CONCORD TOWNSHIP BOARD OF ZONING APPEALS

LAKE COUNTY, OHIO

REGULAR MEETING

Concord Town Hall
7229 Ravenna Road
Concord, Ohio 44077

May 13, 2026
7:00 p.m.

TRANSCRIPT OF PROCEEDINGS

Board of Zoning Appeals members present:

Ashley Garcar, Chairperson
Todd Golling, Vice Chair
Brian Falkowski, Member
Davey Rowan, Member
T.R. Hach, Member

Also Present:

Heather Freeman, Planning & Zoning Director/ Zoning Inspector.
Bridey Matheney, Esq., Legal Counsel

MS. GARCAR: The Board of Zoning Appeals meeting for May 13th, 2026, is now in session. I would like to introduce my board, to my left I have TR Hach and Brian Falkowski. To my right I have Todd Golling and Davey Rowan. To my very far right I have Heather Freeman, Concord Township Zoning Inspector and my far left I have our attorney. Under advice of legal counsel, we ask that anyone speaking tonight has to be sworn on. If you plan on speaking, please stand and raise your right hand.

(Whereupon, the speakers were sworn en masse.)

ALL PARTIES: I do.

MS. GARCAR: Please be seated. When presenting your case or commenting, please come to the microphone and state your name and address for the record. Heather, was the legal notice published in a timely manner?

MS. FREEMAN: Yes, it was.

MS. GARCAR: Thank you. Tonight we have two items on the agenda. There are two variance applications. A three vote majority vote is required for either approval or denial of the application. First on the agenda is Variance

application 2026-190.

Heather, can you please provide a summary of that application?

MS. FREEMAN: Sure. We have a couple slides up here on the TV. So the subject property is located at 11955 Concord Hambden Road, it's on the north side of Concord Hambden Road, between Alexander Road and Nancy Ann Dr. The property is zoned R4 residential. And it is approximately .86 acres. You can see the map over here with the red outline, just kind of showing the approximate location of the lot lines there.

As proposed the applicant is looking to construct a two-story addition, which would be about 1,400 square feet onto the existing home, but will not meet the side yard clearance requirement. See on map over here on the left-hand side kind of shown in yellow where the proposed addition would be located on the property. And then a street view for what the property looks like now if you were to drive by.

As proposed the addition would be located 12 and a half feet from the left side, the left property line, instead of the 15 foot

that's required. The addition will meet all the other setback requirements from the other lot lines. That's all I have.

MS. GARCAR: Thank you. Applicant, if you would please come forward to the microphone. State your first and last name.

MR. KING: James K. King, 11955 Concord Hambden Road.

MS. GARCAR: And have you been sworn in?

MR. KING: Yes.

MS. GARCAR: Thank you.

MR. KING: Well, we moved here three years ago and I have been talking with Heather, actually for a couple years. But my first thought was to build a detached garage on that side. Because a detached garage can be ten feet from the property line. But it would be 20 feet wide and it would only give us two and half feet between like the new building and the house. Which I mean, a person could walk through there, but it's really not feasible being that close. We could do that if that's what we have to do. The variance wouldn't be required for that.

The more we thought about it, we

thought well, what if we did an addition -- can you put our house back up there? The front. See the way the house is built, it's 40 feet across. The side with the dormers is 20 feet and the current garage is 20 feet. So what we want to do is mirror the right side on the left side. So 20 feet wide, then we can fit two cars in it side by side. Because we own four -- it's just me and my wife there, but we own four vehicles and I own two motorcycles. And I need the garage space. So we thought about going back we could just use the upper level for storage. So and it would be aesthetic, because we're going to put two doors on that side. It's going to mirror that side just exactly, except for it would be a garage on the bottom.

We can't build behind our house, because the septic lines pretty much the whole property. You can actually see them. They're kind of diagonal. They go from just maybe a few feet from the deck there, all the way back to where that fence line is in the back. So we couldn't build a garage behind house.

So our only option was going on the side. We only have 32 feet on each side, so it

would be the same problem on both sides. We just think that would be the most aesthetic way to do it.

MR. HACH: About how much are you putting into this?

MR. KING: It's probably going to be over 100 thousand.

MR. GOLLING: And the upper part of the new garage area is just going to be -- it is not going to be occupied. No plans to finish it off?

MR. KING: Not right now. We're going to use it -- we maybe down the road. But we won't have the money to do that now, we're just going to use it for storage. Did you get the plan?

MR. GOLLING: Yes.

MR. HACH: What kind of car do you have?

MR. KING: I have got a Ram truck, a Jeep. My wife just bought a Durango and she kept her little Kia.

MR. HACH: I didn't know if you were a collector of some sort.

MR. KING: No. I actually

wanted to buy something when I retire here in a couple years.

MR. HACH: Now you'll have the room.

MS. GARCAR: Any other questions about the plan?

MR. HACH: No.

MS. GARCAR: You can be seated. Is there anyone else speaking for or against the variance? If there's no further questions, the public hearing for Variance Application 2026-190 is closed.

We will now entertain a motion to approve the variance application 2026-190 from James A. King that is requesting a variance to allow an addition to the dwelling that will have a side yard clearance of 12 and a half feet, in lieu of the minimum required 15 feet, per Section 15.04(B). This is for the property located at 11955 Concord Hambden Road, also known as parcel number 08-A-005-0-00-038-0.

MR. HACH: So moved.

MR. GOLLING: Second.

MS. GARCAR: Discussion?

MR. GOLLING: Yeah. It just

seems like a pretty good offset if we have a detached accessory building ten foot off. And if you follow the code to a T, it has to be 15 foot off for attached, so it just doesn't make sense to jump through the hoops for a detached. So the 12 and a half seems to fit the spirit of the zoning, while making accommodations.

MR. HACH: Heather, did we hear anything from the neighbors or anything?

MS. FREEMAN: No neighbors reached out to me.

MR. HACH: Okay.

MR. KING: I thought he was going to call up here. My neighbor that lives on that side actually when he got the letter.

MS. FREEMAN: Sir. Step up to the microphone.

MR. KING: My neighbor, he just bought that house not long ago himself. And when he got the letter, he came over and he asked me about it and I told him what I was going to do. He has no problem with it. He said, do I have to to be there. I was like, only if you -- I guess, I've never done a variance. I said, if you have any opposition. He said no, I'm fine

with it. He goes I'll call up there in a minute. Maybe he tried and couldn't get ahold of anybody. But his name Katowski(phonetic). He's the neighbor on that side.

MS. GARCAR: Thank you.

MR. KING: You're welcome.

MS. GARCAR: You have anything, Brian?

MR. FALKOWSKI: No.

MR. ROWAN: It's 2 and a half feet. It's not like we're asking for 12 and a half feet.

MS. GARCAR: Right.

MR. ROWAN: It is a big factor in it.

MS. GARCAR: If there is no further question or discussion, the question is on the approval Application 2016-190. A yes vote is for the approval of the variance and a no vote is for the denial of the variance.

Heather, would please call the vote?

MS. FREEMAN: Mr. Golling?

MR. GOLLING: Yes.

MS. FREEMAN: Mr. Rowan?

MR. ROWAN: Yes.

MS. FREEMAN: Mr. Hach?

MR. HACH: Yes.

MS. FREEMAN: Mr. Falkowski?

MR. FALKOWSKI: Yes.

MS. FREEMAN: Ms. Garcar?

MS. GARCAR: Yes. The ayes have it and the variance has been approved.

MR. KING: Thank you very much. I appreciate it.

MS. GARCAR: Next on the agenda is Variance Application 2026-192. Heather, can you please provide a summary of that application?

MS. FREEMAN: I'm sorry, did you read the whole case from the agenda? I was distracted. Did you already state everything where this was at?

MS. GARCAR: Yeah, the 2026-192.

MS. FREEMAN: Did you read the entire case description from the resolution? I'm not going to repeat it if you did.

MS. GARCAR: No, I did not. Variance Application is 2016-192. Christine Jarrell on behalf of property owner, Oscar Lopez, is requesting a variance to allow for the construction of an attached accessory building to

be 1,713 square feet, in lieu of the maximum size permitted of 1,024 square feet for parcels less than two (2) acres in size. This is for property located at 6573 Williams Road, also known as parcel number 08-A-009-A-00-009-0.

MS. FREEMAN: Very speedy, Ms. Chairwoman. Thank you. Yes. The subject property is located at the southeast corner of Williams and Painesville Warren Road. This is between the I-90 overpass and Carter Road. This is out in our R-4 residential district and the property is approximately 1.8 acres.

So the applicant is actually in the middle of constructing a new single-family dwelling that has an attached garage. Initially the zoning permit that was approved for the project specified a garage that was going to be 1,024 square feet. But as the project continued and started to be constructed, the garage was not constructed in conformance with the zoning permit that was approved and the applicant is here tonight requesting permission to continue building the house and attached garage as a 1,713 square foot garage, in lieu of the maximum 1,024 square foot garage.

MS. GARCAR: Applicant, can you please come forward and present your case, as well as state your name and address. And can you also verify that you have been sworn in for the record.

MS. JARRELL: Yes. My name is Chris Jarrell I live at 7353 Fox Mill Road, Unit C in Mentor, Ohio. And I have been sworn in. I am a real estate broker. I have been in the business, I've been an agent since '08 of all God awful years and be became a broker in 2020. I have known Oscar for -- gosh, over 20 years now. I can't even believe how quickly time has flown. And so, Oscar can probably talk to why he deviated.

But I'm going to speak to just the market factors and you got my packet and a lot of stats on there. And we certainly know the demographics of Concord Township and all of the growth that has been going on. I lived in Concord for 24 years, so I have seen it growing up and we know the demographics, as far as the income and the houses that are being sold now. I mean, most of them are over $500,000 and they're pushing upwards of a million two. And there are

certain expectations now when folks are looking at properties, especially that we -- Concord is rural and people have some land and they want to have toys. And they have got families and vehicles and, you know, all kinds of things to store.

