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2 CONCORD TOWNSHIP BOARD OF ZONING APPEALS  
3 LAKE COUNTY, OHIO  
4 REGULAR MEETING  
5  
6  
7  
8 Concord Town Hall  
9 7229 Ravenna Road  
10 Concord, Ohio 44077  
11  
12 December 11, 2024  
13 7:00 p.m.  
14  
15 TRANSCRIPT OF PROCEEDINGS  
16  
17 Board of Zoning Appeals members present:  
18 Ashley Garcar, Chairwoman  
19 Francis E. Sweeney, Jr., Vice-Chairman  
20 Todd Golling, Member  
21 Davey Rowan, Member  
22  
23 Also Present:  
24 Heather Freeman, Planning & Zoning Director/  
25 Zoning Inspector  
Bridey Matheney, Esq., Legal Counsel

3

1 your appeal. So it would be up to you, if  
2 you would like to go forward.  
3 So the first item of New Business is  
4 Variance Application 2024-164. Steve  
5 Wilson is requesting a variance from  
6 Section 15.04(B)(2) to allow for the  
7 construction of a deck with 2 foot side  
8 yard clearance in lieu of the minimum  
9 15 foot required. This is for the property  
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, I'd be happy to.  
15 Brian, if you don't mind putting it 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  
25 the property.

2

1 PROCEEDINGS  
2 MS. GARCAR: Good evening. The Board of  
3 Zoning Appeals meeting for December 11th is  
4 now in session. I'd like to introduce the  
5 board.  
6 My name is Ashley Garcar. To my far left  
7 is Skip Sweeney. And then to my right I have  
8 Davey Rowan, and far right is Todd Golling.  
9 To my very far right is Heather Freeman,  
10 Township Zoning Inspector.  
11 Under the advice of our legal counsel, we  
12 ask that anyone speaking tonight must be sworn  
13 in. If you plan on speaking, please stand and  
14 raise your right hand.  
15 (Whereupon, the speakers were sworn  
16 en masse.)  
17 MS. GARCAR: Please be seated.  
18 We have one new point of New Business  
19 on the agenda for today. But before we go  
20 forward with this, I would just like to make  
21 you aware, typically we are a board of five.  
22 Tonight we are a board of four. It still  
23 takes three votes --  
24 MR. WILSON: Okay.  
25 MS. GARCAR: -- to either pass or deny

4

1 As proposed, the applicant would like to  
2 construct a partially covered deck that would  
3 be attached to the rear of the existing home.  
4 The deck will be 15 feet wide by 32 feet long.  
5 There's another portion that kind of wraps  
6 around the side of the house and some steps  
7 down. A portion of that deck will be covered  
8 with a roof. That area will be about 15 feet  
9 by 26 feet.  
10 The deck will be located approximately  
11 2 feet from the west property line, which is  
12 the left property line, over 500 feet from  
13 the rear, 62 feet from the right or the east  
14 property line, and 181 feet from the south  
15 property line.  
16 Pursuant to Section 15.04(B)(2) of the  
17 Concord Township Zoning Resolution, decks  
18 require a minimum 15 foot side yard clearance.  
19 With that, I would let the applicant come  
20 up and explain his case.  
21 MS. GARCAR: Yes, if you would like to  
22 please come up.  
23 MR. WILSON: Sure.  
24 MS. GARCAR: State your name and address  
25 for the record, and speak into the microphone.

5

1 MR. WILSON: What I'm doing is replacing  
 2 an existing deck that was there.  
 3 MS. GARCAR: I'm sorry, your name and  
 4 address.  
 5 MR. WILSON: Oh, I'm sorry. I don't hear  
 6 real well.  
 7 Steve Wilson, 10585 Johnnycake Ridge  
 8 Road.  
 9 MS. GARCAR: Thank you.  
 10 MR. WILSON: So really what I'm doing is  
 11 I'm replacing an existing deck that's been  
 12 there for 25 or 26 years. It's rotting, it's  
 13 falling down, it's unsafe.  
 14 The way that -- oh, you can't see it now.  
 15 But the orientation of the house on the  
 16 property is really the problem. You can see  
 17 how it's on an angle. So to come straight out  
 18 of the back of the house, I can only come out  
 19 15 feet, which would put me at that 2 to 3  
 20 foot from the line. And that's where the  
 21 other deck was.  
 22 As you can see in the picture, I'm  
 23 actually -- the deck is actually behind the  
 24 neighbor's garage. And their house is up  
 25 front, so it's really not affecting them at

7

1 MR. GOLLING: Right there.  
 2 MR. WILSON: Yes.  
 3 MR. GOLLING: So old one ripped out, new  
 4 one goes in, the same thing.  
 5 MR. WILSON: Uh-huh.  
 6 MR. GOLLING: Perfect.  
 7 MR. WILSON: And I tore the old one off  
 8 because I did a little plumbing repair, since  
 9 I had to tear it off anyway.  
 10 MR. ROWAN: So is this -- did you apply  
 11 for the permit and then --  
 12 MR. WILSON: The builder did.  
 13 MR. ROWAN: Okay.  
 14 MR. WILSON: Yeah, Daveron. Daveron.  
 15 MR. ROWAN: So he applied for the permit  
 16 and that's when --  
 17 MR. WILSON: And they rejected it.  
 18 MR. ROWAN: Right. Gotcha.  
 19 MR. WILSON: Right.  
 20 Now if I could only get rid of the  
 21 coyotes in the backyard, we'd be in good  
 22 shape. They're out there every night now.  
 23 MR. SWEENEY: Are they?  
 24 MR. WILSON: Yeah, one or two.  
 25 MR. SWEENEY: Are they loud?

6

1 all. And they've been there 18 years, I  
 2 think, with the original deck. And they don't  
 3 have a problem with it. I submitted a letter  
 4 from them, and they signed it, basically  
 5 agreeing that they don't have a problem with  
 6 it.  
 7 If you see the photos, the one photo,  
 8 this one here, where the deck is gone  
 9 (indicating), you can see what -- it's behind  
 10 their garage, and they don't do a lot in their  
 11 yard. And that's what the back of their  
 12 garage looks like. So it's really not  
 13 affecting them at all.  
 14 MR. GOLLING: So will the new deck just  
 15 be the same footprint?  
 16 MR. WILSON: That's a two-layer deck  
 17 right now.  
 18 MR. GOLLING: Yeah.  
 19 MR. WILSON: And I'm only going to do  
 20 the upper layer, and then I'm going to do a  
 21 concrete patio down below.  
 22 MR. GOLLING: I mean, but the footprint,  
 23 it's basically --  
 24 MR. WILSON: It would stop at that corner  
 25 right there.

