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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 February 12, 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 very hard to hear. Could you speak up a bit?  
2 MR. VALENTIC: Yeah. I'll try to speak  
3 up louder. Thank you.  
4 Heather, the legal notices, were they  
5 published in a timely manner?  
6 MS. FREEMAN: Yes.  
7 MR. VALENTIC: We have two variances this  
8 evening. A three-vote majority is required to  
9 either approve or deny a variance. We also  
10 have to review and vote on a new rule to  
11 Section 121.22(F).  
12 So with that being said, we're going to  
13 start -- there's no Old Business. We'll start  
14 with New Business, which is to establish a  
15 rule pursuant to Section 121.22(F) of the Ohio  
16 Revised Code.  
17 Bridey --  
18 MS. MATHENEY: Yes.  
19 MR. VALENTIC: -- I was wondering if you  
20 could give us a little summary --  
21 MS. MATHENEY: Sure.  
22 MR. VALENTIC: -- before we kind of go  
23 through it and make a motion.  
24 MS. MATHENEY: Yes. For sure.  
25 So under Section 121.22(F) of the Ohio

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

1 Revised Code, which is actually the Ohio Open  
2 Meetings Act, it requires every public body --  
3 which the BZA is a public body -- to establish  
4 by rule a reasonable method whereby anyone  
5 could determine when you guys are meeting,  
6 essentially. It also requires that we  
7 establish a rule that provides that any person  
8 may request advance notice of any meeting.  
9 And so this is a technical thing that  
10 actually the Zoning Commission just did last  
11 week, they established their rule, and we're  
12 asking the BZA to do the same, since you are  
13 a public body.  
14 MR. VALENTIC: Okay. Any questions for  
15 legal counsel from the board?  
16 MR. GOLLING: Is this just codifying what  
17 we already do?  
18 MS. MATHENEY: So you have it on your  
19 website, yes, you post the date and times of  
20 the meetings. But the actual part that we  
21 really have never necessarily done is actually  
22 established the advance notification. So  
23 anyone, news media, anyone in the public can  
24 ask and reach out to Heather or her designee  
25 and say, I'd like to be on the list of whoever

1 gets advance notification of meetings. So  
 2 yeah, we have to do this.  
 3 MR. GOLLING: All right.  
 4 MR. SWEENEY: So then if you're not on  
 5 that list, the only advance notification goes  
 6 to the interested -- immediate interested  
 7 parties?  
 8 MS. MATHENEY: So that is what we are not  
 9 changing there. We are not making a zoning  
 10 amendment to what's in our code as far as what  
 11 notice goes out to interested parties for  
 12 variances or conditional use permits. This is  
 13 just for your meetings.  
 14 MR. SWEENEY: Okay.  
 15 MS. MATHENEY: The notices for the  
 16 meetings. It has nothing to do with the  
 17 public notices that go out with respect to  
 18 your public hearings and that sort of thing.  
 19 This is just the notice of your established  
 20 meetings, and how someone can get notice in  
 21 advance of your meetings.  
 22 MR. SWEENEY: Okay.  
 23 MS. MATHENEY: Yes.  
 24 MR. SWEENEY: Thank you.  
 25 MS. MATHENEY: No problem. It's

1 Township website, www.concordtwp.com, within  
 2 24 hours of any special meeting.  
 3 Anyone, including the news media, who has  
 4 requested advance notice of all meetings shall  
 5 be notified by the Secretary of the Board of  
 6 Zoning Appeals and/or her designee of the  
 7 date, time, location, and purpose or purposes  
 8 of such special meeting at least 24 hours in  
 9 advance of a meeting. To request such advance  
 10 notice, anyone, including the news media,  
 11 shall provide the Secretary to the Board of  
 12 Zoning Appeals and/or her designee in writing  
 13 at hfreeman@concordtwp.com with a mailing  
 14 address, telephone number, and email address  
 15 for purposes of giving such advance  
 16 notification, and a preference of advance  
 17 notice shall be by mail or email. In addition  
 18 to the rule or meeting notices, all notices of  
 19 public hearings of the BZA shall be given in  
 20 accordance with the Concord Township Zoning  
 21 Resolution.  
 22 MS. GARCAR: I'll second.  
 23 MR. VALENTIC: Second.  
 24 Heather, please call the vote.  
 25 MS. FREEMAN: Okay. Mr. Rowan.

