CONCORD TOWNSHIP BOARD OF ZONING APPEALS
LAKE COUNTY, OHIO
REGULAR MEETING

Concord Town Hall
7229 Ravenna Road
Concord, Ohio 44077

July 8, 2026
7:00 p.m.

TRANSCRIPT OF PROCEEDINGS

Board of Zoning Appeals Members Present:
Todd Golling, Chairperson
Ivan Valentic, Member
T.R. Hach, Member
Davey Rowan, Member
Brian Falkowski, Member

Also Present:
Mike Gerson, Assistant Township Zoning Inspector

Bridey Matheney, Esq., Legal Counsel

MR. GOLLING: Hello, everybody the Board of Zoning Appeals meeting for July 8, 2026 is now in session. I would like to introduce our board. To my far left is T.R. Hach. Ivan Valentic to my immediate left, Davey Rowan to my right, and Brian Falkowski all the way down at the end. And we have Mr. Mike Gerson, the assistant township zoning inspector sitting in for Heather Freeman.

Under advice of our legal counsel, we ask that anybody speaking tonight must be sworn in. If you plan on speaking, please stand and raise your right hand.

If you plan on speaking at all, just -- doesn't cost anything. Raise your right hand.

(Whereupon, the speakers were sworn en masse.)

MR. GOLLING: Please be seated.

MR. GERSON: Do you want to do the pledge?

MR. GOLLING: We can do the pledge. Let's do the pledge.

(Whereupon, the chair led those in attendance to the recitation of the Pledge of Allegiance.)

MR. GOLLING: I pledged to the old Ohio there for a minute.

MR. ROWAN: A flag is a flag, right?

MR. GOLLING: All right. When presenting your case or commenting, we're going to have you guys

come to the microphone, state your name and address.

Mike, was the legal notice published in a timely manner?

MR. GERSON: It was.

MR. GOLLING: Bravo. Thank you. We have two variance applications tonight. There is a three vote majority that's required to approve the application.

So the first -- we have no old business. And the first variance application is 2026-195 Alex and Alla Waiss are requesting a variance to allow for a ground mounted solar energy system to be located on parcel that is 1.9910 acres, in lieu of the minimum requirement parcel located on more than two acres, as set forth in Section 18.05(A). This is for property located at 8359 Timber Lane, also known as parcel number 08-A-012-1-00-010-0.

All right. Mike, can you give us a summary of the application please.

MR. GERSON: Sure. Yeah. We don't have any slides tonight. I'm not as tech savvy as Heather.

MR. GOLLING: That's okay.

MR. GERSON: You can follow along in the staff report, if you want. Yeah, you pretty much summed it up. Mr. Waiss is looking to do ground base solar. They've already had some roof mounted installed last

year. And I should say this came to our attention, it was a complaint driven, we did reach out to Mr. Waiss. He had reached out to us approximately a year and a half ago to inquire if we had regulations. And at the time we didn't and unfortunately when he started doing the ground based, we had established regulations.

MR. GOLLING: Got it.

MR. GERSON: He's following all the rules. He's working with us. Like you said, you know, 1.991 acres, two acres is required. Unfortunately, we don't have a lot of discretion in that. It does need to come before the board.

You can see, obviously, from the photographs and the location, it does meet all the other requirements of our zoning resolution other than the lot size. So, you know, the only thing that staff might recommend is just determining if there is going to be adequate screening from neighbors because this was originally complaint driven, we haven't heard anything since, but one of the of the requirements for ground based is that it's screened from neighboring properties. So --

MR. GOLLING: Do we have a definition of screened?

MR. GERSON: No. Adequately screened in both winter and summer is generally what we look at. So

it could be shrubbery, fencing, you know, from my viewpoint when I have gone to the property, it's pretty well screened from view. But I don't know if the applicant has any other plans or anything. So you might want to discuss that. That's all.

MR. GOLLING: All righty. Applicant, Mr. Waiss, please come forward to the microphone and present your case.

Remember state your name and address.