8

1 MR. WILSON: Not too much. Every once in  
 2 a while you hear them. But they come out in  
 3 the yard, they're looking around, and they go  
 4 back in the woods.  
 5 MR. SWEENEY: Yeah.  
 6 MR. WILSON: Shine a spotlight on them.  
 7 They don't like that.  
 8 MS. GARCAR: The covered -- somewhere in  
 9 here, you talked about a covered deck.  
 10 MR. WILSON: Uh-huh.  
 11 MS. GARCAR: How far away is that from --  
 12 is it all of it? Is it just part of it that's  
 13 covered?  
 14 MR. WILSON: It would just be the back of  
 15 the house. The deck is actually going to come  
 16 around and go to the side of the house --  
 17 MS. GARCAR: Okay.  
 18 MR. WILSON: -- like 8 feet, to get into  
 19 the side door. But the cover is just going to  
 20 be in the back of the house.  
 21 MS. GARCAR: So the covering is not  
 22 coming within the 2 feet of the property line  
 23 at all?  
 24 MR. WILSON: It will be, right above that  
 25 deck.

1 MR. ROWAN: So like this? This is the  
 2 side we're looking at, that has the 2 foot  
 3 issue, right?  
 4 MR. WILSON: No -- yes. I'm sorry, yes,  
 5 over there. Yeah.  
 6 MR. ROWAN: So if you were looking to the  
 7 backyard, this is the side of the property.  
 8 So this is the deck here.  
 9 MS. GARCAR: Uh-huh.  
 10 MR. ROWAN: And this side, which if  
 11 you're facing the house, would be the right  
 12 side. So that's the edge of it. On the other  
 13 side --  
 14 MS. GARCAR: So it's going up to here.  
 15 MR. ROWAN: Yeah. The other side is  
 16 where you would have this.  
 17 MS. GARCAR: Okay. So it is covered up  
 18 here?  
 19 MR. ROWAN: Yeah, so it's covered from  
 20 the house --  
 21 MR. WILSON: To the east.  
 22 MR. ROWAN: Okay.  
 23 MR. WILSON: Yeah.  
 24 MS. GARCAR: So looking at this image  
 25 here, this is your sliding back door?

1 MR. ROWAN: Ten feet.  
 2 I think if it were new construction, is  
 3 it --  
 4 MR. WILSON: I think it's 15.  
 5 MR. ROWAN: I think it's -- the house  
 6 would be -- it has to be 15 feet, or more?  
 7 MS. FREEMAN: Fifteen feet.  
 8 MR. ROWAN: Fifteen feet? Okay.  
 9 MR. WILSON: Yeah, I don't know why they  
 10 built that like that, that close.  
 11 MR. GOLLING: How old is the house?  
 12 MR. WILSON: I'm not sure. I've been  
 13 there 30 years. So it's --  
 14 MR. GOLLING: Okay.  
 15 MR. WILSON: I think originally it was  
 16 going to be the guy's barn, and then he was  
 17 going to build a house out front. Because the  
 18 well that's in the yard is out in the front  
 19 yard. It's not under the house at all.  
 20 MR. ROWAN: So like if this house were --  
 21 if you were to build this house right now, you  
 22 couldn't build it there --  
 23 MR. WILSON: Correct.  
 24 MR. ROWAN: -- because it's 10 feet away,  
 25 and not 15.

1 MR. WILSON: Yes.  
 2 MS. GARCAR: This, all the way to the  
 3 side of your house, is going to be covered?  
 4 MR. WILSON: Correct.  
 5 MS. GARCAR: And then all the way out, as  
 6 well?  
 7 MR. WILSON: Out fifteen feet.  
 8 MS. GARCAR: Okay.  
 9 MR. WILSON: Yes.  
 10 MS. GARCAR: Is there any part of the  
 11 deck that's not covered?  
 12 MR. WILSON: Just -- at the end of this  
 13 part of the house?  
 14 MS. GARCAR: Right here (indicating).  
 15 MR. WILSON: Yeah, that goes --  
 16 MS. GARCAR: The opposite side --  
 17 MR. WILSON: -- in between to the side  
 18 door.  
 19 MS. GARCAR: -- of the issues is not  
 20 covered?  
 21 MR. WILSON: Correct.  
 22 MS. GARCAR: Okay.  
 23 MR. ROWAN: How far is the house, at the  
 24 closest spot from the property line?  
 25 MR. WILSON: Ten feet.

1 MS. GARCAR: And the placement of this  
 2 deck is just replacing the placement of the  
 3 old deck, basically?  
 4 MR. WILSON: Basically, yeah. And adding  
 5 the roof.  
 6 MS. GARCAR: Are there any more questions  
 7 for him?  
 8 MR. ROWAN: I don't think I have any  
 9 more.  
 10 MR. GOLLING: No.  
 11 MS. GARCAR: Skip?  
 12 MR. SWEENEY: No.  
 13 MS. GARCAR: You can sit down.  
 14 MR. WILSON: Thank you.  
 15 MR. SWEENEY: Thank you.  
 16 MR. WILSON: Yep.  
 17 MS. GARCAR: Is there anyone else here to  
 18 speak for or against the variance?  
 19 MR. WILSON: No, it's just me.  
 20 MS. GARCAR: If there's no further  
 21 questions, the public hearing for this  
 22 application 2024-164 is closed to the public.  
 23 The Chair will entertain a motion to  
 24 approve the variance.  
 25 MR. ROWAN: So moved.

13

1 MR. SWEENEY: So moved.

2 MR. GOLLING: Second.

3 MS. GARCAR: Okay. Is there a

4 discussion?

5 MR. GOLLING: We've got a letter from the

6 neighbor. It looks like just a footprint

7 replacement, and because the contractor did

8 what was right, that's why he's here.