And so it just seemed odd when I stopped by to see Oscar and he said, yeah, they're making me get rid of this third bay. And I said, what, are you kidding. I was mystified at that. And so I offered to help him out. I've been around the zoning resolution a little bit here and there. And so this request, while it does seem substantial, it is and it represents -- I know you folks like to look at percentages, would be a 67 percent variance.

But it is consistent with all of the new construction that is coming forth in Concord. It is consistent with the surrounding residential development. Especially the new construction that has happened over the past three years. It's also necessary to permit construction that aligns with current market expectations, modern residential standards and existing development patterns within Concord.

So I have written down here a little scenario about a guy who works at Avery Dennison and he's mechanical engineer. He's making some good money and he's looking at a $600,000 house. And, you know, he's got a big truck. And he's talking to his buddies and you know this is just a huge truck. He's all excited and he's got three kids and a minivan and blah, blah, blah, you know how all that goes. But he's looking at this it only has two bays and where is he going to put all his stuff.

So it just -- especially out in the R-4 area. So I'm sure you guys can all relate to a scenario like that. I see it all the time being in real estate. But let's just get right to the Duncan factors, because those are how you are looking and assessing this variance request.

So No. 1, can the property get a reasonable return and still have beneficial use. So the property can be developed without the variance. It would be kind of difficult for -- I don't know -- do you want to talk about how you decided just to put up a third bay?

MR. LOPEZ: Well, I was hoping to --

MS. GARCAR: I'm sorry, sir. First, last name and confirm that you have been sworn in and address.

MR. LOPEZ: Oscar Lopez, 6551 Breezewood Road, Concord Township.

MS. GARCAR: And have you been sworn in?

MR. LOPEZ: I'm sorry? Yes.

MS. GARCAR: Thank you. Continue.

MR. LOPEZ: Well, I was in Iran when the foundation got built for that part of the garage. So after it got built and it's not according to the plan, and I decided just to leave it like that. And then I called Mike, he was over there, we talked about it. And I said look, if I don't get a variance, then all I have to do is put a wall here and close the door and you know be done. But I'm going to file for a variance and here we are.

MS. JARRELL: And you would have to take the overhead door out --

MR. LOPEZ: Yeah.

MS. JARRELL: -- and close in that?

MR. LOPEZ: And reside it and then put a wall in between there.

MS. GARCAR: So now you applied for your permit and they said, garage is too big.

MR. LOPEZ: Right.

MS. GARCAR: And you then chose no, I don't want the variance. I'm going to build according to code and got your permit?

MR. LOPEZ: Yes.

MS. GARCAR: And then what happened?

MR. LOPEZ: And then I was in Iran when the foundation got built. I mean, the basement was built. But then I was going to put the footers different and I wasn't around, so when the footers went in and the frame in and they framed for the one door for the third bay and that's when I decided, you know, I'll leave it.

MS. GARCAR: Did you inform your contractors that the plan was not --

MR. LOPEZ: No, I did not.

MS. GARCAR: So you did not inform your contractors that you had a different plan.

MR. LOPEZ: Because we had different plan. Remember we only drew it on the one I had.
MS. GARCAR: So when you said, I will build my smaller garage, the 1,024, whatever the exact number was. Got your permit approved. You did not tell your contractors to change the plans?
MR. LOPEZ: No, I did not.
MS. GARCAR: Okay.
MR. LOPEZ: I mean, I wasn't around and I forget all about it and we just kept going.
MR. ROWAN: I guess I'm trying to understand how you have plans for a smaller building and then it accidently gets built bigger. Is that what we're saying?
MR. LOPEZ: No. We had the one set that I submitted to the city, to her. And then we drew a wall in between to make the garage smaller. But that was the only copy I had. So the other ones I just printed off of what I had and gave it to the builders.
MS. GARCAR: So this is what I understand. You had a plan, submitted it and

that -- the plan you submitted originally in what, January I think. Yes, January, is now the plan you're giving to us a second time in April? It's the same plan.
MR. LOPEZ: Yeah. It's the same foot print, same everything.
MS. GARCAR: Okay. Right.
MR. LOPEZ: Only working around it was where the garage we were going to divide it.
MS. GARCAR: So the January one was too big. You worked with the township to make it correct.
MR. LOPEZ: Yes.
MS. GARCAR: Did not tell the builders. And now you're just doing the same exact one back to us for a variance?
MR. LOPEZ: Uh-huh.
MS. GARCAR: What made you decide, other than not telling your contractors, change of plans?
MR. LOPEZ: Well, not that I didn't want to tell them -- sorry.
MS. GARCAR: What made you decide in January -- in January, why did you not

just not ask for the variance then? What made you make the decision now in April, when in January you agreed to those and said it was acceptable.
MR. LOPEZ: Well, since they built it like that and then I had lot of people stop over. And they were looking at the garage and they all were -- a lot of people were interested on it, because of the big garage. And that's what I decided to file for the variance.
MR. GOLLING: That's an expensive oopsie.
MR. LOPEZ: No, because all we have to do if it gets denied, we have to close the one door, reside it and then put the wall in between, make the garage smaller.
MR. GOLLING: So you said Mike, is Mike the contractor?
MR. LOPEZ: No, Mike the --
MR. GOLLING: Oh, our Mike. Okay. So the contractor just said, I'm just going to keep building until I'm told otherwise.
MR. LOPEZ: No. We called -- because on the backside -- so on the backside, we have two windows in the garage, which they are in

the same elevation as the other windows on the whole house, because that's where we were going to build the other wall.
MS. GARCAR: You know what, page 4 of the packet, Heather, is there a picture of it, that she sent to us. There's like pencil marking of a wall in here and it says no door, so you can see the wall in what Heather sent to us.
MR. GOLLING: I was looking at the wrong one.
MS. GARCAR: Page 4 of what Heather sent us. It's just a picture of -- looks like the original application, where there's a wall. And then it looks like it was crossed off. So that was what was approved. And so now what they gave is asking for in April is literally that without the pencil.
MR. LOPEZ: Basically, what we're asking is to remove that line and let us keep --
MR. HACH: Are you going to sell this house or are you going to live in it or --
MS. JARRELL: He's going to sell it.

MR. LOPEZ: Yeah. I have a lot of people interested in it. They stop by and compared to what was there, I mean, it was -- I hauled out of there three dumpsters of trash. Bit dumpsters, 40 yards.

MR. HACH: It looks like a nice project.

MR. LOPEZ: That's not even including demolishing the house. Demolishing the house I used ten dumpsters. A lot of dirt to back fill in there.

MR. ROWAN: So if you put the wall int, what's that space going to be used for then?

MR. LOPEZ: It can be used as a play room, game room or anything. Whatever you want to use it for. Which is not going to do much value wise.

MS. JARRELL: It would be totally separate from the main living area, which makes the layout weird from buyer standpoint.

MR. LOPEZ: I'll use it for something, but that's why we put the windows at the same elevation.

MS. GARCAR: Now, if it was back

to the two doors, it looks like this is, while there's only two bays, it looks like it's plenty depth wise that multiple cars could still -- more than two cars could fit in here.

MS. JARRELL: In two bays?

MS. GARCAR: Yes.

MS. JARRELL: No.

MS. GARCAR: One in front of the other.

MS. JARRELL: No.

MR. GOLLING: How deep is the garage?

MR. LOPEZ: Inside is 38.

MS. GARCAR: 38 feet? That seems like you can fit two cars.

MR. HACH: I think a parking space is 19 feet, so it would be tight. I mean, it would be a stretch, because --

MR. LOPEZ: As you can see on the picture, the door on the left, that's a 12 by 12, it's perfect for an RV. That's the reason of the 12 by 12.

MS. GARCAR: The back door?

MR. LOPEZ: Yes. The one on the left and the other two are for regular,

smaller truck or car.

MR. HACH: So 16 to 20 feet is a standard parking spot.

MR. GOLLING: So, Christine, was this just a spec built house or is there a customer involved?

MS. JARRELL: It's a spec. It's a spec. When I first met Oscar, he was renovating bathrooms and putting floors in and it's just progressed and this is what, your third house that you're building? So but regardless of how it all went down, we are here asking for the variance. And hopefully he won't have to close things up and really reduce the marketability of the property.

In looking at the impact on the neighborhood character, I mean, this is what Concord is looking for. These are the buyers in Concord, are looking for these homes that have three bays and all kinds of utility. And it's very important with new construction and it just completely supports what our demographics is.

We have got this new business around the corner here, that's going to be putting in pools and spas. And, I mean, they're going to be

coming here and asking for a variance to put up another accessory building. So this one is probably a little bit easier.

The impact on the government services, it's not going to have any impact on the government services. And did Oscar know about it, well, he did. But the practical difficulty arises, because this is not what people want. And he wants to sell the property. The zoning limitation doesn't reflect current residential expectations.

And so, I mean, he could stop building and I guess put that second room in it. But it is going to cause a financial and practical difficulty without a question. Can the difficulty be avoided without a variance. It's going to reduce the value. It's going to reduce the functionality. It's going to reduce the market appeal. Just to reiterate.

Is it within the spirit and intent of the zoning resolution. The resolution is intended to protect property values and promote appropriate land use. Granting the variance aligns the property with prevailing market expectations, supports property value stability

in Concord Township. It reflects appropriate residential development. And denying the variance would really just kind of undermine what the zoning resolution is trying to do.

And in the R-4 district, the purpose is -- the purpose of the R-4 district is to provide an area within the township for housing and other compatible residential uses that are located further from state highways, interchanges, situated on roads with lower traffic volumes and generally located away from commercial areas. It says areas tend to have a predominance of rural residential and agricultural character.

The people who are moving in and buying homes want to have their toys. And we just -- we think that it truly does align with the resolution, except for this one paragraph that says you can't have two bays. And as a real estate professional, I just -- it's just dichotomous. I just don't understand.

MS. GARCAR: The paragraph though does not say it can't have two bays. The paragraph says it has to be 1,024 square.

MS. JARRELL: To have three bays.

MS. GARCAR: The paragraph says 1,024, correct? Isn't that what we're discussing is the 1,024 versus the 1,713?

MS. JARRELL: Yes.

MR. HACH: It's not number of bays.