MR. WAISS: Good evening. My name is Alex, last name Waiss, and me and my wife, we are requesting for allowance. My wife she can't come today, she is still at work. So I live at 8359 Timber Lane Drive, Concord Township, and we are requesting allowance to install -- to reinstall solar panels on the ground.

Last year I got permission from the county to install 60 panels on the roof, but because of the shadowing from the trees, we have extremely low performance. We broke probably maybe 11, 15 percent.

MR. GOLLING: Okay.

MR. WAISS: So my case -- I mean my idea was to do like a 24 to 28 panels -- actually 24 -- to the ground. It's next to the garage. And just to get the performance.

So I have kind of prepared this paperwork so you

can see installation on the first one. Do you see this one, like this.

MR. GOLLING: Yep.

MR. WAISS: So it shows the install the garage and the house. So 24 at the garage and 36 on the house.

MR. GOLLING: That's existing?

MR. WAISS: I didn't install last -- I mean did install and then remove them because with the -- the idea was to remove them and install them on the ground. We passed inspection last year. Electrical part, engineering part is done. So just relocation from one place to another one. And we have perform -- I mean, we have permission from the electrical company, everything is done. So just relocating from one location to another.

MR. GOLLING: All right. Are they -- so just on your diagram here, you have the ARRA up here.

MR. WAISS: Yes. Yes.

MR. GOLLING: So are these solar rays, did you take them off the house and you are going to move them onto the ground or --

MR. WAISS: Take them from the house and reinstall it but we got letter from the county that said, no, you can't do this because the rules changed.

Because when I submit the paperwork last -- I mean paper 2025, there were not any restrictions for installation and I called Heather and she told me that, no, there is no problem, you can install.

You changed rules last September so I mean, some already existed, but now I am kind of stuck between these new rules.

MR. GOLLING: And about how many kilowatt do you want to pull out of these?

MR. WAISS: It's about 12, 13 kilowatts. I mean, you have opportunity to produce 120 percent of your consumption.

What we did, I mean, we generate income -- I mean generate extra created so by December. And in December, starting December we use this to heat house. We have heat pumps, we have natural gas, so we are zero on consumption for the natural gas.

MR. VALENTIC: So the panels in the yard, are those already installed?

MR. WAISS: No, I mean I can't install them because I don't have permission.

MR. VALENTIC: Okay. I'm just looking at the one picture. That's just what it's going to look like.

MR. WAISS: I generated image so you can see how it would see from the street. Yes.

MR. VALENTIC: And that's where you are thinking about putting it?

MR. WAISS: It's a space between the garage, a small driveway and small hill. So I'm going to install there.

MR. VALENTIC: Okay.

MR. WAISS: I mean, it's not -- almost not visible from the street and only my neighbor, Bill, he can see it from his property. So he came here to support me today. A lot of neighbors, I mean, trees, it's completely covered.

MR. GOLLING: Right. So, Mike, but for the 9/10s of the an acre that's missing on there, we wouldn't be having this discussion, right?

MR. ROWAN: 9/1000s.

MR. GOLLING: 9/1000s, yeah.

MR. GERSON: Likely not. Again, we would discuss the screening aspect but, you know, how we define that, no, I mean the acreage is really the only issue on this particular application.

MR. GOLLING: Roger that. All right. Does anyone else have any questions for Mr. Waiss -- Waiss, right?

MR. WAISS: Yes, Waiss.

MR. GOLLING: All right. Thank you, sir.

Is there anyone else here speaking for or against this variance?

Come on up, sir. Please state your name, address and have you been sworn?

MR. WITT: Bill Witt, 8347 Timber Lane. I've been sworn in.

MR. GOLLING: Okay. And where do you live in relation to --

MR. WITT: My lot is immediately to the north. So I'm his direct neighbor. I share that six or seven hundred foot property line.

MR. GOLLING: Are you that guy? (Indicating.)

MR. WITT: I'm that guy, yeah. There's no problems on there, is it?

(Laughter.)

