. GOLLING: Yes. specified. I do further certify that I am not a relative MR. ROWAN: Yes. MR. SWEENEY: Yes. or counsel of either party, or otherwise interested in the event of this action. MS. GARCAR: Yes. Opposed? Abstain? Okay. The October 9th, 2024 minutes have been approved. Ivy J. Gantverg, Notary Public in and for the State of Ohio, Registered Professional Reporter. My Commission Expires November 5, 2028. The December meeting for Board of Zoning Appeals -- the next board meeting is

	A	barn [1] 11/16	10/20
MR. GOLLING: [28]	above [1] 8/24	basically [4] 6/4 6/23 12/3	covering [1] 8/21
MR. ROWAN: [31]	absolutely [1] 14/7	12/4	coyotes [1] 7/21
MR. SWEENEY: [26]	Abstain [6] 17/14 18/2 18/3		currently [1] 3/23
MR. WILSON: [46]	18/22 18/23 19/15	13/7 17/10	Cuyahoga [1] 20/3
MS. FREEMAN: [8] 3/14 11/7		been [6] 5/11 6/1 11/12	D
15/25 16/2 16/4 16/6 16/20	action [1] 20/14	16/10 18/5 19/16 before [1] 2/19	Daveron [2] 7/14 7/14
16/25	actually [3] 5/23 5/23 8/15	behind [2] 5/23 6/9	Davey [2] 1/18 2/8
MS. GARCAR: [51]	adding [1] 12/4	below [1] 6/21	December [3] 1/11 2/3 19/18
MS. MATHENEY: [1] 17/8	additional [1] 15/2	between [2] 3/18 10/17	December 11th [1] 2/3
•	address [2] 4/24 5/4	board [9] 1/2 1/16 2/2 2/5	December's [1] 19/21
'24 [1] 17/19	adjourned [1] 19/23	2/21 2/22 19/18 19/19 19/22	deck [21]
24[1] 1//19	advice [1] 2/11 advocate [1] 14/16	Brian [1] 3/15	decks [1] 4/17
1	affecting [2] 5/25 6/13	Bridey [1] 1/21	decrease [1] 13/18
1.89 acres [1] 3/22	against [1] 12/18	build [3] 11/17 11/21 11/22	denies [1] 15/22
10 feet [2] 11/24 14/12	agenda [3] 2/19 17/4 18/6	builder [1] 7/12	deny [1] 2/25
10585 [2] 3/10 5/7	agreeing [1] 6/5	built [1] 11/10	developed [1] 3/23
11 [2] 1/11 18/10	allow [1] 3/6	Business [3] 2/18 3/3 16/23	devil's [1] 14/16 did [4] 7/8 7/10 7/12 13/7
11th [3] 2/3 18/7 18/13	already [1] 14/11	C	did [4] //8 //10 //12 13// didn't [1] 13/22
14 [1] 17/16	also [2] 1/19 3/10	call [2] 13/11 15/24	different [2] 13/23 17/10
14th [2] 17/13 17/19	am [1] 20/12	can't [2] 5/14 15/3	difficulties [1] 14/17
15 [2] 11/4 11/25	angle [1] 5/17	caption [1] 20/10	Director [1] 1/20
15 feet [4] 4/4 4/8 5/19 11/6	another [2] 4/5 14/13	car [1] 3/24	discussion [2] 13/4 15/20
15 foot [2] 3/9 4/18 15.04 [2] 3/6 4/16	anyone [2] 2/12 12/17	case [2] 4/20 15/15	doesn't [2] 14/8 14/18
164 [3] 3/4 12/22 15/21	anyway [1] 7/9	CERTIFICATE [1] 20/1	doing [2] 5/1 5/10
18 [1] 6/1	appeal [1] 3/1 APPEALS [5] 1/2 1/16 2/3	certify [2] 20/8 20/12	don't [14] 3/15 5/5 6/2 6/5
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	applicant [2] 4/1 4/19	Chairman [1] 1/17	13/17 14/7 15/1 15/6 15/7
2	application [3] 3/4 3/13	Chairwoman [1] 1/17	door [3] 8/19 9/25 10/18
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19/6 19/10 19/16 19/20	apply [2] 7/10 14/17	clearance [2] 3/8 4/18	Duncan [2] 15/8 15/11
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15/21	approval [6] 15/20 15/22	closed [2] 12/22 19/22	
2028 [1] 20/19 25 [1] 5/12	17/5 17/18 18/12 19/6	closest [1] 10/24	E
26 [1] 5/12	approve [4] 12/24 17/15	Coleridge [1] 3/19	east [2] 4/13 9/21
26 feet [1] 4/9	18/9 19/1	come [6] 4/19 4/22 5/17 5/18	edge [1] 9/12
	approved [3] 16/10 18/5 19/17	8/2 8/15	either [2] 2/25 20/13
3	approves [3] 17/20 18/14	coming [1] 8/22	eke [1] 14/10
30 [1] 11/13	19/7	Commission [1] 20/19	else [1] 12/17
32 feet [1] 4/4	approving [3] 17/22 18/16	commissioned [1] 20/7	en [1] 2/16 encreach [1] 13/20
4	19/9	complaining [1] 13/16 complete [1] 20/9	encroach [1] 13/20 end [1] 10/12
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5	aren't [1] 13/16	concrete [1] 6/21	Esq [1] 1/21
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	Artmar [1] 3/19	construction [2] 3/7 11/2	evening [1] 2/2
6	Ashley [2] 1/17 2/6	contains [1] 3/22	event [1] 20/14
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7	August [4] 17/13 17/16	corner [1] 6/24	existing [3] 4/3 5/2 5/11
	17/19 18/4	correct [4] 10/4 10/21 11/23	Expires [1] 20/19
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7:19 [1] 19/24	aware [1] 2/21	Could [2] 7/20 14/0	F
8	away [2] 8/11 11/24	couldn't [1] 11/22	facing [1] 9/11
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9	back [7] 5/18 6/11 8/4 8/14	couple [3] 14/10 15/2 15/2 cover [1] 8/19	falling [1] 5/13
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19/16	backyard [2] 7/21 9/7	8/13 9/17 9/19 10/3 10/11	far [5] 2/6 2/8 2/9 8/11 10/23
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rolative [4] 20/12	Ispecified (1) 20/11	I two-laver 1 6/16	written 3 //23 8/ /
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