MS. GARCAR: It's not number of bays. You can have three bays if it's laid out differently.

MR. HACH: It's total square footage.

MS. GARCAR: It's just the way this particular garage is laid out. But you can have three bays. Nothing states how many --

MR. ROWAN: I mean, theoretically, you could put a line instead of going along the bays, you could cut the bays this way and you still have three bays.

MS. GARCAR: Right. We're discussing the square footage, not bays.

MS. JARRELL: Right. Well, in this -- what is this house called.

MR. LOPEZ: It's a barndominium.

MS. JARRELL: Bardominium. Thank

you. So the barndominium has a big garage. And I mean, would you all agree that -- I mean, there's four guys up here. If you had a big truck, I mean, wouldn't you be attracted to that?

MR. GOLLING: I mean, first off, I love me a good barn build. Who doesn't, right? But we have no say over the rules that the zoning commission has set. So the zoning commission says, y'all are allowed to have 1,024. If you want more, you have to ask for it and be approved. So what was asked for in here, the zoning commission said, cool, you can build it. Minus that little dealio on the right, the RV storage. And then it was built, but then now the RV storage was kind of snuck back in, after the zoning commission said cool.

MS. GARCAR: Correct.

MR. GOLLING: So they set the rule and the front end if they had come in and said, this is what we want to do, because barndos are cool. And in Concord it's a pretty big lot, almost two acres.

MS. GARCAR: Uh-huh.

MR. GOLLING: Pretty big lot. Seems to fit the lot. It's a rural area out

there and if someone has got a big ole RV, they want to mash an RV in there. Cool.

But on the front end, it just would have made sense, like here's my plan, here's what I need to do. If it was denied then, then it's like, hey, before we get the concrete trucks rolling, let's nail this thing down. And make sure it's cool that we do this.

MS. GARCAR: Correct.

MR. GOLLING: Because otherwise, we run into where we are now. Where we could potentially -- I mean, with the financial difficulty. It's a financial difficulty, but of his own making. So not that we -- it's not like it was something that was existing that we came in and we said, oh, this was here when you bought it and we have to make a certain exception for it, but this is something that was like --

MR. ROWAN: Well, to your point, those plans were approved with that wall there.

MR. GOLLING: Right.

MR. ROWAN: Now we're saying take the wall out.

MS. GARCAR: Hold on. Pause a

little bit, because this seems like this is our conversation a little. So let's let the applicant continue with their case and let's ask them directly questions before we start our conversations.

MR. HACH: Good management.

MR. GOLLING: Very important direction. I like that.

MS. GARCAR: Are there more questions from our applicant or does the applicant have more comments --

MR. HACH: On task.

MS. GARCAR: -- until we discuss.

MS. JARRELL: I mean, I hit all the Duncan factors I believe. If I didn't, please let me know. We understand that the way the plans were submitted and then things got messed up somehow and changed and we ask your forgiveness for that. Oscar is a new builder of complete homes and didn't really understand this process that we're going through right now. And it is going to be a terrific home for somebody to purchase. And we would just request that based on the Duncan factors and not on coming here and,

you know, you guys getting upset that he -- we made an oopsie. We're just asking for your forgiveness and requesting that we could move forward and keep it as it's constructed right now.

MS. GARCAR: Do we have any other questions for our applicant?

MR. GOLLING: I'm not getting yelled at again.

MS. GARCAR: I didn't yell at you. If there's no other questions, please feel free to be seated.

MS. JARRELL: No questions?

MS. GARCAR: Okay.

MS. JARRELL: Thank you.

MS. GARCAR: Thank you. Is there anyone else here for or against the application? If there's no one else speaking for or against the public hearing for the Variance Application 2016-192 is now closed.

The chair will entertain a motion for granting Application 2016-192 for Christine Jarrell on behalf of the property owner, Oscar Lopez, is requesting a variance to allow for the construction of an attached accessory building to

be 1,713 square feet, in lieu of the maximum size permitted of 1,024 square feet for parcels less than two acres in size. This property is located at 6573 Williams Road, also known as parcel number 08-A-009-A-00-009-0.

MR. ROWAN: So moved.

MR. HACH: Second.

MS. GARCAR: Discussion?

MR. GOLLING: Don't look at me.

MR. HACH: So you know the way it went down is kind of not cool, but I will say this. One, we're not here to punish people. Two, if this had come up like it's supposed to, I would be cool with it. So I do think it fits what is going on with construction these days. You know, I -- future reference, do it again.

MS. JARRELL: Now he knows.

MR. HACH: But, you know, that's my initial thought. I don't know if you guys want to enlighten me somehow or something.

MS. GARCAR: I do feel it's a very valid thought. Most of the time when we get forgiveness instead of permission, it's someone who has not sent in an application, so it's a little easier plea the whole I didn't know.

MR. HACH: I get it.

MS. GARCAR: I mean, very much so known, wanting the three bay situation there would have been other ways to configure things a little, talked about ahead of time. And, yeah, I think I'm kind of in the same boat as you, if it would have been the first time, but then just --

MR. HACH: But --

MS. GARCAR: From a procedural standpoint, it's just lack of -- more of a, this is what I want to do. I paid my fee. Let's continue. Now, I need to do this variance. And we all know, I think I say this a lot, I prefer to ask permission instead of forgiveness. And this is a big forgiveness, but it looks good.

MR. ROWAN: Maybe we should go through the Duncan factors.

MS. GARCAR: If you would like to. I think she did very well.

MR. ROWAN: I understand she did. But I think we should go through and discuss, answer the questions. Will the property yield a reasonable return or can there be a beneficial use of the property without the variance. I would argue, yes. Without the

variance, it's still going to return beneficial value.

Is the variance substantial. I think we all agree, yes. 67 percent, that's substantial. Will the essential character of the neighborhood be substantially altered, will the adjoining property suffer a substantial detriment if the variance is granted. No. I mean -- let's see. It won't be altered. I think there's no detriment.

And then will the variance adversely effect the delivery of government services. No. Did the property owner purchase the property with knowledge of the zoning restrictions. Yes. Can the problem be solved by some manner other than granting the variance. Yes. Will the variance preserve the spirit and intent of the zoning resolution and will substantial justice be done by granting the variance. I don't -- on that one, I could argue either way on that.

MS. GARCAR: Normally, yes.

MR. ROWAN: Because I think there's -- I mean, the footprint is there. The footprint would be there regardless of this variance. It's just a matter of that interior

wall. So I don't know where I'm at on this at this point. But I do think this is a tough one, because I think there's the Duncan factors, it's like some of them go one way, some of them go the other, so.

MS. GARCAR: And I think by having the applicant in January and going with what the zoning was supposed to be definitely changes some aspects of it. Because, can you do otherwise. Well, it's proven you can do otherwise. It was agreeing in January and going with a different footprint.

MR. GOLLING: Well, the option too could have been like a separate accessory building entirely for a big ole RV. You could have done that, but I see the real estate trends going towards barndos. I mean, this is tiny compared to Texas. They have some monsters in Texas. But my feelings are we are on 1.8 acres, on a corner lot. And were the lot much smaller, I don't know, maybe I would feel a little differently.

MS. GARCAR: Right.

MR. GOLLING: But TR kind of made me think that we're not here to punish people.

And we're just trying to find a way to resolve the oopsie, so to speak. Could he wall it off, well, he's in construction, yeah, he could that. But then we have a big stupid slab there that's not going to do anything.

MS. GARCAR: Right.

MR. GOLLING: And, you know, what if you turn it into an under roof picnic area, now it just looks dumb. So, I mean, it's definitely -- is there a market for it, yeah. Pretty sure. I don't think they're going to have a problem selling it. And I just -- on the front loading side, I wish it were handled better on the front side.

Now, talking as far as zoning to Chris' point, is -- does the zoning need to be updated, probably. But, you know, that's a different group. Different soup.

MS. GARCAR: It is, but the zoning is up to three cars. Which seems like most of the argument was about a three car bay. The zoning allows it, it's just the structure of the barndominium is not allowing it with the 1,024 the way the foundation is laid. It's possible just not with the way the foundation is

laid.

MR. GOLLING: Because deeper if you look at some of the barndos that are out there, the whole point is, you have your two side by sides in there. You got your ATVs. You got your motorcycles. You smoosh your boat in there. You got your RV in there and then two cars. So it's not necessarily --

MR. HACH: Yeah.

MR. GOLLING: I'm trying to live large, TR. I don't live your life.

MR. HACH: Good for you, brother. Right.

MR. GOLLING: But, no, the whole thing is you stuff all your stuff into this monster garage. And lot of people make it a combination living area, man cave. And that's why I think that we're deep as far as the 1,024, so it's not the three garage door to your point, Ashley. It's a little bigger than what current zoning allows, regardless of how many doors it has.

MS. GARCAR: Heather, I have a question for you. So it's 1,713 as asking. He's not planning on living there. He's planning on

selling, so you get somebody. So we can't speak on other people, right. But being that it's 1,713, can an additional accessory building be built or have they maxed out? Without getting a variance.

MS. FREEMAN: They're still able to build a detached accessory building.

MS. GARCAR: They would still be allowed to.

MS. FREEMAN: Yes.

MS. GARCAR: Okay. So it's not a total square footage?

MS. FREEMAN: Correct.

MR. GOLLING: Good question.

MR. HACH: That was a good question.

MS. GARCAR: Brian, any comments, statements?

MR. FALKOWSKI: I'm not sure I have anything that's very different than what anyone else said. I don't agree with the way that it all came about, because I do believe there was an education on what was permitted and then what showed up was drastically different. It's a tough one, because this isn't going to change the

footprint of the building.

MR. GOLLING: Yeah.

MR. FALKOWSKI: So that's what makes me think that it's not the end of the world. What I would not like to see though is this become a trend where everyone just starts, hey, I'm going to get this approved and then they just do what they really want to do any ways. The principle of that bothers me and worries me more.

So I'm trying to put myself in your shoes TR. Because I think you made a very valid argument. Let's focus on this issue maybe instead of how it came about. But I do worry about the consequences of everyone -- if more people came here just doing whatever they wanted and asking for forgiveness, instead of permission. So I'm very conflicted. I really am. Because I can make arguments both ways and I'm going back and forth.

