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2	CONCORD TOWNSHIP BOARD OF ZONING APPEALS
3	LAKE COUNTY, OHIO
4	REGULAR MEETING
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8	Concord Town Hall 7229 Ravenna Road
9	Concord, Ohio 44077
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11	February 12, 2025 7:00 p.m.
12	7.00 p.m.
13	TRANSCRIPT OF PROCEEDINGS
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16	Board of Zoning Appeals members present:
17	Ivan Valentic, Chairman Francis Sweeney, Jr., Vice-Chairman
18	Ashley Garcar, Member Todd Golling, Member
19	Davey Rowan, Member
20	Also Present:
21	Heather Freeman, Planning & Zoning Director/ Zoning Inspector
22	Zoning Inspector Bridey Matheney, Esq., Legal Counsel
23	
24	
25	

3 1 very hard to hear. Could you speak up a bit? MR. VALENTIC: Yeah. I'll try to speak 2 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.

MS. MATHENEY: Yes. For sure.

So under Section 121.22(F) of the Ohio

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

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

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1	gets advance notification of meetings. So	1	confusing. I get it.
2	yeah, we have to do this.	2	MR. VALENTIC: Ashley, did you have a
3	MR. GOLLING: All right.	3	question?
4	MR. SWEENEY: So then if you're not on	4	MS. GARCAR: No.
5	that list, the only advance notification goes	5	MR. VALENTIC: Okay. So I'm going to
6	to the interested immediate interested	6	read something here. So I would like to put
7	parties?	7	forward a motion to establish the following
8	MS. MATHENEY: So that is what we are not	8	rule pursuant to Section 121.22(F) of the Ohio
9	changing there. We are not making a zoning	9	Revised Code. Unless otherwise postponed or
10	amendment to what's in our code as far as what	10	canceled, regular meetings of the Board of
11	notice goes out to interested parties for	11	Zoning Appeals shall be held on the second
12	variances or conditional use permits. This is	12	Wednesday at 7:00 p.m. of every month in the
13	just for your meetings.	13	calendar year at the Concord Township Town
14	MR. SWEENEY: Okay.	14	Hall building located at 7229 Ravenna Road,
15	MS. MATHENEY: The notices for the	15	Concord Township, Ohio 44077. Notice of the
16	meetings. It has nothing to do with the	16	BZA's regular meeting schedule shall be made
17	public notices that go out with respect to	17	by posting notice of scheduled meetings with
18	your public hearings and that sort of thing.	18	specific dates and times on the Concord
19	This is just the notice of your established	19	Township website, www.concordtwp.com.
20	meetings, and how someone can get notice in	20	Unless otherwise specified in the notice,
21	advance of your meetings.	21	special meetings shall be held at the same
22	MR. SWEENEY: Okay.	22	location as regular meetings. The notice of a
23	MS. MATHENEY: Yes.	23	special meeting shall specify the date, time,
24	MR. SWEENEY: Thank you.	24	location, and purpose or purposes of the
25	MS. MATHENEY: No problem. It's	25	meeting and will be posted on the Concord

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1	Township website, www.concordtwp.com, within	1	MR. ROWAN: Yes.
2	24 hours of any special meeting.	2	MS. FREEMAN: Ms. Garcar.
3	Anyone, including the news media, who has	3	MS. GARCAR: Yes.
4	requested advance notice of all meetings shall	4	MS. FREEMAN: Mr. Sweeney.
5	be notified by the Secretary of the Board of	5	MR. SWEENEY: Yes.
6	Zoning Appeals and/or her designee of the	6	MS. FREEMAN: Mr. Golling.
7	date, time, location, and purpose or purposes	7	MR. GOLLING: Yes.
8	of such special meeting at least 24 hours in	8	MS. FREEMAN: Mr. Valentic.
9	advance of a meeting. To request such advance	9	MR. VALENTIC: Yes.
10	notice, anyone, including the news media,	10	It has been approved. Thank you.
11	shall provide the Secretary to the Board of	11	Next on our agenda is Variance
12	Zoning Appeals and/or her designee in writing	12	Application 2025-166. Janice Dotson is
13	at hfreeman@concordtwp.com with a mailing	13	requesting a variance to allow for a pavilion
14	address, telephone number, and email address	14	to be 491.4 square feet, in lieu of the
15	for purposes of giving such advance	15	maximum 400 square feet permitted in Section
16	notification, and a preference of advance	16	15.03(F). This is for the property located at
17	notice shall be by mail or email. In addition	17	11370 Somerset Trail, also known as parcel
18	to the rule or meeting notices, all notices of	18	number 08-A-014-C-00-012-0.
19	public hearings of the BZA shall be given in	19	Please come up and present your case.
20	accordance with the Concord Township Zoning	20	MR. GREEN: Good evening. My name is
21	Resolution.	21	Jason Green. Me and my wife own the house on
22	MS. GARCAR: I'll second.	22	Somerset Trail.
23	MR. VALENTIC: Second.	23	MR. VALENTIC: And you've been sworn in,
24	Heather, please call the vote.	24	sir?
25	MS. FREEMAN: Okay. Mr. Rowan.	25	MR. GREEN: Yes. Yes, sir.