1 confusing. I get it.  
 2 MR. VALENTIC: Ashley, did you have a  
 3 question?  
 4 MS. GARCAR: No.  
 5 MR. VALENTIC: Okay. So I'm going to  
 6 read something here. So I would like to put  
 7 forward a motion to establish the following  
 8 rule pursuant to Section 121.22(F) of the Ohio  
 9 Revised Code. Unless otherwise postponed or  
 10 canceled, regular meetings of the Board of  
 11 Zoning Appeals shall be held on the second  
 12 Wednesday at 7:00 p.m. of every month in the  
 13 calendar year at the Concord Township Town  
 14 Hall building located at 7229 Ravenna Road,  
 15 Concord Township, Ohio 44077. Notice of the  
 16 BZA's regular meeting schedule shall be made  
 17 by posting notice of scheduled meetings with  
 18 specific dates and times on the Concord  
 19 Township website, www.concordtwp.com.  
 20 Unless otherwise specified in the notice,  
 21 special meetings shall be held at the same  
 22 location as regular meetings. The notice of a  
 23 special meeting shall specify the date, time,  
 24 location, and purpose or purposes of the  
 25 meeting and will be posted on the Concord

1 MR. ROWAN: Yes.  
 2 MS. FREEMAN: Ms. Garcar.  
 3 MS. GARCAR: Yes.  
 4 MS. FREEMAN: Mr. Sweeney.  
 5 MR. SWEENEY: Yes.  
 6 MS. FREEMAN: Mr. Golling.  
 7 MR. GOLLING: Yes.  
 8 MS. FREEMAN: Mr. Valentic.  
 9 MR. VALENTIC: Yes.  
 10 It has been approved. Thank you.  
 11 Next on our agenda is Variance  
 12 Application 2025-166. Janice Dotson is  
 13 requesting a variance to allow for a pavilion  
 14 to be 491.4 square feet, in lieu of the  
 15 maximum 400 square feet permitted in Section  
 16 15.03(F). This is for the property located at  
 17 11370 Somerset Trail, also known as parcel  
 18 number 08-A-014-C-00-012-0.  
 19 Please come up and present your case.  
 20 MR. GREEN: Good evening. My name is  
 21 Jason Green. Me and my wife own the house on  
 22 Somerset Trail.  
 23 MR. VALENTIC: And you've been sworn in,  
 24 sir?  
 25 MR. GREEN: Yes. Yes, sir.

1 MR. VALENTIC: And can you just state  
 2 that address for the record.  
 3 MR. GREEN: 11370 Somerset Trail,  
 4 Concord, Ohio.  
 5 MR. VALENTIC: Thank you.  
 6 MR. GREEN: So in March of 2024, I built  
 7 a pavilion for my family. It's already put  
 8 up. And I didn't realize. As I read -- as I  
 9 scrolled through the Zoning, I thought, not  
 10 having four sides, that I didn't need a  
 11 permit.  
 12 And I was advised by Zoning, Ms. Freeman  
 13 over here, I got a letter in the mail. I  
 14 think it might have been the second letter,  
 15 but I think it was going to my old address.  
 16 But as soon as I got it -- it was right before  
 17 the holidays -- I came here personally and  
 18 filled out all the paperwork that I needed for  
 19 that and the fence. And I thought I was going  
 20 to be pretty close, and I'm like 91 square  
 21 feet over.  
 22 But my neighbor is here. My other  
 23 neighbor is 90-some years old. I didn't want  
 24 her to come. And I don't think there is a  
 25 problem with the neighbors at all about the