MR. HACH: There's a foundation inspection by the county, is there not?

MS. FREEMAN: Yes. They would be inspecting foundation.

MR. HACH: So I guess I would have thought somebody would have caught it during construction or prior to that.

MR. ROWAN: I think the footprint is the same. The issue is that it's -- the footprint is the same plan. It's just whether there was two bays or three bays with a wall there, so the square footage would have been less with those two bays. That third day that's next to the house, would be living space. I think that was the original plan.

MS. GARCAR: Well, the secondary plan that was approved.

MR. HACH: Well, either way. But it's obvious when the foundation for a garage is being built, as opposed to a house. Maybe not, maybe not.

MS. FREEMAN: We would have to have a Lake County building inspector here to answer those questions. Yeah.

MR. HACH: Okay. I just was curious. But I'm just curious, does the county alert you to things that are being constructed incorrectly?

MS. FREEMAN: Not -- well, so,

no. In the past, I have not had a lot of experience with the county reaching out regarding construction.

MR. HACH: All right. Maybe they should.

MS. GARCAR: It would be a lot of work for them, because the county oversees a lot of cities and every single zoning.

MR. HACH: There's an inspector out there. They have to follow up, so I don't know.

MS. GARCAR: Is there any more discussion?

MR. GOLLING: No.

MS. GARCAR: Thoughts, statements from anybody? Okay. Then the question is the approval of Variance Application 2026-192. A yes vote is an approval of the variance application and a no vote denies the variance application. Heather, please call the vote.

MS. FREEMAN: Mr. Rowan?

MR. ROWAN: No.

MS. FREEMAN: Mr. Hach?

MR. HACH: Yes.

MS. FREEMAN: Mr. Falkowski?
MR. FALKOWSKI: No.
MS. FREEMAN: Mr. Golling?
MR. GOLLING: Yes.
MS. FREEMAN: Ms. Garcar?
MS. GARCAR: No. The nays have it and the variance has been denied. There are no new minutes this meeting and the next Board of Zoning Appeals meeting is June 10th, 2026. The May meeting of the Board of Zoning Appeals is now adjourned.

* * * *

(Whereupon, the hearing was concluded at 7:44 p.m.)

* * * *

C E R T I F I C A T E

I hereby certify that the above and foregoing Transcript of Proceedings is a true and accurate Transcript of the Zoning Board of Appeals Meeting held, taken by me from my stenotype notes, and that said Transcript of Proceedings has been compared with my stenotype notes.

_____
Amy J. Sumer, Notary Public
In and for the State of Ohio.
My Commission Expires June 27, 2029

_____
Date

$

$500,000 [1] - 12:24
$600,000 [1] - 14:4

'

'08 [1] - 12:10

0

08-A-005-0-00-038-0 [1] - 7:21
08-A-009-A-00-009-0 [2] - 11:5, 31:5

1

1 [1] - 14:18
1,024 [11] - 11:2, 11:18, 11:24, 17:5, 25:24, 26:2, 26:3, 27:9, 31:2, 35:24, 36:18
1,400 [1] - 3:16
1,713 [6] - 11:1, 11:23, 26:3, 31:1, 36:24, 37:3
1.8 [2] - 11:12, 34:19
100 [1] - 6:7
10th [1] - 41:9
11955 [3] - 3:6, 4:8, 7:20
12 [8] - 3:24, 7:17, 8:6, 9:11, 22:20, 22:21, 22:22
13 [1] - 1:11
13th [1] - 2:2
15 [3] - 3:25, 7:18, 8:3
15.04(B) [1] - 7:19
16 [1] - 23:2
19 [1] - 22:17

2

2 [2] - 9:10, 11:3
20 [6] - 4:18, 5:4, 5:5, 5:6, 12:12, 23:2
2016-190 [1] - 9:18
2016-192 [3] - 10:22, 30:20, 30:22
2020 [1] - 12:11
2026 [3] - 1:11, 2:2, 41:9
2026-190 [3] - 3:1, 7:12, 7:14
2026-192 [3] - 10:11, 10:17, 40:18
2029 [1] - 42:15
24 [1] - 12:21
27 [1] - 42:15

3

32 [1] - 5:25
38 [2] - 22:13, 22:14

4

4 [2] - 20:5, 20:11
40 [2] - 5:3, 21:5
44077 [1] - 1:9

6

6551 [1] - 15:4
6573 [2] - 11:4, 31:4
67 [2] - 13:16, 33:4

7

7229 [1] - 1:8
7353 [1] - 12:7
7:00 [1] - 1:11
7:44 [1] - 41:14

8

86 [1] - 3:10

A

able [1] - 37:6
acceptable [1] - 19:4
accessory [7] - 8:2, 10:25, 24:2, 30:25, 34:14, 37:3, 37:7
accidently [1] - 17:16
accommodations [1] - 8:7
according [2] - 15:14, 16:8
accurate [1] - 42:7
acres [6] - 3:10, 11:3, 11:12, 27:22, 31:3, 34:19
addition [6] - 3:15, 3:20, 3:23, 4:1, 5:1, 7:16
additional [1] - 37:3
address [3] - 2:18, 12:3, 15:3
adjoining [1] - 33:7
adjourned [1] - 41:11
adversely [1] - 33:11
advice [1] - 2:8
aesthetic [2] - 5:13, 6:2
agenda [4] - 2:22, 2:25, 10:10, 10:14
agent [1] - 12:10
ago [2] - 4:14, 8:19
agree [3] - 27:2, 33:4, 37:21
agreed [1] - 19:3
agreeing [1] - 34:11
agricultural [1] - 25:14
ahead [1] - 32:5
ahold [1] - 9:2
alert [1] - 39:23
Alexander [1] - 3:8
align [1] - 25:17
aligns [2] - 13:23, 24:24
ALL [1] - 2:14
allow [3] - 7:16, 10:24, 30:24
allowed [2] - 27:9, 37:9
allowing [1] - 35:23
allows [2] - 35:22, 36:21
almost [1] - 27:22
altered [2] - 33:6, 33:9
Amy [1] - 42:14
Ann [1] - 3:8
answer [2] - 32:22, 39:20
appeal [1] - 24:19
APPEALS [1] - 1:1
Appeals [5] - 1:16, 2:2, 41:9, 41:10, 42:8
applicant [10] - 3:14, 4:5, 11:13, 11:21, 12:1, 29:3, 29:10, 29:11, 30:7, 34:7
Application [7] - 7:11, 9:18, 10:11, 10:22, 30:20, 30:22, 40:17
application [10] - 2:25, 3:1, 3:3, 7:14, 10:12, 20:13, 30:18, 31:24, 40:19, 40:20
applications [1] - 2:23
applied [1] - 16:3
appreciate [1] - 10:9
appropriate [2] - 24:23, 25:1
approval [5] - 2:24, 9:18, 9:19, 40:17, 40:18
approve [1] - 7:14
approved [9] - 10:7, 11:16, 11:21, 17:6, 20:15, 27:11, 28:20, 38:7, 39:13
approximate [1] - 3:12
April [3] - 18:3, 19:2, 20:16
area [7] - 6:9, 14:13, 21:20, 25:7, 27:25, 35:8, 36:17
areas [2] - 25:12
argue [2] - 32:25, 33:20
argument [2] - 35:21, 38:13
arguments [1] - 38:19
arises [1] - 24:8
Ashley [2] - 1:17, 36:20
aspects [1] - 34:9
assessing [1] - 14:17
attached [5] - 8:4, 10:25, 11:15, 11:23, 30:25
attorney [1] - 2:8
attracted [1] - 27:4
ATVs [1] - 36:5
Avery [1] - 14:2
avoided [1] - 24:16
awful [1] - 12:11
ayes [1] - 10:6

B

backside [2] - 19:24
bardominium [1] - 26:25
barn [1] - 27:6
barndominium [3] - 26:24, 27:1, 35:23
barndos [3] - 27:20, 34:17, 36:3
based [1] - 29:24
basement [1] - 16:14
bathrooms [1] - 23:9
bay [5] - 13:9, 14:23, 16:17, 32:3, 35:21
bays [18] - 14:10, 22:2, 22:5, 23:20, 25:19, 25:23, 25:25, 26:6, 26:8, 26:14, 26:17, 26:18, 26:20, 39:7, 39:9
became [1] - 12:11
become [1] - 38:6
behalf [2] - 10:23, 30:23
behind [2] - 5:17, 5:23
beneficial [3] - 14:19, 32:24, 33:1
better [1] - 35:13
between [6] - 3:8, 4:20, 11:10, 16:2, 17:20, 19:16
big [13] - 9:14, 14:5, 16:4, 18:12, 19:9, 27:1, 27:3, 27:21, 27:24, 28:1, 32:15, 34:15, 35:4
bigger [2] - 17:17, 36:20
bit [4] - 13:12, 21:5, 24:3, 29:1
blah [3] - 14:8
BOARD [1] - 1:1
Board [5] - 1:16, 2:1, 41:8, 41:10, 42:7
board [1] - 2:3
boat [2] - 32:6, 36:6
bothers [1] - 38:9
bottom [1] - 5:16
bought [3] - 6:21, 8:19, 28:16
Breezewood [1] - 15:5
Brian [4] - 1:18, 2:4, 9:8, 37:17
Bridey [1] - 1:23
broker [2] - 12:9, 12:11
brother [1] - 36:13
buddies [1] - 14:6
build [9] - 4:16, 5:17, 5:23, 16:8, 17:5, 20:3, 27:6, 27:12, 37:7
builder [1] - 29:20
builders [2] - 17:23, 18:16
building [15] - 4:20, 8:2, 10:25, 11:23, 17:16, 19:22, 23:11, 24:2, 24:12, 30:25, 34:15, 37:3, 37:7, 38:1, 39:19
built [11] - 5:3, 15:12, 15:13, 16:13, 16:14, 17:16, 19:6, 23:5, 27:14, 37:4, 39:16
business [2] - 12:10, 23:23
buy [1] - 7:1
buyer [1] - 21:21
buyers [1] - 23:18
buying [1] - 25:15