9 MS. GARCAR: Yes.

10 MR. GOLLING: So, yeah, this is a -- I

11 don't know if I'd call it a grandfather --

12 MR. SWEENEY: A grandfather situation?

13 MR. GOLLING: Yeah, grandfather issue.

14 But I think, you know, the right thing, he's

15 approaching it the right way. We've got

16 neighbors that aren't complaining. And it

17 will increase the value of the house. I don't

18 think it's going to decrease at all.

19 And I might have issues if he were

20 trying to encroach further. But if it's a

21 footprint-for-footprint, yeah, it seems --

22 MR. ROWAN: I know we didn't ask the

23 question. But if you were to try a different

24 way of making it fit, I think you're going to

25 have, like, a deck that your house is this

15

1 And I don't -- I know that there might be a

2 couple extra -- or a couple of additional ways

3 to do this, but for the life of me, I can't

4 figure out how.

5 MR. GOLLING: Without it looking silly.

6 MR. SWEENEY: I just don't -- yeah. So I

7 don't even -- even if you strictly applied the

8 Duncan factors, it's still not going to fly.

9 MR. GOLLING: Yeah.

10 MR. ROWAN: So do we want to go quickly

11 through the Duncan factors?

12 MR. SWEENEY: I think we're good.

13 MR. ROWAN: Okay.

14 MS. GARCAR: I mean, as long as we all --

15 MR. SWEENEY: In this particular case, I

16 think we're good.

17 MR. GOLLING: Yeah.

18 MR. ROWAN: Okay.

19 MS. GARCAR: Well, if there is no further

20 discussion, the question is on the approval of

21 variance 2024-164. A yes vote is for the

22 approval of the variance, and a no vote denies

23 the variance.

24 Heather, will you please call the vote.

25 MS. FREEMAN: Mr. Rowan.

14

1 way --

2 MR. GOLLING: Geometrically goofy.

3 MR. ROWAN: -- it's going this way.

4 Yeah, it's just going to look odd.

5 And so I think, from that perspective,

6 too, I think that's -- it could increase cost,

7 which absolutely we don't want to do.

8 MR. GOLLING: Yeah, it just doesn't make

9 sense to slice off a whole triangle just to

10 try to eke out a couple of extra feet.

11 MR. ROWAN: And the house is already

12 10 feet from the property line. So you'd have

13 to go in another 5 feet from there.

14 MR. GOLLING: All right.

15 MR. SWEENEY: Well, and I think, even if

16 you want to be, like, a devil's advocate and

17 apply the practical difficulties standard, it

18 still doesn't pass.

19 MR. GOLLING: Uh-huh.

20 MR. SWEENEY: I mean, you talk about,

21 well, is it substantial? Well, yes. But not

22 in light of what it's replacing.

23 MR. GOLLING: Right.

24 MR. SWEENEY: And the fact that it's -- I

25 think this is a clear grandfather situation.

16

1 MR. ROWAN: Yes.

2 MS. FREEMAN: Mr. Sweeney.

3 MR. SWEENEY: Yes.

4 MS. FREEMAN: Mr. Golling.

5 MR. GOLLING: Yes.

6 MS. FREEMAN: Ms. Garcar.

7 MS. GARCAR: Yes.

8 MR. SWEENEY: Okay.

9 MR. WILSON: Thank you.

10 MS. GARCAR: You've been approved.

11 MR. SWEENEY: Good luck with the project.

12 MR. WILSON: All right.

13 Is that it for me?

14 MS. GARCAR: You're free to go.

15 MR. SWEENEY: Yes.

16 MS. GARCAR: Yes.

17 MR. WILSON: Have a merry Christmas, all.

18 MR. SWEENEY: You, too.

19 MR. GOLLING: Merry Christmas.

20 MS. FREEMAN: Merry Christmas. I'll be

21 in touch.

22 MS. GARCAR: Heather, I forgot to ask

23 prior to opening up the New Business, was the

24 legal notice published in a timely manner?

25 MS. FREEMAN: Yes, it was.

17

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

19

1 MR. ROWAN: I move to approve the  
2 October 9th, 2024 minutes.  
3 MR. GOLLING: Second.  
4 MR. SWEENEY: Second.  
5 MS. GARCAR: Okay, the question is the  
6 approval of the minutes for October 9th, 2024.  
7 A yes vote approves the minutes and a no vote  
8 does not.  
9 All in favor of approving the  
10 October 9th, 2024 minutes as written say yes.  
11 MR. GOLLING: Yes.  
12 MR. ROWAN: Yes.  
13 MR. SWEENEY: Yes.  
14 MS. GARCAR: Yes.  
15 Opposed? Abstain? Okay.  
16 The October 9th, 2024 minutes have been  
17 approved.  
18 The December meeting for Board of Zoning  
19 Appeals -- the next board meeting is  
20 January 8th of 2024.  
21 And then the month of December's meeting  
22 for the Board of Zoning Appeals is now closed.  
23 (Whereupon, the meeting was adjourned at  
24 7:19 p.m.)  
25


18

1 MR. SWEENEY: Yes.  
2 MS. GARCAR: Opposed? Abstain?  
3 MR. GOLLING: Abstain.  
4 MS. GARCAR: The minutes for August have  
5 been approved.  
6 Next on the agenda are the minutes for  
7 September 11th of 2024. I would entertain a  
8 motion for that.  
9 MR. ROWAN: I move to approve the  
10 September 11, 2024 minutes.  
11 MR. SWEENEY: Second.  
12 MS. GARCAR: So the question is approval  
13 of the minutes for September 11th of 2024. A  
14 yes vote approves the minutes and a no vote  
15 does not.  
16 All in favor of approving the minutes as  
17 written please say yes.  
18 MR. SWEENEY: Yes.  
19 MR. ROWAN: Yes.  
20 MS. GARCAR: Yes.  
21 Opposed?  
22 MR. GOLLING: Abstain.  
23 MS. GARCAR: Abstain.  
24 And finally, the minutes for October 9th  
25 of 2024. I would entertain a motion for that.