1 would have never -- you know, they would have  
 2 never asked, you know, for zoning.  
 3 And when I looked, I swear -- she told me  
 4 afterwards, after we got the letter, did you  
 5 read this right? I'm like, it don't have four  
 6 sides, it's not a garage, you know.  
 7 And I don't believe my neighbors want me  
 8 to have a garage. And I'm just saying, not  
 9 that I -- I understand I already built it, and  
 10 I'm here, and I take full responsibility for  
 11 that. I'm not trying to -- I didn't lie to  
 12 her. I didn't say, hey, it was there before I  
 13 moved. Because, you know, there's no reason  
 14 to. I mean, I'm not that person. And I'm  
 15 just here trying to get the variance for the  
 16 91 square feet, and that's total.  
 17 MR. VALENTIC: Is it just used for the  
 18 patio?  
 19 MR. GREEN: It's used for the patio, for  
 20 me to have -- I sit out there with my dogs in  
 21 the evening sometimes, with my wife, and I  
 22 have family get-togethers. That's it. We're  
 23 not having concerts or anything like that.  
 24 MR. VALENTIC: Does anyone else have any  
 25 questions?

1 structure.  
 2 I mean, I'm just asking if I can get the  
 3 variance. She denied the first permit; is  
 4 that correct? Right?  
 5 I did one permit, she denied it, and then  
 6 I did the appeals permit.  
 7 MR. VALENTIC: Uh-huh.  
 8 MR. GREEN: And that's why we're here  
 9 today.  
 10 MR. VALENTIC: Okay. So it was built --  
 11 it was finished in March of 2024; is that  
 12 correct?  
 13 MR. GREEN: March -- I want to say March,  
 14 but it might have been -- it might have  
 15 been -- it could have been April. But it was  
 16 in that area.  
 17 MR. VALENTIC: And was this -- we saw the  
 18 pictures.  
 19 MR. GREEN: Yes.  
 20 MR. VALENTIC: Is this like a kit? Is  
 21 that why it's as big as it is, or was this  
 22 something you --  
 23 MR. GREEN: Yeah, I built it like that.  
 24 I didn't realize of any kind of zoning stuff.  
 25 I'm from a different municipality, and this

1 MR. SWEENEY: No.  
 2 MS. GARCAR: Uh-uh.  
 3 MR. VALENTIC: The gentlemen on this  
 4 side, any further questions?  
 5 MR. GOLLING: It needs a fire feature.  
 6 MS. DOTSON: I agree.  
 7 MR. GREEN: Oh, okay. I'm like, fire  
 8 feature?  
 9 MR. ROWAN: Check zoning.  
 10 MR. VALENTIC: Check zoning first. Don't  
 11 let Todd get you in trouble.  
 12 I'm assuming it's too hard to lop off  
 13 like five feet?  
 14 MR. GREEN: Absolutely. I even tried to  
 15 tell her that if I could, I would. And you  
 16 know, I would, you know, like I would  
 17 definitely do that. But I don't think it's  
 18 possible.  
 19 MR. VALENTIC: Is that a metal roof on  
 20 there?  
 21 MR. GREEN: It is.  
 22 MR. VALENTIC: Yeah.  
 23 MR. GREEN: It is. And it matches my  
 24 house, too. I've got a metal roof on the  
 25 house, too.

1 MR. VALENTIC: Okay. Anything else?  
2 MR. GOLLING: Uh-uh.  
3 MR. VALENTIC: No?  
4 Okay, you can be seated.  
5 MR. GREEN: Thank you very much.  
6 MR. VALENTIC: Is there anyone else  
7 speaking for this appeal or against this  
8 appeal that would like to come up?  
9 MR. KORSCH: Come up?  
10 MR. VALENTIC: Yeah. Would you like to  
11 say something, sir?  
12 MR. KORSCH: I'm the next door neighbor.  
13 MR. VALENTIC: Before you do all that,  
14 state your name and address.  
15 MR. KORSCH: Brian Korsch, 11364 Somerset  
16 Trail.  
17 MR. VALENTIC: Have you been sworn in?  
18 MR. KORSCH: Yes.  
19 MR. VALENTIC: Thank you.  
20 MR. KORSCH: The structure is there. It  
21 doesn't worry me. That's it. The only thing  
22 I questioned him about, he should have a  
23 screen on one side to stop the sun from  
24 coming. Other than that, that's it.  
25 MR. VALENTIC: Okay. Thank you, sir.