C

car [3] - 6:18, 23:1, 35:21
cars [6] - 5:7, 22:3, 22:4, 22:15, 35:20, 36:7
Carter [1] - 11:10
case [5] - 2:16, 10:14, 10:19, 12:2, 29:3
caught [1] - 39:2

cave [1] - 36:17
certain [2] - 13:1, 28:17
certainly [1] - 12:18
certify [1] - 42:5
chair [1] - 30:21
Chair [1] - 1:17
Chairperson [1] - 1:17
chairwoman [1] - 11:7
change [3] - 17:7, 18:21, 37:25
changed [1] - 29:19
changes [1] - 34:9
character [3] - 23:17, 25:14, 33:5
chose [1] - 16:6
Chris [1] - 12:7
Chris' [1] - 35:15
Christine [3] - 10:22, 23:4, 30:22
cities [1] - 40:8
city [1] - 17:19
clearance [2] - 3:17, 7:17
close [5] - 4:22, 15:18, 15:24, 19:14, 23:13
closed [2] - 7:12, 30:20
code [2] - 8:3, 16:8
collector [1] - 6:24
combination [1] - 36:17
coming [3] - 13:18, 24:1, 29:25
commenting [1] - 2:16
comments [2] - 29:11, 37:18
commercial [1] - 25:12
Commission [1] - 42:15
commission [4] - 27:8, 27:12, 27:16
compared [3] - 21:3, 34:18, 42:10
compatible [1] - 25:8
complete [1] - 29:21
completely [1] - 23:22
concluded [1] - 41:13
CONCORD [1] - 1:1
Concord [17] - 1:8, 1:9, 2:6, 3:6, 3:7, 4:8, 7:20, 12:19, 12:21, 13:2, 13:18, 13:25, 15:5, 23:18, 23:19, 25:1, 27:21
concrete [1] - 28:6
configure [1] - 32:4
confirm [1] - 15:2
conflicted [1] - 38:18
conformance [1] - 11:20
consequences [1] - 38:15
consistent [2] - 13:17, 13:19
construct [1] - 3:15
constructed [4] - 11:19, 11:20, 30:4, 39:23
constructing [1] - 11:14
construction [10] - 10:25, 13:18, 13:20, 13:22, 23:21, 30:25, 31:15, 35:3, 39:3, 40:3
continue [4] - 11:22, 15:10, 29:3, 32:12
continued [1] - 11:18
contractor [2] - 19:18, 19:21
contractors [4] - 16:21, 16:24, 17:7, 18:20
conversation [1] - 29:2
conversations [1] - 29:5
cool [7] - 27:12, 27:16, 27:21, 28:2, 28:8, 31:11, 31:14
copy [1] - 17:21
corner [3] - 11:8, 23:24, 34:20
correct [5] - 18:13, 26:2, 27:17, 28:9, 37:13
Counsel [1] - 1:23
counsel [1] - 2:8
county [4] - 38:22, 39:22, 40:2, 40:7
COUNTY [1] - 1:2
County [1] - 39:19
couple [3] - 3:5, 4:15, 7:2
crossed [1] - 20:14
curious [2] - 39:22
current [4] - 5:5, 13:23, 24:10, 36:20
customer [1] - 23:6
cut [1] - 26:17

D

Date [1] - 42:19
Davey [2] - 1:18, 2:5
days [1] - 31:15
dealio [1] - 27:13
decide [2] - 18:20, 18:25
decided [4] - 14:23, 15:14, 16:18, 19:10
decision [1] - 19:2
deck [1] - 5:21
deep [2] - 22:11, 36:18
deeper [1] - 36:2
definitely [2] - 34:8, 35:10
delivery [1] - 33:12
demographics [3] - 12:19, 12:22, 23:22
demolishing [2] - 21:9
denial [2] - 2:24, 9:20
denied [3] - 19:14, 28:5, 41:7
denies [1] - 40:19
Dennison [1] - 14:2
denying [1] - 25:2
depth [1] - 22:3
description [1] - 10:19
detached [5] - 4:16, 4:17, 8:2, 8:5, 37:7
detriment [2] - 33:7, 33:10
developed [1] - 14:20
development [3] - 13:20, 13:24, 25:2
deviated [1] - 12:15
diagonal [1] - 5:20
dichotomous [1] - 25:21
different [8] - 16:15, 16:24, 17:2, 34:12, 35:17, 35:18, 37:20, 37:24
differently [2] - 26:9, 34:22
difficult [1] - 14:21
difficulty [5] - 24:7, 24:15, 24:16, 28:13
direction [1] - 29:8
directly [1] - 29:4
Director [1] - 1:22
dirt [1] - 21:10
discuss [2] - 29:14, 32:22
discussing [2] - 26:2, 26:20
discussion [4] - 7:24, 9:17, 31:8, 40:13
distracted [1] - 10:15
district [3] - 11:11, 25:5, 25:6
divide [1] - 18:9
done [4] - 8:24, 15:19, 33:18, 34:16
door [8] - 15:18, 15:22, 16:17, 19:15, 20:7, 22:20, 22:23, 36:19
doors [3] - 5:13, 22:1, 36:21
dormers [1] - 5:4
down [5] - 6:13, 14:1, 23:12, 28:7, 31:11
Dr [1] - 3:8
drastically [1] - 37:24
drew [2] - 17:2, 17:20
drive [1] - 3:22
dumb [1] - 35:9
dumpsters [3] - 21:4, 21:5, 21:10
Duncan [5] - 14:16, 29:16, 29:25, 32:17, 34:3
Durango [1] - 6:21
during [1] - 39:2
dwelling [2] - 7:16, 11:15

E

easier [2] - 24:3, 31:25
education [1] - 37:23
effect [1] - 33:12
either [3] - 2:24, 33:20, 39:14
elevation [2] - 20:1, 21:24
en [1] - 2:13
end [3] - 27:19, 28:3, 38:4
engineer [1] - 14:3
enlighten [1] - 31:20
entertain [2] - 7:13, 30:21
entire [1] - 10:19
entirely [1] - 34:15
especially [3] - 13:2, 13:20, 14:12
Esq [1] - 1:23
essential [1] - 33:5
estate [4] - 12:9, 14:15, 25:20, 34:16
exact [2] - 17:6, 18:17
exactly [1] - 5:15
except [2] - 5:15, 25:18
exception [1] - 28:17
excited [1] - 14:7
existing [3] - 3:16, 13:24, 28:15
expectations [4] - 13:1, 13:23, 24:11, 24:25
expensive [1] - 19:11
experience [1] - 40:2
Expires [1] - 42:15

F

factor [1] - 9:14
factors [6] - 12:17, 14:16, 29:16, 29:25, 32:17, 34:3
FALKOWSKI [5] - 9:9, 10:4, 37:19, 38:3, 41:2
Falkowski [4] - 1:18, 2:4, 10:3, 41:1
families [1] - 13:4
family [1] - 11:14
far [5] - 2:6, 2:7, 12:22, 35:15, 36:18
feasible [1] - 4:22
fee [1] - 32:11
feelings [1] - 34:19
feet [23] - 3:16, 3:24, 4:18, 4:19, 4:20, 5:3, 5:4, 5:5, 5:7, 5:21, 5:25, 7:17, 7:18, 9:11, 9:12, 11:1, 11:2, 11:18, 22:14, 22:17, 23:2, 31:1, 31:2
fence [1] - 5:22
few [1] - 5:20
file [2] - 15:19, 19:10
fill [1] - 21:11
financial [3] - 24:14, 28:12, 28:13
fine [1] - 8:25
finish [1] - 6:10
first [7] - 2:25, 4:6, 4:16, 15:2, 23:8, 27:5, 32:7
fit [5] - 5:7, 8:6, 22:4, 22:15, 27:25
fits [1] - 31:14
floors [1] - 23:9
flown [1] - 12:13
focus [1] - 38:13
folks [2] - 13:1, 13:15
follow [2] - 8:3, 40:10
foot [6] - 3:25, 8:2, 8:3, 11:24, 11:25, 18:6
footage [4] - 26:11, 26:20, 37:12, 39:8
footers [2] - 16:15, 16:16
footprint [6] - 33:23, 33:24, 34:12, 38:1, 39:5, 39:6
foregoing [1] - 42:6
forget [1] - 17:12
forgiveness [6] - 29:20, 30:3, 31:23, 32:14, 32:15, 38:17

forth [2] - 13:18, 38:20
forward [3] - 4:5, 12:2, 30:4
foundation [7] - 15:12, 16:13, 35:24, 35:25, 38:22, 38:25, 39:15
four [3] - 5:8, 5:9, 27:3
Fox [1] - 12:7
frame [1] - 16:16
framed [1] - 16:17
free [1] - 30:12
FREEMAN [23] - 2:20, 3:4, 8:10, 8:16, 9:22, 9:24, 10:1, 10:3, 10:5, 10:13, 10:18, 11:6, 37:6, 37:10, 37:13, 38:24, 39:18, 39:25, 40:22, 40:24, 41:1, 41:3, 41:5
Freeman [2] - 1:22, 2:6
front [6] - 5:2, 22:8, 27:19, 28:3, 35:12, 35:14
functionality [1] - 24:18
future [1] - 31:16