20

1 CERTIFICATE  
2 State of Ohio, }  
3 County of Cuyahoga. } ss:  
4  
5 I, Ivy J. Gantverg, Registered Professional  
6 Reporter and Notary Public in and for the State of  
7 Ohio, duly commissioned and qualified, do hereby  
8 certify that the foregoing is a true, correct and  
9 complete transcript of my stenotype notes which were  
10 taken at the time and place in the foregoing caption  
11 specified.  
12 I do further certify that I am not a relative  
13 or counsel of either party, or otherwise interested  
14 in the event of this action.  
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Ivy J. Gantverg, Notary Public  
in and for the State of Ohio,  
Registered Professional Reporter.  
My Commission Expires November 5, 2028.



	<b>A</b>	barn [1] 11/16 basically [4] 6/4 6/23 12/3 12/4 because [5] 7/8 11/17 11/24 13/7 17/10 been [6] 5/11 6/1 11/12 16/10 18/5 19/16 before [1] 2/19 behind [2] 5/23 6/9 below [1] 6/21 between [2] 3/18 10/17 board [9] 1/2 1/16 2/2 2/5 2/21 2/22 19/18 19/19 19/22 Brian [1] 3/15 Bridey [1] 1/21 build [3] 11/17 11/21 11/22 builder [1] 7/12 built [1] 11/10 Business [3] 2/18 3/3 16/23	10/20 covering [1] 8/21 coyotes [1] 7/21 currently [1] 3/23 Cuyahoga [1] 20/3
<b>MR. GOLLING: [28]</b> <b>MR. ROWAN: [31]</b> <b>MR. SWEENEY: [26]</b> <b>MR. WILSON: [46]</b> <b>MS. FREEMAN: [8]</b> 3/14 11/7 15/25 16/2 16/4 16/6 16/20 16/25 <b>MS. GARCAR: [51]</b> <b>MS. MATHENEY: [1]</b> 17/8			<b>D</b>
'			<b>Daveron [2]</b> 7/14 7/14 <b>Davey [2]</b> 1/18 2/8 <b>December [3]</b> 1/11 2/3 19/18 <b>December 11th [1]</b> 2/3 <b>December's [1]</b> 19/21 <b>deck [21]</b> <b>decks [1]</b> 4/17 <b>decrease [1]</b> 13/18 <b>denies [1]</b> 15/22 <b>deny [1]</b> 2/25 <b>developed [1]</b> 3/23 <b>devil's [1]</b> 14/16 <b>did [4]</b> 7/8 7/10 7/12 13/7 <b>didn't [1]</b> 13/22 <b>different [2]</b> 13/23 17/10 <b>difficulties [1]</b> 14/17 <b>Director [1]</b> 1/20 <b>discussion [2]</b> 13/4 15/20 <b>doesn't [2]</b> 14/8 14/18 <b>doing [2]</b> 5/1 5/10 <b>don't [14]</b> 3/15 5/5 6/2 6/5 6/10 8/7 11/9 12/8 13/11 13/17 14/7 15/1 15/6 15/7 <b>door [3]</b> 8/19 9/25 10/18 <b>down [4]</b> 4/7 5/13 6/21 12/13 <b>Drive [1]</b> 3/19 <b>duly [1]</b> 20/7 <b>Duncan [2]</b> 15/8 15/11 <b>dwelling [1]</b> 3/24
'24 [1] 17/19			<b>E</b>
<b>1</b>	above [1] 8/24 absolutely [1] 14/7 Abstain [6] 17/14 18/2 18/3 18/22 18/23 19/15 acres [1] 3/22 action [1] 20/14 actually [3] 5/23 5/23 8/15 adding [1] 12/4 additional [1] 15/2 address [2] 4/24 5/4 adjourned [1] 19/23 advice [1] 2/11 advocate [1] 14/16 affecting [2] 5/25 6/13 against [1] 12/18 agenda [3] 2/19 17/4 18/6 agreeing [1] 6/5 allow [1] 3/6 already [1] 14/11 also [2] 1/19 3/10 am [1] 20/12 angle [1] 5/17 another [2] 4/5 14/13 anyone [2] 2/12 12/17 anyway [1] 7/9 appeal [1] 3/1 APPEALS [5] 1/2 1/16 2/3 19/19 19/22 applicant [2] 4/1 4/19 application [3] 3/4 3/13 12/22 applied [2] 7/15 15/7 apply [2] 7/10 14/17 approaching [1] 13/15 approval [6] 15/20 15/22 17/5 17/18 18/12 19/6 approve [4] 12/24 17/15 18/9 19/1 approved [3] 16/10 18/5 19/17 approves [3] 17/20 18/14 19/7 approving [3] 17/22 18/16 19/9 approximately [2] 3/22 4/10 area [1] 4/8 aren't [1] 13/16 around [3] 4/6 8/3 8/16 Artmar [1] 3/19 Ashley [2] 1/17 2/6 ask [3] 2/12 13/22 16/22 attached [1] 4/3 August [4] 17/13 17/16 17/19 18/4 August 14 [1] 17/16 August 14th [2] 17/13 17/19 aware [1] 2/21 away [2] 8/11 11/24	call [2] 13/11 15/24 can't [2] 5/14 15/3 caption [1] 20/10 car [1] 3/24 case [2] 4/20 15/15 CERTIFICATE [1] 20/1 certify [2] 20/8 20/12 Chair [1] 12/23 Chairman [1] 1/17 Chairwoman [1] 1/17 Christmas [3] 16/17 16/19 16/20 clear [1] 14/25 clearance [2] 3/8 4/18 close [1] 11/10 closed [2] 12/22 19/22 closest [1] 10/24 Coleridge [1] 3/19 come [6] 4/19 4/22 5/17 5/18 8/2 8/15 coming [1] 8/22 Commission [1] 20/19 commissioned [1] 20/7 complaining [1] 13/16 complete [1] 20/9 CONCORD [4] 1/2 1/8 1/9 4/17 concrete [1] 6/21 construct [1] 4/2 construction [2] 3/7 11/2 contains [1] 3/22 contractor [1] 13/7 corner [1] 6/24 correct [4] 10/4 10/21 11/23 20/8 cost [1] 14/6 could [2] 7/20 14/6 couldn't [1] 11/22 counsel [3] 1/21 2/11 20/13 COUNTY [2] 1/3 20/3 couple [3] 14/10 15/2 15/2 cover [1] 8/19 covered [10] 4/2 4/7 8/8 8/9 8/13 9/17 9/19 10/3 10/11	did [4] 7/8 7/10 7/12 13/7 didn't [1] 13/22 different [2] 13/23 17/10 difficulties [1] 14/17 Director [1] 1/20 discussion [2] 13/4 15/20 doesn't [2] 14/8 14/18 doing [2] 5/1 5/10 don't [14] 3/15 5/5 6/2 6/5 6/10 8/7 11/9 12/8 13/11 13/17 14/7 15/1 15/6 15/7 door [3] 8/19 9/25 10/18 down [4] 4/7 5/13 6/21 12/13 Drive [1] 3/19 duly [1] 20/7 Duncan [2] 15/8 15/11 dwelling [1] 3/24
<b>2</b>			
<b>2024 [12]</b> 1/11 17/13 17/16 18/7 18/10 18/13 18/25 19/2 19/6 19/10 19/16 19/20 <b>2024-164 [3]</b> 3/4 12/22 15/21 <b>2028 [1]</b> 20/19 <b>25 [1]</b> 5/12 <b>26 [1]</b> 5/12 <b>26 feet [1]</b> 4/9			
<b>3</b>			
<b>30 [1]</b> 11/13 <b>32 feet [1]</b> 4/4			
<b>4</b>			
<b>44077 [1]</b> 1/9			
<b>5</b>			
<b>500 feet [1]</b> 4/12			
<b>6</b>			
<b>62 feet [1]</b> 4/13			
<b>7</b>			
<b>7229 [1]</b> 1/8 <b>7:00 [1]</b> 1/11 <b>7:19 [1]</b> 19/24			
<b>8</b>			
<b>8th [1]</b> 19/20	<b>B</b>		<b>F</b>
<b>9</b>	back [7] 5/18 6/11 8/4 8/14 8/20 9/25 17/2 backyard [2] 7/21 9/7		<b>east [2]</b> 4/13 9/21 <b>edge [1]</b> 9/12 <b>either [2]</b> 2/25 20/13 <b>eke [1]</b> 14/10 <b>else [1]</b> 12/17 <b>en [1]</b> 2/16 <b>encroach [1]</b> 13/20 <b>end [1]</b> 10/12 <b>entertain [4]</b> 12/23 17/12 18/7 18/25 <b>Esq [1]</b> 1/21 <b>even [3]</b> 14/15 15/7 15/7 <b>evening [1]</b> 2/2 <b>event [1]</b> 20/14 <b>every [2]</b> 7/22 8/1 <b>existing [3]</b> 4/3 5/2 5/11 <b>Expires [1]</b> 20/19 <b>explain [1]</b> 4/20 <b>extra [2]</b> 14/10 15/2
<b>9th [5]</b> 18/24 19/2 19/6 19/10 19/16			<b>facing [1]</b> 9/11 <b>fact [1]</b> 14/24 <b>factors [2]</b> 15/8 15/11 <b>falling [1]</b> 5/13 <b>family [1]</b> 3/23 <b>far [5]</b> 2/6 2/8 2/9 8/11 10/23