1 applicant explained, you know, he did  
2 everything he could, he was under the good  
3 faith belief that he didn't need to get a  
4 permit, and he went ahead and built it. I  
5 don't see any ill will here, or any attempt  
6 to circumvent the system.  
7 And really, then the next one is -- or  
8 the third one is, that I feel is important to  
9 this case is, you know, could he go back and  
10 change it? You addressed that with him. It  
11 doesn't make sense. It's not feasible for him  
12 to do that at this point.  
13 So I think -- when you apply the Duncan  
14 factors to this particular case, with paying  
15 particular attention to those three I just  
16 brought up, I think that he clearly is  
17 entitled to the variance.  
18 MR. VALENTIC: And I'll just disagree  
19 with one of those points, is that it's only  
20 probably five feet longer than it needed --  
21 five feet shorter and he doesn't need it. So  
22 I would say it is substantial, 23 percent of a  
23 variance for that, to me, feels substantial.  
24 But I agree with everything else you said.  
25 Does anyone else have anything?

1 Is there anyone else here that would like  
2 to come up in regards to this appeal?  
3 If there's no further questions, the  
4 public hearing for Variance Number 2025-166 is  
5 now closed to the public.  
6 Can I get a motion, please?  
7 MS. GARCAR: I'll make a motion for  
8 Variance 2025-166 regarding parcel number  
9 08-A-014-C-00-012-0.  
10 MR. ROWAN: Second.  
11 MS. MATHENEY: Was that a motion to  
12 approve?  
13 MS. GARCAR: Yeah, I'm sorry. Motion to  
14 approve.  
15 MR. ROWAN: Second.  
16 MR. VALENTIC: Discussion, anyone? Would  
17 anyone like to add anything from the board?  
18 MR. SWEENEY: Well, I think addressing  
19 the Duncan factors, which we always probably  
20 should do, I only see three of the seven  
21 recommended Duncan factors to be in question  
22 really, and that is, is it substantial? I  
23 personally don't think it is.  
24 Was the property purchased with the  
25 knowledge of the zoning restriction? The

1 MR. ROWAN: I would just say, you know,  
2 it's not like he built a monstrosity. He  
3 built something nice. It's in the backyard.  
4 It's not -- you know, people from the street  
5 probably can't really see it. It's not going  
6 to be an eyesore to them. Honestly, it's  
7 nice. I think the neighbors have stated that  
8 they're in support, which I think carries  
9 weight. So I think I'm for this.  
10 MR. VALENTIC: Okay.  
11 MS. GARCAR: I agree with that. I think  
12 if he put four walls on it, we wouldn't be  
13 here, and the square footage would be  
14 perfectly fine if there was four walls on it.  
15 MR. SWEENEY: Yeah. Good point.  
16 MS. GARCAR: I normally don't like to get  
17 asked for forgiveness instead of permission,  
18 but this is a rare situation.  
19 MR. VALENTIC: Okay.  
20 With that, the question is on approval  
21 for Variance 2025-166. A yes vote approves  
22 the variance, a no vote denies it.  
23 Heather, please call the vote.  
24 MS. FREEMAN: Mr. Golling.  
25 MR. GOLLING: Yes.