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1	MR. VALENTIC: And can you just state	1	structure.
2	that address for the record.	2	I mean, I'm just asking if I can get the
3	MR. GREEN: 11370 Somerset Trail,	3	variance. She denied the first permit; is
4	Concord, Ohio.	4	that correct? Right?
5	MR. VALENTIC: Thank you.	5	I did one permit, she denied it, and then
6	MR. GREEN: So in March of 2024, I built	6	I did the appeals permit.
7	a pavilion for my family. It's already put	7	MR. VALENTIC: Uh-huh.
8	up. And I didn't realize. As I read as I	8	MR. GREEN: And that's why we're here
9	scrolled through the Zoning, I thought, not	9	today.
10	having four sides, that I didn't need a	10	MR. VALENTIC: Okay. So it was built
11	permit.	11	it was finished in March of 2024; is that
12	And I was advised by Zoning, Ms. Freeman	12	correct?
13	over here, I got a letter in the mail. I	13	MR. GREEN: March I want to say March,
14	think it might have been the second letter,	14	but it might have been it might have
15	but I think it was going to my old address.	15	been it could have been April. But it was
16	But as soon as I got it – it was right before	16	in that area.
17	the holidays – I came here personally and	17	MR. VALENTIC: And was this we saw the
18	filled out all the paperwork that I needed for	18	pictures.
19	that and the fence. And I thought I was going	19	MR. GREEN: Yes.
20	to be pretty close, and I'm like 91 square	20	MR. VALENTIC: Is this like a kit? Is
20	feet over.	20	that why it's as big as it is, or was this
21	But my neighbor is here. My other	21	something you
22	neighbor is 90-some years old. I didn't want	22	MR. GREEN: Yeah, I built it like that.
23	her to come. And I don't think there is a	23	I didn't realize of any kind of zoning stuff.
25	problem with the neighbors at all about the	25	I'm from a different municipality, and this
23	proton with the heighbors at an about the	23	minom a amerone manopunty, and this
		11	12
1	would have never you know, they would have	1	MR. SWEENEY: No.
2	never asked, you know, for zoning.	2	MS. GARCAR: Uh-uh.
3	And when I looked, I swear she told me	3	MR. VALENTIC: The gentlemen on this
4	afterwards, after we got the letter, did you	4	side, any further questions?
5	read this right? I'm like, it don't have four	5	MR. GOLLING: It needs a fire feature.
6	sides, it's not a garage, you know.	6	MS. DOTSON: I agree.
7	And I don't believe my neighbors want me	7	
8		1	MR. GREEN: Oh, okay. I'm like, fire
0	to have a garage. And I'm just saying, not	8	MR. GREEN: Oh, okay. I'm like, fire feature?
9	that I I understand I already built it, and		feature? MR. ROWAN: Check zoning.
	that I I understand I already built it, and I'm here, and I take full responsibility for	8	feature?
9	that I I understand I already built it, and I'm here, and I take full responsibility for that. I'm not trying to I didn't lie to	8 9 10 11	feature? MR. ROWAN: Check zoning. MR. VALENTIC: Check zoning first. Don't let Todd get you in trouble.
9 10	that I I understand I already built it, and I'm here, and I take full responsibility for	8 9 10	feature? MR. ROWAN: Check zoning. MR. VALENTIC: Check zoning first. Don't let Todd get you in trouble. I'm assuming it's too hard to lop off
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1	MR. VALENTIC: Okay. Anything else?	1	Is there anyone else here that would like
2	MR. GOLLING: Uh-uh.	2	to come up in regards to this appeal?
3	MR. VALENTIC: No?	3	If there's no further questions, the
4	Okay, you can be seated.	4	public hearing for Variance Number 2025-166 is
5	MR. GREEN: Thank you very much.	5	now closed to the public.
6	MR. VALENTIC: Is there anyone else	6	Can I get a motion, please?
7	speaking for this appeal or against this	7	MS. GARCAR: I'll make a motion for
8	appeal that would like to come up?	8	Variance 2025-166 regarding parcel number
9	MR. KORSCH: Come up?	9	08-A-014-C-00-012-0.
10	MR. VALENTIC: Yeah. Would you like to	10	MR. ROWAN: Second.
11	say something, sir?	11	MS. MATHENEY: Was that a motion to
12	MR. KORSCH: I'm the next door neighbor.	12	approve?
13	MR. VALENTIC: Before you do all that,	13	MS. GARCAR: Yeah, I'm sorry. Motion to
14	state your name and address.	14	approve.
15	MR. KORSCH: Brian Korsch, 11364 Somerset	15	MR. ROWAN: Second.
16	Trail.	16	MR. VALENTIC: Discussion, anyone? Would
17	MR. VALENTIC: Have you been sworn in?	17	anyone like to add anything from the board?
18	MR. KORSCH: Yes.	18	MR. SWEENEY: Well, I think addressing
19	MR. VALENTIC: Thank you.	19	the Duncan factors, which we always probably
20	MR. KORSCH: The structure is there. It	20	should do, I only see three of the seven
21	doesn't worry me. That's it. The only thing	21	recommended Duncan factors to be in question
22	I questioned him about, he should have a	22	really, and that is, is it substantial? I
23	screen on one side to stop the sun from	23	personally don't think it is.
24	coming. Other than that, that's it.	24	Was the property purchased with the
25	MR. VALENTIC: Okay. Thank you, sir.	25	knowledge of the zoning restriction? The