<b>F</b> <b>favor</b> [3] 17/22 18/16 19/9 <b>feet</b> [21] <b>fifteen</b> [3] 10/7 11/7 11/8 <b>figure</b> [1] 15/4 <b>finally</b> [1] 18/24 <b>first</b> [1] 3/3 <b>fit</b> [1] 13/24 <b>five</b> [1] 2/21 <b>fly</b> [1] 15/8 <b>foot</b> [5] 3/7 3/9 4/18 5/20 9/2 <b>footprint</b> [5] 6/15 6/22 13/6 13/21 13/21 <b>foregoing</b> [2] 20/8 20/10 <b>forgot</b> [1] 16/22 <b>forward</b> [2] 2/20 3/2 <b>four</b> [1] 2/22 <b>Francis</b> [1] 1/17 <b>free</b> [1] 16/14 <b>Freeman</b> [2] 1/20 2/9 <b>front</b> [3] 5/25 11/17 11/18 <b>further</b> [4] 12/20 13/20 15/19 20/12	<b>home</b> [1] 4/3 <b>house</b> [21] <b>how</b> [5] 5/17 8/11 10/23 11/11 15/4 <b>huh</b> [4] 7/5 8/10 9/9 14/19 <b>I</b> <b>I'd</b> [3] 2/4 3/14 13/11 <b>I'll</b> [2] 16/20 17/17 <b>I'm</b> [10] 5/1 5/3 5/5 5/10 5/11 5/22 6/19 6/20 9/4 11/12 <b>I've</b> [1] 11/12 <b>image</b> [1] 9/24 <b>increase</b> [2] 13/17 14/6 <b>indicating</b> [2] 6/9 10/14 <b>Inspector</b> [2] 1/21 2/10 <b>interested</b> [1] 20/13 <b>introduce</b> [1] 2/4 <b>is</b> [57] <b>issue</b> [2] 9/3 13/13 <b>issues</b> [2] 10/19 13/19 <b>it</b> [37] <b>item</b> [1] 3/3 <b>Ivy</b> [2] 20/5 20/17	<b>M</b> <b>make</b> [2] 2/20 14/8 <b>making</b> [1] 13/24 <b>manner</b> [1] 16/24 <b>masse</b> [1] 2/16 <b>Matheney</b> [1] 1/21 <b>me</b> [5] 3/16 5/19 12/19 15/3 16/13 <b>mean</b> [3] 6/22 14/20 15/14 <b>meeting</b> [6] 1/4 2/3 19/18 19/19 19/21 19/23 <b>Member</b> [2] 1/18 1/18 <b>members</b> [1] 1/16 <b>merry</b> [3] 16/17 16/19 16/20 <b>microphone</b> [1] 4/25 <b>might</b> [3] 13/19 15/1 17/11 <b>mind</b> [1] 3/15 <b>minimum</b> [2] 3/8 4/18 <b>minutes</b> [19] 17/2 17/5 17/13 17/16 17/19 17/20 17/22 18/4 18/6 18/10 18/13 18/14 18/16 18/24 19/2 19/6 19/7 19/10 19/16 <b>month</b> [1] 19/21 <b>more</b> [3] 11/6 12/6 12/9 <b>motion</b> [4] 12/23 17/13 18/8 18/25 <b>move</b> [3] 17/15 18/9 19/1 <b>moved</b> [2] 12/25 13/1 <b>Mr.</b> [3] 15/25 16/2 16/4 <b>Mr. Golling</b> [1] 16/4 <b>Mr. Rowan</b> [1] 15/25 <b>Mr. Sweeney</b> [1] 16/2 <b>Ms.</b> [1] 16/6 <b>Ms. Garcar</b> [1] 16/6 <b>much</b> [1] 8/1 <b>must</b> [1] 2/12 <b>my</b> [6] 2/6 2/6 2/7 2/9 20/9 20/19	<b>number</b> [1] 3/11 <b>O</b> <b>October</b> [5] 18/24 19/2 19/6 19/10 19/16 <b>October 9th</b> [5] 18/24 19/2 19/6 19/10 19/16 <b>odd</b> [1] 14/4 <b>off</b> [3] 7/7 7/9 14/9 <b>oh</b> [2] 5/5 5/14 <b>OHIO</b> [5] 1/3 1/9 20/2 20/7 20/18 <b>old</b> [4] 7/3 7/7 11/11 12/3 <b>once</b> [1] 8/1 <b>one</b> [8] 2/18 6/7 6/8 7/3 7/4 7/7 7/24 17/6 <b>only</b> [3] 5/18 6/19 7/20 <b>opening</b> [1] 16/23 <b>Opposed</b> [3] 18/2 18/21 19/15 <b>opposite</b> [1] 10/16 <b>orientation</b> [1] 5/15 <b>original</b> [1] 6/2 <b>originally</b> [1] 11/15 <b>other</b> [3] 5/21 9/12 9/15 <b>otherwise</b> [1] 20/13 <b>our</b> [1] 2/11 <b>out</b> [11] 5/17 5/18 7/3 7/22 8/2 10/5 10/7 11/17 11/18 14/10 15/4 <b>outlined</b> [1] 3/20 <b>over</b> [3] 4/12 9/5 17/2