MR. WITT: Yeah, I just wanted to show support of his plan. I think it makes sense where he has it. It's such like a fraction of a percent, you know, under the two acre limit and probably if he had it surveyed, he might even have it, who knows, but I just want to show full support for his plan.

I'm probably the only neighbor who has like a very good of it and it's really just from the driveway, not anywhere from in my house.

MR. GOLLING: Right.

MR. WITT: And then on the south end, it's pretty heavily wooded, at least from my view. So I'm not -- you can really only see it from like a little bit from the street and then from my driveway so...

MR. GOLLING: Again, you don't have any noise pollution or anything like that coming from that, I would imagine?

MR. WITT: No. No.

MR. GOLLING: Perfect.

MR. VALENTIC: I'm good.

MR. GOLLING: Thank you, sir. I appreciate it. Is there anybody else speaking for or against this variance? Okay. If there are no further questions, the public hearing for application number 2026-195 is closed to the public.

All right. The chair will entertain a motion to approve variance application 2026-195.

MR. ROWAN: So moved.

MR. GOLLING: So moved.

MR. ROWAN: So moved.

MR. VALENTIC: Second.

MR. GOLLING: Second. Thank you. The approval of variance application 2026-195 is moved and seconded. Discussion is now open for the board.

MR. FALKOWSKI: I think it's incredibly de minimus.

MR. VALENTIC: Agreed.

MR. ROWAN: What he said.

MR. GOLLING: Perfect. All right. The question on the approval of variance application 2026-195, a vote of yes for the approval of the variance. A vote of no denies the variance.

Mike, please call the vote.

MR. GERSON: Mr. Valentic.

MR. VALENTIC: Yes.

MR. GERSON: Mr. Golling.

MR. GOLLING: Yes.

MR. GERSON: Mr. Rowan.

MR. ROWAN: Yes.

MR. GERSON: Mr. Hach.

MR. HACH: Yes.

MR. GERSON: And Mr. Falkowski.

MR. FALKOWSKI: Yes.

MR. GOLLING: Motion is passed. You guys have it. The variance is approved.

All right. Thank you, sir.

Next on the agenda is, here we go, variance application number 2026-196. Mr. Willie White is requesting a variance to allow for a second detached

accessory building to be located on a parcel less than two acres in size in lieu of the maximum one permitted as set forth in section 15.03(A)(7). A second variance is requested to allow for the accessory building to be 1500 square feet in lieu of the maximum 1024 square feet as set forth in section 15.03(A)(7).

Mike, can you give us an executive summary.

MR. GERSON: I'm a little less familiar with this one so bear with me. To my knowledge, yeah, it's pretty self-explanatory by the staff report. There is already one accessory building that was installed.

This asks for 1500 square foot, which obviously, you know, the lot being under two acres, he is only permitted the one, can't be more than a 1024.

So it should probably be mentioned, we do have one open zoning violation on this case. So should you approve, it may be prudent to add a stipulation that we resolve that prior to getting a permit.

MR. GOLLING: Which zoning violation?

MR. GERSON: There is just a pavilion that was installed that we need to get a permit for. We had sent a letter. I don't know that Mr. White had gotten it yet. It's not something that we would have any extra variances or anything for. It's permitted and the location is fine, we just need to get a permit for it.

MR. GOLLING: Okay. Bear with me one second. So it's not on this GIS map but it's on the Google map?
MR. GERSON: No.
MR. GOLLING: Is that the one I'm looking at?
MR. GERSON: It should be on the Google map. The most recent aerials show it. I've spoken to, I think, Mr. White maybe a year and a half or so ago, a year ago, and we had talked about it. I think it was just something that slipped their mind.
MR. WHITE: It was an existing shed there and we tore that down.
MR. GOLLING: Mr. White, hold on. So we're actually going to have you come up and testify. All right. So thank you. I'll ask Mr. White to please come forward to the microphone, present your case, state your case and address and have you been sworn?
MR. WHITE: Yes. How are you guys doing today, first of all.
MR. GOLLING: Good to see you.
MR. WHITE: So with that building --
MR. GOLLING: Sir, state your name, address and have you been sworn in.
MR. WHITE: Willie White, I have been sworn in. My address is 7605 Morley Road.
MR. GOLLING: Perfect.