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1	applicant explained, you know, he did	1	MR. ROWAN: I would just say, you know,
2	everything he could, he was under the good	2	it's not like he built a monstrosity. He
3	faith belief that he didn't need to get a	3	built something nice. It's in the backyard.
4	permit, and he went ahead and built it. I	4	It's not you know, people from the street
5	don't see any ill will here, or any attempt	5	probably can't really see it. It's not going
6	to circumvent the system.	6	to be an eyesore to them. Honestly, it's
7	And really, then the next one is or	7	nice. I think the neighbors have stated that
8	the third one is, that I feel is important to	8	they're in support, which I think carries
9	this case is, you know, could he go back and	9	weight. So I think I'm for this.
10	change it? You addressed that with him. It	10	MR. VALENTIC: Okay.
11	doesn't make sense. It's not feasible for him	11	MS. GARCAR: I agree with that. I think
12	to do that at this point.	12	if he put four walls on it, we wouldn't be
13	So I think when you apply the Duncan	13	here, and the square footage would be
14	factors to this particular case, with paying	14	perfectly fine if there was four walls on it.
15	particular attention to those three I just	15	MR. SWEENEY: Yeah. Good point.
16	brought up, I think that he clearly is	16	MS. GARCAR: I normally don't like to get
17	entitled to the variance.	17	asked for forgiveness instead of permission,
18	MR. VALENTIC: And I'll just disagree	18	but this is a rare situation.
19	with one of those points, is that it's only	19	MR. VALENTIC: Okay.
20	probably five feet longer than it needed	20	With that, the question is on approval
21	five feet shorter and he doesn't need it. So	21	for Variance 2025-166. A yes vote approves
22	I would say it is substantial, 23 percent of a	22	the variance, a no vote denies it.
23	variance for that, to me, feels substantial.	23	Heather, please call the vote.
24	But I agree with everything else you said.	24	MS. FREEMAN: Mr. Golling.
25	Does anyone else have anything?	25	MR. GOLLING: Yes.