1 MS. FREEMAN: Mr. Sweeney.  
 2 MR. SWEENEY: Yes.  
 3 MS. FREEMAN: Mr. Rowan.  
 4 MR. ROWAN: Yes.  
 5 MS. FREEMAN: Ms. Garcar.  
 6 MS. GARCAR: Yes.  
 7 MS. FREEMAN: Mr. Valentic.  
 8 MR. VALENTIC: Yes.  
 9 Your variance has been approved.  
 10 MR. SWEENEY: Thanks for coming in.  
 11 MR. VALENTIC: Okay, next is Variance  
 12 Application 2025-167. James Carter is  
 13 requesting a variance to allow for the  
 14 construction of a covered front porch with  
 15 a 42 foot building setback in lieu of the  
 16 minimum 50 foot required in Section 15.04(B).  
 17 This is for the property located at 10477  
 18 Johnnycake Ridge Road, also known as parcel  
 19 number 08-A-032-D-00-042-0.  
 20 Heather, I apologize. We didn't do this  
 21 with the last one, but is there any little  
 22 summary you want to provide with this one  
 23 before we get into it?  
 24 MS. FREEMAN: Sure. I'd be happy to.  
 25 I apologize, some of the wording is

1 general location of where that porch would go.  
 2 MR. VALENTIC: Okay. Thank you, Heather.  
 3 Could the applicant please come up.  
 4 Please state your name and address, and  
 5 indicate whether you've been sworn in, and  
 6 present your case.  
 7 MR. CARTER: My name is James Carter. My  
 8 address is 10477 Johnnycake Ridge Road.  
 9 MR. VALENTIC: You've been sworn in, sir?  
 10 MR. CARTER: Yes.  
 11 MR. VALENTIC: Thank you.  
 12 MR. CARTER: Basically, I want to thank  
 13 you guys coming tonight, and thanks to  
 14 Heather and Mike for all the process of  
 15 dealing with this.  
 16 You know, in the note that I supplied  
 17 with this, we've been looking at doing this  
 18 for a little over about a year and a half. We  
 19 originally thought about doing it, but  
 20 unfortunately, we had my brother-in-law living  
 21 with us with Stage 4 cancer, and we had to  
 22 shelve it for a little bit. And then my wife  
 23 and I were on vacation this last December, and  
 24 an ice storm hit, and our gutter and all that  
 25 stuff came down, and we revisited it.

1 getting cut off the screen here. But the  
 2 subject property is located at 10477  
 3 Johnnycake Ridge Road, which is located on the  
 4 north side of Johnnycake between Coleridge and  
 5 Mardon Drive. The property is zoned R-1  
 6 residential and contains approximately  
 7 0.513 acres. The property is currently  
 8 developed with a single-family dwelling and a  
 9 detached two-car garage with a shed.  
 10 As proposed, the applicant would like to  
 11 construct a covered front porch. The porch  
 12 will be eight foot in depth and 30 foot long.  
 13 The covered porch will be located 15 feet from  
 14 the west property line, 140 feet from the  
 15 north property line, 55 feet from the east  
 16 property line, and 42 feet from the south  
 17 property line, which is the front property  
 18 line. Pursuant to Section 15.04(B), the  
 19 minimum front building setback is 50 feet.  
 20 In your packet and also on the screen  
 21 here, there's a drawing with a proposed porch  
 22 elevation that was provided by the applicant.  
 23 And then I provided to you also an image, just  
 24 like a street view image of what the house  
 25 looked like probably last year, just with the

1 Originally, we were looking at possibly going  
 2 12 foot, but since we heard about the zoning  
 3 thing, we scaled it back to eight foot. And  
 4 you know, we're just asking for the variance  
 5 so we can put something a little bit  
 6 respectful on the front of our house. That's  
 7 about it.  
 8 MR. VALENTIC: Do you have a contractor  
 9 already?  
 10 MR. CARTER: Yes.  
 11 MR. VALENTIC: You do. Okay.  
 12 And then the portion that's the peak, is  
 13 that going to be open, or is that going to be  
 14 closed off, this portion here, kind of where  
 15 that triangle is?  
 16 MR. CARTER: That's going to be closed.  
 17 MR. VALENTIC: Closed off.  
 18 And what kind of colors are you thinking?  
 19 MR. CARTER: It's going to match the  
 20 house. It's going to be tan and dark brown.  
 21 MR. VALENTIC: I'll just -- I mean, not  
 22 being an architect, but I think it's really  
 23 going to make the house look better. I think  
 24 it's a nice addition to the house.  
 25 MR. CARTER: As we drive around the block