<b>G</b> <b>Gantverg</b> [2] 20/5 20/17 <b>garage</b> [4] 3/24 5/24 6/10 6/12 <b>Garcar</b> [3] 1/17 2/6 16/6 <b>Geometrically</b> [1] 14/2 <b>go</b> [8] 2/19 3/2 8/3 8/16 14/13 15/10 16/14 17/2 <b>goes</b> [2] 7/4 10/15 <b>going</b> [13] 6/19 6/20 8/15 8/19 9/14 10/3 11/16 11/17 13/18 13/24 14/3 14/4 15/8 <b>Golling</b> [3] 1/18 2/8 16/4 <b>gone</b> [1] 6/8 <b>good</b> [6] 2/2 7/21 15/12 15/16 16/11 17/3 <b>goofy</b> [1] 14/2 <b>got</b> [2] 13/5 13/15 <b>Gotcha</b> [1] 7/18 <b>grandfather</b> [4] 13/11 13/12 13/13 14/25 <b>guy's</b> [1] 11/16	<b>J</b> <b>January</b> [1] 19/20 <b>January 8th</b> [1] 19/20 <b>Johnnycake</b> [3] 3/10 3/18 5/7 <b>Jr</b> [1] 1/17 <b>just</b> [13] 2/20 6/14 8/12 8/14 8/19 10/12 12/2 12/19 13/6 14/4 14/8 14/9 15/6	<b>N</b> <b>name</b> [3] 2/6 4/24 5/3 <b>need</b> [1] 17/7 <b>neighbor</b> [1] 13/6 <b>neighbor's</b> [1] 5/24 <b>neighbors</b> [1] 13/16 <b>new</b> [7] 2/18 2/18 3/3 6/14 7/3 11/2 16/23 <b>next</b> [3] 17/4 18/6 19/19 <b>night</b> [1] 7/22 <b>no</b> [10] 9/4 12/10 12/12 12/19 12/20 15/19 15/22 17/20 18/14 19/7 <b>north</b> [1] 3/18 <b>not</b> [15] 5/25 6/12 8/1 8/21 10/11 10/19 11/12 11/19 11/25 14/21 15/8 17/21 18/15 19/8 20/12 <b>Notary</b> [2] 20/6 20/17 <b>notes</b> [1] 20/9 <b>notice</b> [1] 16/24 <b>November</b> [1] 20/19 <b>now</b> [8] 2/4 5/14 6/17 7/20 7/22 11/21 17/2 19/22	<b>P</b> <b>p.m</b> [2] 1/11 19/24 <b>parcel</b> [2] 3/11 3/20 <b>part</b> [3] 8/12 10/10 10/13 <b>partially</b> [1] 4/2 <b>particular</b> [1] 15/15 <b>party</b> [1] 20/13 <b>pass</b> [2] 2/25 14/18 <b>patio</b> [1] 6/21 <b>people</b> [1] 17/10 <b>Perfect</b> [1] 7/6 <b>permit</b> [2] 7/11 7/15 <b>perspective</b> [1] 14/5 <b>photo</b> [1] 6/7 <b>photos</b> [1] 6/7 <b>picture</b> [1] 5/22 <b>place</b> [1] 20/10 <b>placement</b> [2] 12/1 12/2 <b>plan</b> [1] 2/13 <b>Planning</b> [1] 1/20 <b>please</b> [6] 2/13 2/17 3/12 4/22 15/24 18/17 <b>plumbing</b> [1] 7/8 <b>point</b> [1] 2/18 <b>portion</b> [2] 4/5 4/7 <b>practical</b> [1] 14/17 <b>present</b> [3] 1/16 1/19 17/11 <b>prior</b> [1] 16/23 <b>problem</b> [3] 5/16 6/3 6/5 <b>PROCEEDINGS</b> [2] 1/13 2/1 <b>Professional</b> [2] 20/5 20/18 <b>project</b> [1] 16/11
<b>H</b> <b>Hall</b> [1] 1/8 <b>hand</b> [1] 2/14 <b>happy</b> [1] 3/14 <b>has</b> [2] 9/2 11/6 <b>he</b> [3] 7/15 11/16 13/19 <b>he's</b> [2] 13/8 13/14 <b>hear</b> [2] 5/5 8/2 <b>hearing</b> [1] 12/21 <b>Heather</b> [5] 1/20 2/9 3/12 15/24 16/22 <b>here</b> [10] 3/20 6/8 8/9 9/8 9/14 9/18 9/25 10/14 12/17 13/8 <b>hereby</b> [1] 20/7 <b>him</b> [1] 12/7 <b>his</b> [1] 4/20	<b>L</b> <b>LAKE</b> [1] 1/3 <b>layer</b> [2] 6/16 6/20 <b>left</b> [2] 2/6 4/12 <b>legal</b> [3] 1/21 2/11 16/24 <b>let</b> [1] 4/19 <b>let's</b> [1] 17/2 <b>letter</b> [2] 6/3 13/5 <b>lieu</b> [1] 3/8 <b>life</b> [1] 15/3 <b>light</b> [1] 14/22 <b>line</b> [8] 4/11 4/12 4/14 4/15 5/20 8/22 10/24 14/12 <b>little</b> [1] 7/8 <b>located</b> [3] 3/10 3/17 4/10 <b>long</b> [2] 4/4 15/14 <b>look</b> [1] 14/4 <b>looking</b> [5] 8/3 9/2 9/6 9/24 15/5 <b>looks</b> [2] 6/12 13/6 <b>lot</b> [1] 6/10 <b>loud</b> [1] 7/25 <b>luck</b> [1] 16/11		