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1	MS. FREEMAN: Mr. Sweeney.	1	getting cut off the screen here. But the
2	MR. SWEENEY: Yes.	2	subject property is located at 10477
3	MS. FREEMAN: Mr. Rowan.	3	Johnnycake Ridge Road, which is located on the
4	MR. ROWAN: Yes.	4	north side of Johnnycake between Coleridge and
5	MS. FREEMAN: Ms. Garcar.	5	Mardon Drive. The property is zoned R-1
6	MS. GARCAR: Yes.	6	residential and contains approximately
7	MS. FREEMAN: Mr. Valentic.	7	0.513 acres. The property is currently
8	MR. VALENTIC: Yes.	8	developed with a single-family dwelling and a
9	Your variance has been approved.	9	detached two-car garage with a shed.
10	MR. SWEENEY: Thanks for coming in.	10	As proposed, the applicant would like to
11	MR. VALENTIC: Okay, next is Variance	11	construct a covered front porch. The porch
12	Application 2025-167. James Carter is	12	will be eight foot in depth and 30 foot long.
13	requesting a variance to allow for the	13	The covered porch will be located 15 feet from
14	construction of a covered front porch with	14	the west property line, 140 feet from the
15	a 42 foot building setback in lieu of the	15	north property line, 55 feet from the east
16	minimum 50 foot required in Section 15.04(B).	16	property line, and 42 feet from the south
17	This is for the property located at 10477	17	property line, which is the front property
18	Johnnycake Ridge Road, also known as parcel	18	line. Pursuant to Section 15.04(B), the
19	number 08-A-032-D-00-042-0.	19	minimum front building setback is 50 feet.
20	Heather, I apologize. We didn't do this	20	In your packet and also on the screen
21	with the last one, but is there any little	21	here, there's a drawing with a proposed porch
22	summary you want to provide with this one	22	elevation that was provided by the applicant.
23	before we get into it?	23	And then I provided to you also an image, just
24	MS. FREEMAN: Sure. I'd be happy to.	24	like a street view image of what the house
25	I apologize, some of the wording is	25	looked like probably last year, just with the
	19		
1	general location of where that porch would go.	1	Originally, we were looking at possibly going
2	MR. VALENTIC: Okay. Thank you, Heather.	2	12 foot, but since we heard about the zoning
3	Could the applicant please come up.	3	thing, we scaled it back to eight foot. And
4	Please state your name and address, and	4	you know, we're just asking for the variance
5	indicate whether you've been sworn in, and	5	so we can put something a little bit
6	present your case.	6	respectful on the front of our house. That's

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dealing with this.

6 respectful on the front of our house. That's 7 about it. MR. CARTER: My name is James Carter. My address is 10477 Johnnycake Ridge Road. 8 MR. VALENTIC: Do you have a contractor 9 MR. VALENTIC: You've been sworn in, sir? already? 10 MR. CARTER: Yes. MR. CARTER: Yes. MR. VALENTIC: Thank you. 11 MR. VALENTIC: You do. Okay. MR. CARTER: Basically, I want to thank 12 And then the portion that's the peak, is you guys coming tonight, and thanks to 13 that going to be open, or is that going to be Heather and Mike for all the process of 14 closed off, this portion here, kind of where 15 that triangle is? You know, in the note that I supplied 16 MR. CARTER: That's going to be closed. with this, we've been looking at doing this MR. VALENTIC: Closed off. 17 for a little over about a year and a half. We 18 And what kind of colors are you thinking? originally thought about doing it, but 19 MR. CARTER: It's going to match the unfortunately, we had my brother-in-law living 20 house. It's going to be tan and dark brown. with us with Stage 4 cancer, and we had to 21 MR. VALENTIC: I'll just -- I mean, not shelve it for a little bit. And then my wife 22 being an architect, but I think it's really and I were on vacation this last December, and 23 going to make the house look better. I think an ice storm hit, and our gutter and all that 24 it's a nice addition to the house. stuff came down, and we revisited it. 25 MR. CARTER: As we drive around the block