1 a little bit, we realized that our house was  
 2 pretty much the only house that doesn't have a  
 3 peak on the front of it.  
 4 MR. VALENTIC: Yeah.  
 5 MR. CARTER: And there's other ranches,  
 6 also, that have some kind of form of either  
 7 a front porch, or whatever, all have, like,  
 8 peaks, and ours is pretty much the only one.  
 9 And so we were like, you know what? This is  
 10 something we wanted to go ahead and do, and  
 11 so -- but, you know, once again, we didn't  
 12 know that -- you know, we thought it would be  
 13 a simple thing of going in, just getting a  
 14 permit. But then all of a sudden, when I was  
 15 talking it over with Mike, he was like, oh,  
 16 time out, wait a second.  
 17 MR. VALENTIC: Thank you for coming in  
 18 and checking. They appreciate that, too, and  
 19 so do we.  
 20 I think it does a good job of breaking up  
 21 that roof line.  
 22 Are you redoing the entire roof or just  
 23 the front of the roof when you put this on?  
 24 MR. CARTER: Well, as we do the front  
 25 porch, we are reshingling the whole roof and

1 MR. CARTER: Right. Because he came out  
 2 and was going to start doing some of the  
 3 repairs, but he's like, you know, if I do all  
 4 the repairs now, he goes, I'm going to  
 5 basically rip out most of that just to put the  
 6 front porch on. So he goes, why don't I just  
 7 tuck all this stuff in with tarp, and then  
 8 once your permit gets approved, we can just  
 9 put the porch up, and fix everything, and then  
 10 I won't be ripping down stuff that I just put  
 11 up new.  
 12 MR. VALENTIC: Makes sense.  
 13 I think eight foot is appropriate. You  
 14 want to be able to set some chairs, and still  
 15 let people kind of walk through there and get  
 16 through there. So I think that makes sense,  
 17 as well.  
 18 MS. GARCAR: It looks like currently you  
 19 had, maybe prior to the ice storm, but one of  
 20 the pictures, which I think was dated a couple  
 21 years old, the front of the house, it looks  
 22 like it has a very small porch in front of  
 23 your front door.  
 24 MR. CARTER: Well, right now, I  
 25 apparently have a six-foot porch.

1 the garage. We have a garage right in the  
 2 back. We're doing the house and the garage at  
 3 the same time.  
 4 MR. GOLLING: You're going to gable this  
 5 right into the existing roof, then?  
 6 MR. CARTER: Yes.  
 7 MR. VALENTIC: Yeah.  
 8 MR. GOLLING: So there's a bit of  
 9 engineering involved, and expense.  
 10 MR. CARTER: Well, it's -- all I know is,  
 11 it's tied into it. I know they -- it's an  
 12 Amish group. They did the garage and stuff  
 13 for my daughter down the road, and tied it  
 14 into their house and everything. And I know  
 15 Mike said that if this got approved tonight,  
 16 that I would have to go to the other office  
 17 and get a permit, and they would have to come  
 18 out and inspect like the footers and all that  
 19 kind of stuff.  
 20 MR. ROWAN: The County Engineer?  
 21 MR. VALENTIC: Building. Building  
 22 Department.  
 23 MR. GOLLING: So this will effectively  
 24 mitigate all the damage you've had as a result  
 25 of the ice?