<p><b>P</b></p> <p><b>property</b> [13] 3/9 3/17 3/21 3/25 4/11 4/12 4/14 4/15 5/16 8/22 9/7 10/24 14/12</p> <p><b>proposed</b> [1] 4/1</p> <p><b>provide</b> [1] 3/12</p> <p><b>public</b> [4] 12/21 12/22 20/6 20/17</p> <p><b>published</b> [1] 16/24</p> <p><b>Pursuant</b> [1] 4/16</p> <p><b>put</b> [1] 5/19</p> <p><b>putting</b> [1] 3/15</p>	<p><b>seems</b> [1] 13/21</p> <p><b>sense</b> [1] 14/9</p> <p><b>separate</b> [3] 17/7 17/8 17/9</p> <p><b>September</b> [3] 18/7 18/10 18/13</p> <p><b>September 11</b> [1] 18/10</p> <p><b>September 11th</b> [2] 18/7 18/13</p> <p><b>session</b> [1] 2/4</p> <p><b>shape</b> [1] 7/22</p> <p><b>shed</b> [1] 3/24</p> <p><b>Shine</b> [1] 8/6</p> <p><b>side</b> [15] 3/7 3/18 4/6 4/18 8/16 8/19 9/2 9/7 9/10 9/12 9/13 9/15 10/3 10/16 10/17</p> <p><b>signed</b> [1] 6/4</p> <p><b>silly</b> [1] 15/5</p> <p><b>since</b> [1] 7/8</p> <p><b>single</b> [1] 3/23</p> <p><b>single-family</b> [1] 3/23</p> <p><b>sit</b> [1] 12/13</p> <p><b>situation</b> [2] 13/12 14/25</p> <p><b>Skip</b> [2] 2/7 12/11</p> <p><b>slice</b> [1] 14/9</p> <p><b>sliding</b> [1] 9/25</p> <p><b>so</b> [34]</p> <p><b>some</b> [1] 4/6</p> <p><b>somewhere</b> [1] 8/8</p> <p><b>sorry</b> [3] 5/3 5/5 9/4</p> <p><b>south</b> [1] 4/14</p> <p><b>speak</b> [2] 4/25 12/18</p> <p><b>speakers</b> [1] 2/15</p> <p><b>speaking</b> [2] 2/12 2/13</p> <p><b>specified</b> [1] 20/11</p> <p><b>spot</b> [1] 10/24</p> <p><b>spotlight</b> [1] 8/6</p> <p><b>SS</b> [1] 20/2</p> <p><b>stand</b> [1] 2/13</p> <p><b>standard</b> [1] 14/17</p> <p><b>State</b> [4] 4/24 20/2 20/6 20/18</p> <p><b>stereotype</b> [1] 20/9</p> <p><b>steps</b> [1] 4/6</p> <p><b>Steve</b> [2] 3/4 5/7</p> <p><b>still</b> [3] 2/22 14/18 15/8</p> <p><b>stop</b> [1] 6/24</p> <p><b>straight</b> [1] 5/17</p> <p><b>strictly</b> [1] 15/7</p> <p><b>submitted</b> [1] 6/3</p> <p><b>substantial</b> [1] 14/21</p> <p><b>summary</b> [1] 3/13</p> <p><b>sure</b> [3] 3/14 4/23 11/12</p> <p><b>Sweeney</b> [3] 1/17 2/7 16/2</p> <p><b>sworn</b> [2] 2/12 2/15</p>	<p><b>their</b> [4] 5/24 6/10 6/10 6/11</p> <p><b>them</b> [5] 5/25 6/4 6/13 8/2 8/6</p> <p><b>they</b> [11] 6/2 6/4 6/5 6/10 7/17 7/23 7/25 8/2 8/3 8/7 11/9</p> <p><b>they're</b> [2] 7/22 8/3</p> <p><b>they've</b> [1] 6/1</p> <p><b>thing</b> [2] 7/4 13/14</p> <p><b>think</b> [15] 6/2 11/2 11/4 11/5 11/15 12/8 13/14 13/18 13/24 14/5 14/6 14/15 14/25 15/12 15/16</p> <p><b>three</b> [4] 2/23 17/7 17/8 17/9</p> <p><b>through</b> [1] 15/11</p> <p><b>time</b> [1] 20/10</p> <p><b>timely</b> [1] 16/24</p> <p><b>today</b> [1] 2/19</p> <p><b>Todd</b> [2] 1/18 2/8</p> <p><b>tonight</b> [2] 2/12 2/22</p> <p><b>too</b> [3] 8/1 14/6 16/18</p> <p><b>tore</b> [1] 7/7</p> <p><b>touch</b> [1] 16/21</p> <p><b>Town</b> [1] 1/8</p> <p><b>TOWNSHIP</b> [3] 1/2 2/10 4/17</p> <p><b>transcript</b> [2] 1/13 20/9</p> <p><b>triangle</b> [1] 14/9</p> <p><b>true</b> [1] 20/8</p> <p><b>try</b> [2] 13/23 14/10</p> <p><b>trying</b> [1] 13/20</p> <p><b>two</b> [3] 3/24 6/16 7/24</p> <p><b>two-car</b> [1] 3/24</p> <p><b>two-layer</b> [1] 6/16</p> <p><b>typically</b> [1] 2/21</p>	