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1	a little bit, we realized that our house was	1	the garage. We have a garage right in the
2	pretty much the only house that doesn't have a	2	back. We're doing the house and the garage at
3	peak on the front of it.	3	the same time.
4	MR. VALENTIC: Yeah.	4	MR. GOLLING: You're going to gable this
5	MR. CARTER: And there's other ranches,	5	right into the existing roof, then?
6	also, that have some kind of form of either	6	MR. CARTER: Yes.
7	a front porch, or whatever, all have, like,	7	MR. VALENTIC: Yeah.
8	peaks, and ours is pretty much the only one.	8	MR. GOLLING: So there's a bit of
9	And so we were like, you know what? This is	9	engineering involved, and expense.
10	something we wanted to go ahead and do, and	10	MR. CARTER: Well, it's all I know is,
11	so but, you know, once again, we didn't	11	it's tied into it. I know they it's an
12	know that you know, we thought it would be	12	Amish group. They did the garage and stuff
13	a simple thing of going in, just getting a	13	for my daughter down the road, and tied it
14	permit. But then all of a sudden, when I was	14	into their house and everything. And I know
15	talking it over with Mike, he was like, oh,	15	Mike said that if this got approved tonight,
16	time out, wait a second.	16	that I would have to go to the other office
17	MR. VALENTIC: Thank you for coming in	17	and get a permit, and they would have to come
18	and checking. They appreciate that, too, and	18	out and inspect like the footers and all that
19	so do we.	19	kind of stuff.
20	I think it does a good job of breaking up	20	MR. ROWAN: The County Engineer?
21	that roof line.	21	MR. VALENTIC: Building. Building
22	Are you redoing the entire roof or just	22	Department.
23	the front of the roof when you put this on?	23	MR. GOLLING: So this will effectively
24	MR. CARTER: Well, as we do the front	24	mitigate all the damage you've had as a result
25	porch, we are reshingling the whole roof and	25	of the ice?

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

24 MS. GARCAR: Okay, that was going to be estion. MR. CARTER: But it's uncovered, so it's, s, not needing a permit, or whatever. ere is a six-foot porch on there right but it's uncovered --MS. GARCAR: Okay. MR. CARTER: -- and whatever. So I'm ally just adding --MS. GARCAR: Two feet. MR. CARTER: -- two feet, and wider, and vered, you know. MR. VALENTIC: Okay. MR. SWEENEY: So Mr. Carter, did you say ou were originally wanting to make this ot long? MR. CARTER: Yeah. We originally were ng about doing it 12-foot long. But had talked it over with Mike and, you he was like, well, you know, it's eight, nen also, you know, when I talked it over our contractor, it is a lot cheaper to do

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MR. SWEENEY: Right. MR. CARTER: Yeah, originally, we were

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1	going to do it we were looking at doing it	1	MR. CARTER: Right.
2	12 foot out.	2	MR. VALENTIC: Any other questions from
3	MR. SWEENEY: So that was a compromise	3	the board?
4	you came to after speaking with Mike?	4	MR. GOLLING: No.
5	MR. CARTER: Yeah.	5	MR. ROWAN: No.
6	MR. SWEENEY: Okay.	6	MR. VALENTIC: All right, thank you. You
7	MR. CARTER: Because originally, I think	7	can be seated.
8	when Mike and I were talking, he was like,	8	MR. CARTER: Thank you.
9	well, you know, maybe if you could cut it down	9	MR. VALENTIC: Is there anyone else this
10	to six foot, we thought we'd be in code. But	10	evening that's speaking for this appeal that
11	then after we got to looking at it, and I	11	would like to come up, or against this appeal
12	think I talked to Heather, they're like, you	12	that would like to come up?
13	know what? Your house is built right on the	13	If there's no further questions, the
14	50-foot variance. So no matter what we went	14	public hearing for Variance Number 2025-167 is
15	with, we were going to have to come in and get	15	now closed to the public.
16	a variance, no matter what, whether I went	16	Can I get a motion, please?
17	with a six-foot covered or an eight-foot	17	MR. SWEENEY: So moved.
18	covered. So I was like, you know what? I	18	MR. GOLLING: Second.
19	don't want to do a six foot, a six foot was	19	MS. GARCAR: Motion for approval?
20	going to be silly.	20	MR. SWEENEY: Motion for approval of the
21	MR. SWEENEY: Yeah.	21	variance.
22	MR. CARTER: And I thought eight foot was	22	MR. GOLLING: Second, for approval.
23	pretty decent.	23	MR. VALENTIC: Thank you.
24	MR. VALENTIC: Yeah. You would have been	24	Any discussion from the board?
25	unhappy with a six foot.	25	MR. ROWAN: I think one thing I'll note,
	27		28
1	with the 50 foot setback, we've granted	1	here to object?
2	variances for 10 foot or like 40 foot	2	MR. CARTER: There are two letters in the
3	setbacks for some new builds. So I think the	3	packet from the neighbors
4	compromise of the eight foot keeps us within	4	MR. SWEENEY: Oh, I must have missed
5	that 40 you know, we're not going beyond	5	those.
6	doing like a 38 foot setback or anything like	6	MR. CARTER: stating that they are
7	that. So I'm comfortable with it.	7	okay with it.
8	I also think that it will add value to	8	MR. VALENTIC: Yeah, he has letters of
9	the neighborhood and to the house, and I think	9	support.
10	it's aesthetically pleasing. So I think I'm	10	MR. SWEENEY: Okay. I'll take your word
11	in support of this.	11	for it. Good.
12	MR. VALENTIC: I think, for me, that's	12	And then again, you know, just addressing
13	the biggest one. I think it adds value to the	13	the Duncan factors, I mean, I don't think any
14	neighborhood. I think it's going to look much	14	of us think that it's a substantial variance.
15	better.	15	I don't think that well, you know I
16	MR. SWEENEY: Yeah, I think the lengths	16	don't think anyone could have purchased
17	that Mr. Carter went to, to get it right, it's	17	could have had the knowledge when they
18	probably been the most that we've seen out of	18	purchased this property that if they were
19	any applicant in quite a while, to be honest.	19	going to add a porch, that they would need to
20	He did everything right.	20	keep it into a certain square footage. So
21	I think that this porch is going to make	21	that, obviously, doesn't come into play.
22	your house just really kind of pop, you know?	22	He went so far as to compromise from
23	The neighbors were notified, Heather?	23	a 12 foot, which I honestly think might
24	MS. FREEMAN: Yes.	24	look even better. And he moved it down to
25	MR. SWEENEY: None of the neighbors are	25	an eight foot. So, you know, he's really