1 MS. GARCAR: Okay, that was going to be  
 2 the question.  
 3 MR. CARTER: But it's uncovered, so it's,  
 4 I guess, not needing a permit, or whatever.  
 5 So there is a six-foot porch on there right  
 6 now, but it's uncovered --  
 7 MS. GARCAR: Okay.  
 8 MR. CARTER: -- and whatever. So I'm  
 9 basically just adding --  
 10 MS. GARCAR: Two feet.  
 11 MR. CARTER: -- two feet, and wider, and  
 12 it's covered, you know.  
 13 MR. VALENTIC: Okay.  
 14 MR. SWEENEY: So Mr. Carter, did you say  
 15 that you were originally wanting to make this  
 16 12-foot long?  
 17 MR. CARTER: Yeah. We originally were  
 18 thinking about doing it 12-foot long. But  
 19 once I had talked it over with Mike and, you  
 20 know, he was like, well, you know, it's eight,  
 21 and then also, you know, when I talked it over  
 22 with our contractor, it is a lot cheaper to do  
 23 it eight foot.  
 24 MR. SWEENEY: Right.  
 25 MR. CARTER: Yeah, originally, we were

1 going to do it -- we were looking at doing it  
 2 12 foot out.  
 3 MR. SWEENEY: So that was a compromise  
 4 you came to after speaking with Mike?  
 5 MR. CARTER: Yeah.  
 6 MR. SWEENEY: Okay.  
 7 MR. CARTER: Because originally, I think  
 8 when Mike and I were talking, he was like,  
 9 well, you know, maybe if you could cut it down  
 10 to six foot, we thought we'd be in code. But  
 11 then after we got to looking at it, and I  
 12 think I talked to Heather, they're like, you  
 13 know what? Your house is built right on the  
 14 50-foot variance. So no matter what we went  
 15 with, we were going to have to come in and get  
 16 a variance, no matter what, whether I went  
 17 with a six-foot covered or an eight-foot  
 18 covered. So I was like, you know what? I  
 19 don't want to do a six foot, a six foot was  
 20 going to be silly.  
 21 MR. SWEENEY: Yeah.  
 22 MR. CARTER: And I thought eight foot was  
 23 pretty decent.  
 24 MR. VALENTIC: Yeah. You would have been  
 25 unhappy with a six foot.

1 with the 50 foot setback, we've granted  
 2 variances for 10 foot -- or like 40 foot  
 3 setbacks for some new builds. So I think the  
 4 compromise of the eight foot keeps us within  
 5 that 40 -- you know, we're not going beyond --  
 6 doing like a 38 foot setback or anything like  
 7 that. So I'm comfortable with it.  
 8 I also think that it will add value to  
 9 the neighborhood and to the house, and I think  
 10 it's aesthetically pleasing. So I think I'm  
 11 in support of this.  
 12 MR. VALENTIC: I think, for me, that's  
 13 the biggest one. I think it adds value to the  
 14 neighborhood. I think it's going to look much  
 15 better.  
 16 MR. SWEENEY: Yeah, I think the lengths  
 17 that Mr. Carter went to, to get it right, it's  
 18 probably been the most that we've seen out of  
 19 any applicant in quite a while, to be honest.  
 20 He did everything right.  
 21 I think that this porch is going to make  
 22 your house just really kind of pop, you know?  
 23 The neighbors were notified, Heather?  
 24 MS. FREEMAN: Yes.  
 25 MR. SWEENEY: None of the neighbors are

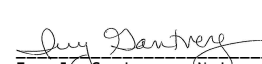
1 MR. CARTER: Right.  
 2 MR. VALENTIC: Any other questions from  
 3 the board?  
 4 MR. GOLLING: No.  
 5 MR. ROWAN: No.  
 6 MR. VALENTIC: All right, thank you. You  
 7 can be seated.  
 8 MR. CARTER: Thank you.  
 9 MR. VALENTIC: Is there anyone else this  
 10 evening that's speaking for this appeal that  
 11 would like to come up, or against this appeal  
 12 that would like to come up?  
 13 If there's no further questions, the  
 14 public hearing for Variance Number 2025-167 is  
 15 now closed to the public.  
 16 Can I get a motion, please?  
 17 MR. SWEENEY: So moved.  
 18 MR. GOLLING: Second.  
 19 MS. GARCAR: Motion for approval?  
 20 MR. SWEENEY: Motion for approval of the  
 21 variance.  
 22 MR. GOLLING: Second, for approval.  
 23 MR. VALENTIC: Thank you.  
 24 Any discussion from the board?  
 25 MR. ROWAN: I think one thing I'll note,