<p><b>we</b> [11] 2/11 2/18 2/19 2/21 2/22 13/22 14/7 15/10 15/14 17/6 17/6</p> <p><b>we'd</b> [1] 7/21</p> <p><b>we're</b> [3] 9/2 15/12 15/16</p> <p><b>We've</b> [2] 13/5 13/15</p> <p><b>well</b> [7] 5/6 10/6 11/18 14/15 14/21 14/21 15/19</p> <p><b>were</b> [8] 2/15 9/6 11/2 11/20 11/21 13/19 13/23 20/9</p> <p><b>west</b> [1] 4/11</p> <p><b>what</b> [6] 5/1 5/10 6/9 6/11 13/8 14/22</p> <p><b>when</b> [1] 7/16</p> <p><b>where</b> [3] 5/20 6/8 9/16</p> <p><b>Whereupon</b> [2] 2/15 19/23</p> <p><b>which</b> [5] 4/11 5/19 9/10 14/7 20/9</p> <p><b>while</b> [1] 8/2</p> <p><b>whole</b> [1] 14/9</p> <p><b>why</b> [2] 11/9 13/8</p> <p><b>wide</b> [1] 4/4</p> <p><b>will</b> [9] 4/4 4/7 4/8 4/10 6/14 8/24 12/23 13/17 15/24</p> <p><b>Wilson</b> [2] 3/5 5/7</p> <p><b>within</b> [1] 8/22</p> <p><b>Without</b> [1] 15/5</p> <p><b>woods</b> [1] 8/4</p> <p><b>would</b> [18] 2/20 3/1 3/2 3/12 4/1 4/2 4/19 4/21 5/19 6/24 8/14 9/11 9/16 11/6 17/8 17/12 18/7 18/25</p> <p><b>wraps</b> [1] 4/5</p> <p><b>written</b> [3] 17/23 18/17 19/10</p>
<p><b>Q</b></p> <p><b>qualified</b> [1] 20/7</p> <p><b>question</b> [5] 13/23 15/20 17/18 18/12 19/5</p> <p><b>questions</b> [2] 12/6 12/21</p> <p><b>quick</b> [1] 3/16</p> <p><b>quickly</b> [1] 15/10</p>	<p><b>T</b></p> <p><b>taken</b> [1] 20/10</p> <p><b>takes</b> [1] 2/23</p> <p><b>talk</b> [1] 14/20</p> <p><b>talked</b> [1] 8/9</p> <p><b>tear</b> [1] 7/9</p> <p><b>Ten</b> [2] 10/25 11/1</p> <p><b>Thank</b> [5] 5/9 12/14 12/15 16/9 17/1</p> <p><b>that</b> [29]</p>	<p><b>U</b></p> <p><b>Uh</b> [4] 7/5 8/10 9/9 14/19</p> <p><b>Uh-huh</b> [4] 7/5 8/10 9/9 14/19</p> <p><b>under</b> [2] 2/11 11/19</p> <p><b>unsafe</b> [1] 5/13</p> <p><b>up</b> [8] 3/1 3/15 4/20 4/22 5/24 9/14 9/17 16/23</p> <p><b>upper</b> [1] 6/20</p>	<p><b>Y</b></p> <p><b>yard</b> [6] 3/8 4/18 6/11 8/3 11/18 11/19</p> <p><b>years</b> [3] 5/12 6/1 11/13</p> <p><b>Yep</b> [1] 12/16</p> <p><b>yes</b> [32]</p> <p><b>you</b> [33]</p> <p><b>you'd</b> [1] 14/12</p> <p><b>you're</b> [3] 9/11 13/24 16/14</p> <p><b>You've</b> [1] 16/10</p> <p><b>your</b> [7] 2/14 3/1 4/24 5/3 9/25 10/3 13/25</p>
<p><b>S</b></p> <p><b>same</b> [2] 6/15 7/4</p> <p><b>save</b> [1] 17/3</p> <p><b>say</b> [3] 17/23 18/17 19/10</p> <p><b>screen</b> [2] 3/16 3/19</p> <p><b>seated</b> [1] 2/17</p> <p><b>second</b> [5] 13/2 17/17 18/11 19/3 19/4</p> <p><b>Section</b> [2] 3/6 4/16</p> <p><b>see</b> [6] 3/20 5/14 5/16 5/22 6/7 6/9</p>		<p><b>V</b></p> <p><b>value</b> [1] 13/17</p> <p><b>variance</b> [7] 3/4 3/5 12/18 12/24 15/21 15/22 15/23</p> <p><b>very</b> [1] 2/9</p> <p><b>Vice</b> [1] 1/17</p> <p><b>Vice-Chairman</b> [1] 1/17</p> <p><b>vote</b> [10] 15/21 15/22 15/24 17/6 17/20 17/20 18/14 18/14 19/7 19/7</p> <p><b>votes</b> [3] 2/23 17/7 17/9</p>	<p><b>Z</b></p> <p><b>zoned</b> [1] 3/21</p> <p><b>ZONING</b> [9] 1/2 1/16 1/20 1/21 2/3 2/10 4/17 19/18 19/22</p>
		<p><b>W</b></p> <p><b>want</b> [3] 14/7 14/16 15/10</p> <p><b>was</b> [8] 5/2 5/21 11/15 11/16 13/8 16/23 16/25 19/23</p> <p><b>way</b> [7] 5/14 10/2 10/5 13/15 13/24 14/1 14/3</p> <p><b>ways</b> [1] 15/2</p>	