	2	29	30
1	helping out.	1	MR. VALENTIC: Yes.
2	Again, I think, Ivan, you said that it's	2	Your variance has been approved.
3	really going to make the neighborhood. He	3	MR. SWEENEY: All right. When do they
4	testified, it's the only one in the	4	start?
5	neighborhood without it.	5	MR. CARTER: Thank you.
6	MR. VALENTIC: Yeah.	6	MR. SWEENEY: When do they start
7	MR. SWEENEY: So it will be great. It's	7	building?
8	exciting. I'm going to drive by and check it	8	MR. CARTER: Hopefully April.
9	out when it's done.	9	MR. SWEENEY: Great.
10	MR. VALENTIC: Anyone else?	10	MR. VALENTIC: Okay, next on the agenda
11	MR. GOLLING: No.	11	is the approval of minutes. We have minutes
12	MR. VALENTIC: Okay. So then the	12	from December 11, 2024.
13	question is on the approval of Variance	13	Can I get a motion to approve the
14	2025-167. A yes vote approves the variance, a	14	minutes?
15	no vote does not.	15	MS. GARCAR: I'll make a motion to
16	Heather, please call the vote.	16	approve the minutes from December.
17	MS. FREEMAN: Ms. Garcar.	17	MR. GOLLING: Second.
18	MS. GARCAR: Yes.	18	MR. VALENTIC: Any changes or discussion
19	MS. FREEMAN: Mr. Golling.	19	to any of the minutes? No?
20	MR. GOLLING: Yes.	20	All in favor of the minutes as written,
21	MS. FREEMAN: Mr. Sweeney.	21	say aye.
22	MR. SWEENEY: Yes.	22	MS. GARCAR: Aye.
23	MS. FREEMAN: Mr. Rowan.	23	MR. SWEENEY: Aye.
24	MR. ROWAN: Yes.	24	MR. GOLLING: Aye.
25	MS. FREEMAN: Mr. Valentic.	25	MR. ROWAN: Aye.

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1	MR. VALENTIC: All right, the minutes	51
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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CERTIFICATE

2	State of Ohio,)
3	County of Cuyahoga.
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	1910 C
16	
17	Duy Dantvere
18	Tvy J. Gantverg, Notary Public in and for the State of Ohio, Registered Professional Reporter. My Commission Expires November 5, 2028.
19	My Commission Expires November 5, 2028.
20	

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