G

game [1] - 21:16
garage [28] - 4:16, 4:17, 5:5, 5:10, 5:15, 5:23, 6:9, 11:15, 11:17, 11:19, 11:23, 11:24, 11:25, 15:13, 16:4, 17:5, 17:20, 18:9, 19:7, 19:9, 19:16, 19:25, 22:12, 26:13, 27:1, 36:16, 36:19, 39:15
Garcar [3] - 1:17, 10:5, 41:5
GARCAR [75] - 2:1, 2:15, 2:21, 4:4, 4:9, 4:12, 7:5, 7:8, 7:24, 9:5, 9:7, 9:13, 9:16, 10:6, 10:10, 10:17, 10:21, 12:1, 15:1, 15:6, 15:9, 16:3, 16:6, 16:10, 16:20, 16:23, 17:4, 17:10, 17:24, 18:7, 18:11, 18:15, 18:19, 18:24, 20:4, 20:11, 21:25, 22:6, 22:8, 22:14, 22:23, 25:22, 26:1, 26:7, 26:12, 26:19, 27:17, 27:23, 28:9, 28:25, 29:9, 29:13, 30:6, 30:10, 30:14, 30:16, 31:8, 31:21, 32:2, 32:9, 32:18, 33:21, 34:6, 34:23, 35:6, 35:19, 36:23, 37:8, 37:11, 37:17, 39:12, 40:6, 40:12, 40:15, 41:6
generally [1] - 25:11
God [1] - 12:10
GOLLING [29] - 6:8, 6:17, 7:23, 7:25, 9:23, 19:11, 19:17, 19:20, 20:9, 22:11, 23:4, 27:5, 27:18, 27:24, 28:10, 28:22, 29:7, 30:8, 31:9, 34:13, 34:24, 35:7, 36:2, 36:10, 36:14, 37:14, 38:2, 40:14, 41:4
Golling [4] - 1:17, 2:5, 9:22, 41:3
gosh [1] - 12:12
government [3] - 24:4, 24:6, 33:12
granted [1] - 33:8
granting [4] - 24:23, 30:22, 33:16, 33:19
group [1] - 35:18
growing [1] - 12:21
growth [1] - 12:20
guess [4] - 8:24, 17:14, 24:13, 39:1
guy [1] - 14:2
guys [4] - 14:13, 27:3, 30:1, 31:20

H

Hach [4] - 1:19, 2:4, 10:1, 40:24
HACH [32] - 6:4, 6:18, 6:23, 7:3, 7:7, 7:22, 8:8, 8:12, 10:2, 20:21, 21:6, 22:16, 23:2, 26:5, 26:10, 29:6, 29:12, 31:7, 31:10, 31:18, 32:1, 32:8, 36:9, 36:12, 37:15, 38:21, 39:1, 39:14, 39:21, 40:4, 40:9, 40:25
half [6] - 3:24, 4:19, 7:17, 8:6, 9:10, 9:12
Hall [1] - 1:8
Hambden [1] - 7:20
Hamben [3] - 3:6, 3:7, 4:8
hand [2] - 2:11, 3:19
handled [1] - 35:13
hauled [1] - 21:4
hear [1] - 8:9
hearing [3] - 7:11, 30:19, 41:13
Heather [13] - 1:22, 2:6, 2:18, 3:2, 4:15, 8:8, 9:21, 10:11, 20:5, 20:8, 20:12, 36:23, 40:20
held [1] - 42:8
help [1] - 13:11
hereby [1] - 42:5
highways [1] - 25:9
himself [1] - 8:19
hit [1] - 29:15
hold [1] - 28:25
home [2] - 3:16, 29:23
homes [3] - 23:19, 25:16, 29:21
hoops [1] - 8:5
hopefully [1] - 23:13
hoping [1] - 14:24
house [17] - 4:20, 5:2, 5:3, 5:17, 5:23, 8:19, 11:23, 14:4, 20:2, 20:22, 21:9, 21:10, 23:5, 23:10, 26:22, 39:10, 39:16
houses [1] - 12:23
housing [1] - 25:7
huge [1] - 14:7

I

I-90 [1] - 11:10
impact [3] - 23:16, 24:4, 24:5
important [2] - 23:21, 29:7
including [1] - 21:9
income [1] - 12:23
incorrectly [1] - 39:24
inform [2] - 16:20, 16:24
initial [1] - 31:19
inside [1] - 22:13
inspecting [1] - 38:25
inspection [1] - 38:22
Inspector [2] - 1:22, 2:7
inspector [2] - 39:19, 40:10
instead [6] - 3:25, 26:16, 31:23, 32:14, 38:14, 38:17
int [1] - 21:13
intended [1] - 24:22
intent [2] - 24:20, 33:17
interchanges [1] - 25:10
interested [2] - 19:9, 21:2
interior [1] - 33:25
introduce [1] - 2:3
involved [1] - 23:6
Iran [2] - 15:11, 16:13
issue [2] - 38:13, 39:5
items [1] - 2:22

J

James [2] - 4:7, 7:15
January [8] - 18:2, 18:11, 18:25, 19:3, 34:7, 34:11
Jarrell [3] - 10:23, 12:7, 30:23
JARRELL [17] - 12:6, 15:21, 15:24, 20:24, 21:19, 22:5, 22:7, 22:10, 23:7, 25:25, 26:4, 26:21, 26:25, 29:15, 30:13, 30:15, 31:17
Jeep [1] - 6:21
jump [1] - 8:5
June [2] - 41:9, 42:15
justice [1] - 33:18

K

Katowski(phonetic) [1] - 9:3
keep [3] - 19:22, 20:20, 30:4
kept [2] - 6:22, 17:12
Kia [1] - 6:22
kidding [1] - 13:10
kids [1] - 14:8
kind [10] - 3:11, 3:19, 5:20, 6:18, 14:21, 25:3, 27:15, 31:11, 32:6, 34:24
kinds [2] - 13:5, 23:20
KING [11] - 4:7, 4:11, 4:13, 6:6, 6:12, 6:20, 6:25, 8:13, 8:18, 9:6, 10:8
king [2] - 4:7, 7:15
knowledge [1] - 33:14
known [5] - 7:20, 11:4, 12:12, 31:4, 32:3
knows [1] - 31:17

L

lack [1] - 32:10
laid [4] - 26:8, 26:13, 35:24, 36:1
LAKE [1] - 1:2
Lake [1] - 39:19
land [2] - 13:3, 24:23
large [1] - 36:11
last [2] - 4:6, 15:2
layout [1] - 21:21
leave [2] - 15:15, 16:18
left [8] - 2:4, 2:7, 3:19, 3:24, 3:25, 5:6, 22:20, 22:25
left-hand [1] - 3:19
legal [2] - 2:8, 2:18
Legal [1] - 1:23
less [3] - 11:2, 31:2, 39:9
letter [2] - 8:15, 8:20
level [1] - 5:12
lieu [4] - 7:18, 11:1, 11:24, 31:1
life [1] - 36:11
limitation [1] - 24:10
line [5] - 3:25, 4:18, 5:22, 20:19, 26:16
lines [3] - 3:12, 4:3, 5:18
literally [1] - 20:16
live [4] - 12:7, 20:22, 36:10, 36:11
lived [1] - 12:20
lives [1] - 8:14
living [4] - 21:20, 36:17, 36:25, 39:10
loading [1] - 35:13
located [9] - 3:6, 3:20, 3:24, 7:19, 11:4, 11:8, 25:9, 25:11, 31:3
location [1] - 3:12
look [4] - 13:15, 15:17, 31:9, 36:3
looking [10] - 3:14, 13:1, 14:4, 14:9, 14:17, 19:7, 20:9, 23:16, 23:18, 23:19
looks [8] - 3:22, 20:12, 20:14, 21:6, 22:1, 22:2, 32:15, 35:9
Lopez [3] - 10:23, 15:4, 30:24
LOPEZ [32] - 14:24, 15:4, 15:8, 15:11, 15:23, 16:1, 16:5, 16:9, 16:12, 16:22, 17:1, 17:9, 17:11, 17:18, 18:5, 18:8, 18:14, 18:18, 18:22, 19:5, 19:13, 19:19,

19:23, 20:18, 21:1, 21:8, 21:15, 21:22, 22:13, 22:19, 22:24, 26:23
love [1] - 27:6
lower [1] - 25:10

M

main [1] - 21:20
majority [1] - 2:23
man [1] - 36:17
management [1] - 29:6
manner [2] - 2:19, 33:15
map [2] - 3:10, 3:18
market [5] - 12:17, 13:23, 24:19, 24:24, 35:10
marketability [1] - 23:14
marking [1] - 20:7
mash [1] - 28:2
masse [1] - 2:13
Matheney [1] - 1:23
matter [1] - 33:25
maxed [1] - 37:4
maximum [3] - 11:1, 11:24, 31:1
mean [21] - 4:21, 12:24, 16:13, 17:11, 21:3, 22:17, 23:17, 23:25, 24:12, 26:15, 27:2, 27:4, 27:5, 28:12, 29:15, 32:2, 33:8, 33:23, 34:17, 35:9
mechanical [1] - 14:3
meet [2] - 3:17, 4:1
MEETING [1] - 1:3
Meeting [1] - 42:8
meeting [4] - 2:2, 41:8, 41:9, 41:10
Member [3] - 1:18, 1:18, 1:19
members [1] - 1:16
Mentor [1] - 12:8
messed [1] - 29:19
met [1] - 23:8
microphone [3] - 2:17, 4:6, 8:17
middle [1] - 11:14
Mike [5] - 15:15, 19:17, 19:18, 19:19, 19:20
Mill [1] - 12:7
million [1] - 12:25
minimum [1] - 7:18
minivan [1] - 14:8
minus [1] - 27:13
minute [1] - 9:1
minutes [1] - 41:8
mirror [2] - 5:6, 5:14
modern [1] - 13:23
money [2] - 6:14, 14:4
monster [1] - 36:16
monsters [1] - 34:18
most [4] - 6:2, 12:24, 31:22, 35:21
motion [2] - 7:13, 30:21
motorcycles [2] - 5:10, 36:6
move [1] - 30:3
moved [3] - 4:13, 7:22, 31:6
moving [1] - 25:15
MR [123] - 4:7, 4:11, 4:13, 6:4, 6:6, 6:8, 6:12, 6:17, 6:18, 6:20, 6:23, 6:25, 7:3, 7:7, 7:22, 7:23, 7:25, 8:8, 8:12, 8:13, 8:18, 9:6, 9:9, 9:10, 9:14, 9:23, 9:25, 10:2, 10:4, 10:8, 14:24, 15:4, 15:8, 15:11, 15:23, 16:1, 16:5, 16:9, 16:12, 16:22, 17:1, 17:9, 17:11, 17:14, 17:18, 18:5, 18:8, 18:14, 18:18, 18:22, 19:5, 19:11, 19:13, 19:17, 19:19, 19:20, 19:23, 20:9, 20:18, 20:21, 21:1, 21:6, 21:8, 21:12, 21:15, 21:22, 22:11, 22:13, 22:16, 22:19, 22:24, 23:2, 23:4, 26:5, 26:10, 26:15, 26:23, 27:5, 27:18, 27:24, 28:10, 28:19, 28:22, 28:23, 29:6, 29:7, 29:12, 30:8, 31:6, 31:7, 31:9, 31:10, 31:18, 32:1, 32:8, 32:16, 32:20, 33:22, 34:13, 34:24, 35:7, 36:2, 36:9, 36:10, 36:12, 36:14, 37:14, 37:15, 37:19, 38:2, 38:3, 38:21, 39:1, 39:4, 39:14, 39:21, 40:4, 40:9, 40:14, 40:23, 40:25, 41:2, 41:4
MS [115] - 2:1, 2:15, 2:20, 2:21, 3:4, 4:4, 4:9, 4:12, 7:5, 7:8, 7:24, 8:10, 8:16, 9:5, 9:7, 9:13, 9:16, 9:22, 9:24, 10:1, 10:3, 10:5, 10:6, 10:10, 10:13, 10:17, 10:18, 10:21, 11:6, 12:1, 12:6, 15:1, 15:6, 15:9, 15:21, 15:24, 16:3, 16:6, 16:10, 16:20, 16:23, 17:4, 17:10, 17:24, 18:7, 18:11, 18:15, 18:19, 18:24, 20:4, 20:11, 20:24, 21:19, 21:25, 22:5, 22:6, 22:7, 22:8, 22:10, 22:14, 22:23, 23:7, 25:22, 25:25, 26:1, 26:4, 26:7, 26:12, 26:19, 26:21, 26:25, 27:17, 27:23, 28:9, 28:25, 29:9, 29:13, 29:15, 30:6, 30:10, 30:13, 30:14, 30:15, 30:16, 31:8, 31:17, 31:21, 32:2, 32:9, 32:18, 33:21, 34:6, 34:23, 35:6, 35:19, 36:23, 37:6, 37:8, 37:10, 37:11, 37:13, 37:17, 38:24, 39:12, 39:18, 39:25, 40:6, 40:12, 40:15, 40:22, 40:24, 41:1, 41:3, 41:5, 41:6
multiple [1] - 22:3
mystified [1] - 13:10