1 here to object?  
 2 MR. CARTER: There are two letters in the  
 3 packet from the neighbors --  
 4 MR. SWEENEY: Oh, I must have missed  
 5 those.  
 6 MR. CARTER: -- stating that they are  
 7 okay with it.  
 8 MR. VALENTIC: Yeah, he has letters of  
 9 support.  
 10 MR. SWEENEY: Okay. I'll take your word  
 11 for it. Good.  
 12 And then again, you know, just addressing  
 13 the Duncan factors, I mean, I don't think any  
 14 of us think that it's a substantial variance.  
 15 I don't think that -- well, you know -- I  
 16 don't think anyone could have purchased --  
 17 could have had the knowledge when they  
 18 purchased this property that if they were  
 19 going to add a porch, that they would need to  
 20 keep it into a certain square footage. So  
 21 that, obviously, doesn't come into play.  
 22 He went so far as to compromise from  
 23 a 12 foot, which I honestly think might  
 24 look even better. And he moved it down to  
 25 an eight foot. So, you know, he's really

1 helping out.  
2 Again, I think, Ivan, you said that it's  
3 really going to make the neighborhood. He  
4 testified, it's the only one in the  
5 neighborhood without it.  
6 MR. VALENTIC: Yeah.  
7 MR. SWEENEY: So it will be great. It's  
8 exciting. I'm going to drive by and check it  
9 out when it's done.  
10 MR. VALENTIC: Anyone else?  
11 MR. GOLLING: No.  
12 MR. VALENTIC: Okay. So then the  
13 question is on the approval of Variance  
14 2025-167. A yes vote approves the variance, a  
15 no vote does not.  
16 Heather, please call the vote.  
17 MS. FREEMAN: Ms. Garcar.  
18 MS. GARCAR: Yes.  
19 MS. FREEMAN: Mr. Golling.  
20 MR. GOLLING: Yes.  
21 MS. FREEMAN: Mr. Sweeney.  
22 MR. SWEENEY: Yes.  
23 MS. FREEMAN: Mr. Rowan.  
24 MR. ROWAN: Yes.  
25 MS. FREEMAN: Mr. Valentic.

1 MR. VALENTIC: All right, the minutes  
2 from December 11, 2024 are approved.  
3 Our next meeting is March 12th, 2025.  
4 The Concord Township Board of Zoning  
5 Appeals meeting for February 12th, 2025 is  
6 adjourned.  
7 (Whereupon, the meeting was adjourned at  
8 7:29 p.m.)  
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1 MR. VALENTIC: Yes.  
2 Your variance has been approved.  
3 MR. SWEENEY: All right. When do they  
4 start?  
5 MR. CARTER: Thank you.  
6 MR. SWEENEY: When do they start  
7 building?  
8 MR. CARTER: Hopefully April.  
9 MR. SWEENEY: Great.  
10 MR. VALENTIC: Okay, next on the agenda  
11 is the approval of minutes. We have minutes  
12 from December 11, 2024.  
13 Can I get a motion to approve the  
14 minutes?  
15 MS. GARCAR: I'll make a motion to  
16 approve the minutes from December.  
17 MR. GOLLING: Second.  
18 MR. VALENTIC: Any changes or discussion  
19 to any of the minutes? No?  
20 All in favor of the minutes as written,  
21 say aye.  
22 MS. GARCAR: Aye.  
23 MR. SWEENEY: Aye.  
24 MR. GOLLING: Aye.  
25 MR. ROWAN: Aye.

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.  
15  
16  
17   
18 Ivy J. Gantverg, Notary Public  
19 in and for the State of Ohio,  
20 Registered Professional Reporter.  
21 My Commission Expires November 5, 2028.  
22  
23  
24  
25





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