N

nail [1] - 28:7
name [6] - 2:17, 4:6, 9:3, 12:3, 12:6, 15:2
Nancy [1] - 3:8
nays [1] - 41:6
necessarily [1] - 36:8
necessary [1] - 13:22
need [4] - 5:10, 28:5, 32:12, 35:16
neighbor [3] - 8:14, 8:18, 9:4
neighborhood [2] - 23:17, 33:6
neighbors [2] - 8:9, 8:10
never [1] - 8:24
new [9] - 4:20, 6:9, 11:14, 13:18, 13:20, 23:21, 23:23, 29:20, 41:8
next [3] - 10:10, 39:10, 41:8
nice [1] - 21:7
normally [1] - 33:21
north [1] - 3:7
Notary [1] - 42:14
notes [2] - 42:9, 42:11
nothing [1] - 26:14
notice [1] - 2:19
number [6] - 7:21, 11:5, 17:6, 26:5, 26:7, 31:5

O

obvious [1] - 39:15
occupied [1] - 6:10
odd [1] - 13:7
OF [2] - 1:1, 1:13
offered [1] - 13:11
offset [1] - 8:1
OHIO [1] - 1:2
Ohio [3] - 1:9, 12:8, 42:15
ole [2] - 28:1, 34:15
one [17] - 16:17, 17:3, 17:18, 18:11, 18:17, 19:15, 20:10, 22:8, 22:24, 24:2, 25:18, 30:18, 31:12, 33:20, 34:2, 34:4, 37:25
ones [1] - 17:22
oopsie [3] - 19:12, 30:2, 35:2
opposed [1] - 39:16
opposition [1] - 8:25
option [2] - 5:24, 34:13
original [2] - 20:13, 39:11
originally [1] - 18:1
Oscar [9] - 10:23, 12:12, 12:14, 13:8, 15:4, 23:8, 24:6, 29:20, 30:23
otherwise [4] - 19:22, 28:10, 34:10, 34:11
outline [1] - 3:11
overhead [1] - 15:22
overpass [1] - 11:10
oversees [1] - 40:7
own [4] - 5:8, 5:9, 28:14
owner [3] - 10:23, 30:23, 33:13

P

p.m [2] - 1:11, 41:14
packet [2] - 12:17, 20:5
page [2] - 20:4, 20:11
paid [1] - 32:11
Painesville [1] - 11:9
paragraph [4] - 25:18, 25:22, 25:24, 26:1
parcel [3] - 7:20, 11:5, 31:4
parcels [2] - 11:2, 31:2
parking [2] - 22:16, 23:3
part [2] - 6:8, 15:12
particular [1] - 26:13
PARTIES [1] - 2:14
past [2] - 13:21, 40:1
patterns [1] - 13:25
pause [1] - 28:25
pencil [2] - 20:6, 20:17
people [11] - 13:3, 19:6, 19:8, 21:2, 24:8, 25:15, 31:12, 34:25, 36:16, 37:2, 38:16
per [1] - 7:18
percent [2] - 13:16, 33:4
percentages [1] - 13:15
perfect [1] - 22:21
permission [4] - 11:22, 31:23, 32:14, 38:18
permit [6] - 11:16, 11:20, 13:22, 16:4, 16:8, 17:6
permitted [3] - 11:2, 31:2, 37:23
person [1] - 4:21
picnic [1] - 35:8
picture [3] - 20:5, 20:12, 22:20
plan [15] - 2:10, 6:16, 7:6, 15:14, 16:21, 16:25, 17:2, 17:25, 18:1, 18:3, 18:4, 28:4, 39:6, 39:11, 39:13
Planning [1] - 1:22
planning [2] - 36:25
plans [6] - 6:10, 17:8, 17:15, 18:21, 28:20, 29:18
play [1] - 21:16
plea [1] - 31:25
plenty [1] - 22:2
point [5] - 28:20, 34:2, 35:16, 36:4, 36:19
pools [1] - 23:25

possible [1] - 35:25
potentially [1] - 28:12
practical [2] - 24:7, 24:14
predominance [1] - 25:13
prefer [1] - 32:13
present [2] - 1:16, 12:2
Present [1] - 1:21
presenting [1] - 2:16
preserve [1] - 33:17
pretty [5] - 5:18, 8:1, 27:21, 27:24, 35:11
prevailing [1] - 24:24
principle [1] - 38:9
print [1] - 18:6
printed [1] - 17:22
problem [4] - 6:1, 8:22, 33:15, 35:12
procedural [1] - 32:9
PROCEEDINGS [1] - 1:13
Proceedings [2] - 42:6, 42:10
process [1] - 29:22
professional [1] - 25:20
progressed [1] - 23:10
project [3] - 11:17, 11:18, 21:7
promote [1] - 24:22
properties [1] - 13:2
property [26] - 3:6, 3:9, 3:21, 3:22, 3:25, 4:18, 5:19, 7:19, 10:23, 11:3, 11:8, 11:12, 14:18, 14:20, 23:15, 24:9, 24:22, 24:24, 24:25, 30:23, 31:3, 32:22, 32:24, 33:7, 33:13
proposed [3] - 3:14, 3:20, 3:23
protect [1] - 24:22
proven [1] - 34:10
provide [3] - 3:2, 10:12, 25:7
Public [1] - 42:14
public [2] - 7:11, 30:19
published [1] - 2:19
punish [2] - 31:12, 34:25
purchase [2] - 29:24, 33:13
purpose [2] - 25:5, 25:6
pushing [1] - 12:25
put [14] - 5:2, 5:13, 14:11, 14:23, 15:18, 16:2, 16:14, 19:15, 21:12, 21:23, 24:1, 24:13, 26:16, 38:11
putting [3] - 6:5, 23:9, 23:24

Q

questions [9] - 7:5, 7:10, 29:4, 29:10, 30:7, 30:11, 30:13, 32:22, 39:20
quickly [1] - 12:13

R

R-4 [4] - 11:11, 14:12, 25:5, 25:6
R4 [1] - 3:9
raise [1] - 2:11
Ram [1] - 6:20
Ravenna [1] - 1:8
reached [1] - 8:11
reaching [1] - 40:2
read [2] - 10:14, 10:18
real [4] - 12:9, 14:15, 25:19, 34:16
really [6] - 4:22, 23:14, 25:3, 29:21, 38:8, 38:18
reason [1] - 22:21
reasonable [2] - 14:19, 32:23
record [2] - 2:18, 12:5
red [1] - 3:11
reduce [4] - 23:14, 24:17, 24:18
reference [1] - 31:16
reflect [1] - 24:10
reflects [1] - 25:1
regarding [1] - 40:2
regardless [3] - 23:11, 33:24, 36:21
REGULAR [1] - 1:3
regular [1] - 22:25
reiterate [1] - 24:19
relate [1] - 14:13
remember [1] - 17:2
remove [1] - 20:19
renovating [1] - 23:8
repeat [1] - 10:20
represents [1] - 13:14
request [3] - 13:13, 14:17, 29:24
requesting [5] - 7:15, 10:24, 11:22, 30:3, 30:24
required [4] - 2:24, 4:1, 4:24, 7:18
requirement [1] - 3:18
requirements [1] - 4:2
reside [2] - 16:1, 19:15
residential [8] - 3:9, 11:11, 13:19, 13:24, 24:10, 25:2, 25:8, 25:13
resolution [7] - 10:19, 13:12, 24:21, 25:4, 25:18, 33:18
resolve [1] - 35:1
restrictions [1] - 33:14
retire [1] - 7:1
return [3] - 14:19, 32:23, 33:1
rid [1] - 13:9
Road [12] - 1:8, 3:6, 3:7, 3:8, 4:8, 7:20, 11:4, 11:9, 11:10, 12:7, 15:5, 31:4
road [1] - 6:13
roads [1] - 25:10
rolling [1] - 28:7
roof [1] - 35:8
room [4] - 7:4, 21:16, 24:13
Rowan [4] - 1:18, 2:5, 9:24, 40:22
ROWAN [14] - 9:10, 9:14, 9:25, 17:14, 21:12, 26:15, 28:19, 28:23, 31:6, 32:16, 32:20, 33:22, 39:4, 40:23
rule [1] - 27:19
rules [1] - 27:7
run [1] - 28:11
rural [3] - 13:3, 25:13, 27:25
RV [7] - 22:21, 27:13, 27:15, 28:1, 28:2, 34:15, 36:7

S

scenario [2] - 14:2, 14:14
seated [3] - 2:15, 7:8, 30:12
second [4] - 7:23, 18:3, 24:13, 31:7
secondary [1] - 39:12
Section [1] - 7:18
see [11] - 3:10, 3:18, 5:2, 5:19, 13:8, 14:14, 20:8, 22:19, 33:9, 34:16, 38:5
seem [1] - 13:14
sell [3] - 20:22, 20:24, 24:9
selling [2] - 35:12, 37:1
sense [2] - 8:4, 28:4
sent [4] - 20:6, 20:8, 20:12, 31:24
separate [2] - 21:20, 34:14
septic [1] - 5:18
services [3] - 24:4, 24:6, 33:12
session [1] - 2:3
set [3] - 17:19, 27:8, 27:18
setback [1] - 4:2
shoes [1] - 38:12
showed [1] - 37:24
showing [1] - 3:12
shown [1] - 3:19
side [20] - 3:7, 3:17, 3:19, 3:24, 4:17, 5:4, 5:6, 5:7, 5:8, 5:14, 5:25, 7:17, 8:15, 9:4, 35:13, 35:14, 36:4
sides [2] - 6:1, 36:5
single [2] - 11:14, 40:8
single-family [1] - 11:14
situated [1] - 25:10
situation [1] - 32:3
size [4] - 11:1, 11:3, 31:1, 31:3
slab [1] - 35:4
slides [1] - 3:5
smaller [6] - 17:5, 17:15, 17:21, 19:16, 23:1, 34:20
smoosh [1] - 36:6
snuck [1] - 27:15
sold [1] - 12:23
solved [1] - 33:15
someone [2] - 28:1, 31:23
sorry [4] - 10:13, 15:1, 15:8, 18:23
sort [1] - 6:24
soup [1] - 35:18
southeast [1] - 11:8
space [4] - 5:10, 21:13, 22:17, 39:10
spas [1] - 23:25
speakers [1] - 2:12
speaking [4] - 2:9, 2:10, 7:9, 30:18
spec [3] - 23:5, 23:7, 23:8
specified [1] - 11:17
speedy [1] - 11:6
spirit [3] - 8:6, 24:20, 33:17
spot [1] - 23:3
square [13] - 3:16, 11:1, 11:2, 11:18, 11:24, 11:25, 25:24, 26:10, 26:20, 31:1, 31:2, 37:12, 39:8
stability [1] - 24:25
stand [1] - 2:10
standard [1] - 23:3
standards [1] - 13:24
standpoint [2] - 21:21, 32:10
start [1] - 29:4
started [1] - 11:19
starts [1] - 38:6
state [5] - 2:17, 4:6, 10:15, 12:3, 25:9
State [1] - 42:15
statements [2] - 37:18, 40:16
states [1] - 26:14
stats [1] - 12:18
stenotype [2] - 42:9, 42:10
step [1] - 8:16
still [6] - 14:19, 22:3, 26:18, 33:1, 37:6, 37:8
stop [3] - 19:7, 21:2, 24:12
stopped [1] - 13:8
storage [4] - 5:12, 6:15, 27:14, 27:15
store [1] - 13:6
story [1] - 3:15
street [1] - 3:21
stretch [1] - 22:18
structure [1] - 35:22
stuff [3] - 14:11, 36:15
stupid [1] - 35:4
subject [2] - 3:5, 11:7
submitted [4] - 17:19, 17:25, 18:1, 29:18
substantial [5] - 13:14, 33:3, 33:5, 33:7, 33:18
substantially [1] - 33:6
suffer [1] - 33:7
Sumer [1] - 42:14
summary [2] - 3:3, 10:12
supports [2] - 23:22, 24:25
supposed [2] - 31:13, 34:8
surrounding [1] - 13:19
sworn [7] - 2:9, 2:12, 4:10, 12:4, 12:8,

15:3, 15:7

T

T.R [1] - 1:19
task [1] - 29:12
ten [3] - 4:17, 8:2, 21:10
tend [1] - 25:12
terrific [1] - 29:23
Texas [2] - 34:18, 34:19
theoretically [1] - 26:16
third [5] - 13:9, 14:23, 16:17, 23:10, 39:9
thoughts [1] - 40:15
thousand [1] - 6:7
three [15] - 2:23, 4:14, 13:21, 14:8, 21:4, 23:20, 25:25, 26:8, 26:14, 26:18, 32:3, 35:20, 35:21, 36:19, 39:7
tight [1] - 22:17
timely [1] - 2:19
tiny [1] - 34:17
Todd [2] - 1:17, 2:5
tonight [3] - 2:9, 2:21, 11:22
total [2] - 26:10, 37:12
totally [1] - 21:19
tough [2] - 34:2, 37:25
towards [1] - 34:17
Town [1] - 1:8
Township [4] - 2:7, 12:19, 15:5, 25:1
township [2] - 18:12, 25:7
TOWNSHIP [1] - 1:1
toys [2] - 13:4, 25:16
TR [4] - 2:4, 34:24, 36:11, 38:12
traffic [1] - 25:11
Transcript [3] - 42:6, 42:7, 42:9
TRANSCRIPT [1] - 1:13
trash [1] - 21:4
trend [1] - 38:6
trends [1] - 34:16
tried [1] - 9:2
truck [5] - 6:21, 14:5, 14:7, 23:1, 27:4
trucks [1] - 28:6
true [1] - 42:6
truly [1] - 25:17
trying [5] - 17:14, 25:4, 35:1, 36:10, 38:11
turn [1] - 35:8
TV [1] - 3:5
two [26] - 2:22, 3:15, 4:19, 5:7, 5:10, 5:13, 11:3, 12:25, 14:10, 19:25, 22:1, 22:2, 22:4, 22:5, 22:15, 22:25, 25:19, 25:23, 27:22, 31:3, 31:13, 36:4, 36:7, 39:7, 39:9
two-story [1] - 3:15

U

under [2] - 2:8, 35:8
undermine [1] - 25:3
Unit [1] - 12:7
up [15] - 3:5, 5:2, 8:14, 8:16, 9:1, 12:22, 14:23, 23:14, 24:1, 27:3, 29:19, 31:13, 35:20, 37:24, 40:10
updated [1] - 35:16
upper [2] - 5:12, 6:8
upset [1] - 30:1
upwards [1] - 12:25
uses [1] - 25:8
utility [1] - 23:20

V

valid [2] - 31:22, 38:12
value [4] - 21:18, 24:17, 24:25, 33:2
values [1] - 24:22
variance [40] - 2:23, 4:24, 7:10, 7:14, 7:15, 8:24, 9:19, 9:20, 10:7, 10:22, 10:24, 13:16, 14:17, 14:21, 15:17, 15:20, 16:7, 18:17, 19:1, 19:10, 23:13, 24:1, 24:16, 24:23, 25:3, 30:24, 32:12, 32:25, 33:1, 33:3, 33:8, 33:11, 33:16, 33:19, 33:25, 37:5, 40:19, 40:20, 41:7
Variance [5] - 2:25, 7:11, 10:11, 30:19, 40:17
vehicles [2] - 5:9, 13:5
verify [1] - 12:4
versus [1] - 26:3
Vice [1] - 1:17
view [1] - 3:21
volumes [1] - 25:11
vote [8] - 2:23, 2:24, 9:18, 9:19, 9:21, 40:18, 40:19, 40:21

W

walk [1] - 4:21
wall [14] - 15:18, 16:2, 17:20, 19:15, 20:3, 20:7, 20:8, 20:14, 21:13, 28:20, 28:24, 34:1, 35:2, 39:8
wants [1] - 24:9
Warren [1] - 11:9
ways [3] - 32:4, 38:8, 38:19
weird [1] - 21:21
welcome [1] - 9:6
whole [6] - 5:18, 10:14, 20:2, 31:25, 36:4, 36:14
wide [2] - 4:19, 5:7
wife [2] - 5:9, 6:21
Williams [3] - 11:4, 11:9, 31:4
windows [3] - 19:25, 20:1, 21:23
wise [2] - 21:18, 22:3
wish [1] - 35:13
works [1] - 14:2
world [1] - 38:5
worries [1] - 38:9
worry [1] - 38:14
written [1] - 14:1

Y

y'all [1] - 27:9
yard [2] - 3:17, 7:17
yards [1] - 21:5
years [7] - 4:14, 4:15, 7:2, 12:11, 12:12, 12:21, 13:21
yell [1] - 30:10
yelled [1] - 30:9
yellow [1] - 3:19
yield [1] - 32:23

Z

zoned [1] - 3:9
ZONING [1] - 1:1
zoning [20] - 8:7, 11:16, 11:20, 13:12, 24:9, 24:21, 25:4, 27:7, 27:8, 27:12, 27:16, 33:14, 33:17, 34:8, 35:15, 35:16, 35:20, 35:22, 36:21, 40:8
Zoning [8] - 1:16, 1:22, 1:22, 2:1, 2:7, 41:9, 41:10, 42:7

C E R T I F I C A T E

I hereby certify that the above and foregoing Transcript of Proceedings is a true and accurate Transcript of the Zoning Board of Appeals Meeting held, taken by me from my stenotype notes, and that said Transcript of Proceedings has been compared with my stenotype notes.

Amy J. Sumer, Notary Public
In and for the State of Ohio.
My Commission Expires June 27, 2029

10-13-26
Date

NOTARY PUBLIC STATE OF OHIO

AMY J. SUMER
Notary Public, State of Ohio
My Commission Expires
June 27, 2029