MR. WHITE: In regards to that pavilion, it was an existing building there, it was tore down. So we installed that for that. But my request is to get a building, another building put up just for storage and a couple cars. I'm sure my property is more close to two acres. I actually had it surveyed a couple days ago and they haven't gotten me the information back but I'm thinking I'm right there. So we did get a report from the county but that wasn't accurate so...
I had a company come out a couple days ago and they surveyed the property.
MR. GOLLING: They got you at 1.92 acres.
MR. WHITE: Okay.
MR. GOLLING: Right here. And -- all right. So it looks like you currently have a garage.
MR. WHITE: Yes. It's a one-car garage.
MR. GOLLING: A one-car.
MR. WHITER: Yeah, just a one-car.
MR. GOLLING: A one-car garage. Do we know the square footage of that, Mike, at all? The one-car. Or Mr. White, do you know how big the one-car garage is?
MR. WHITE: I don't. I can't give you an accurate number but it's just like a regular one-car garage.
MR. GOLLING: And you want to construct a

1500 square foot pole barn, right?
MR. WHITE: Pole, yes. Uh-huh.
MR. GOLLING: So it looks like you have a fairly wooded property there.
MR. WHITE: Yes. Uh-huh.
MR. GOLLING: And kind of on the flag portion of your lot, tough to weigh.
MR. WHITE: Yes, it's in the back.
MR. GOLLING: So even though we had the max at 1024, why the 1500? How did you arrive at the 1500?
MR. WHITE: Just a design. I mean, it's a pole barn, how we set it up, it's pretty much with the lean to windows, I mean, it's going to be a nice, nice barn. It's not going to be nothing as far as, you know, utility building or anything like that.
MR. GOLLING: I'm sorry. Did you say it's for yard storage or?
MR. WHITE: No. No. No.
MR. GOLLING: No.
MR. WHITE: Just storage, and, you know, classic cars. Yeah.
MR. GOLLING: Interesting. Okay. How many cars do you think you can fit in there?
MR. WHITE: I would say about maybe four.
MR. GOLLING: Okay.

MR. WHITE: You know, with a lift. I might have a lift so maybe five, four to five.
MR. VALENTIC: Is that why it's so tall, for the lift?
MR. WHITE: Yeah.
MR. VALENTIC: Yeah.
MR. GOLLING: Do you guys have questions for him?
MR. FALKOWSKI: Was this going to be connected to any of the driveways if you're going to use it for car storage?
MR. WHITE: No.
MR. VALENTIC: And so what's -- you're keeping -- there is another shed, I think it's 400 square feet, I can't remember.
MR. WHITE: That was the one that was torn down.
MR. VALENTIC: It's torn down.
MR. WHITE: Yes.
MR. VALENTIC: Because the variance is for having multiple -- there is two variances, one is the size and one is to have because you have multiple structures.
MR. GOLLING: The second, under two acres, yeah.

MR. GERSON: As far as I'm aware, yeah, I didn't work on this particular variance, but from my understanding, is there is an existing structure building, a new building that he wants to construct and then we also have an open violation for a pavilion.

So what he is saying is the existing building was taken down, that could be. I'm not sure.

MR. WHITE: It was a shed. It was just a shed.

MR. GOLLING: So the one car garage is going to stay, that's your plan?

MR. WHITE: Yes.

MR. VALENTIC: That's attached.

MRS. WHITE: No, it's not.

MR. WHITE: No. That's detached.

MR. GERSON: I think he's talking about -- see the little blue roof.

MR. GOLLING: That's the one-car garage and then this is -- that's the pavilion? Mr. White, is that the pavilion that was there? What's that one right there?

MR. WHITE: That's the one that was torn down.

MR. GOLLING: Got it. Okay.

MR. VALENTIC: Got you. He still has two

because he has that garage and then that new garage.

MR. GOLLING: Yeah, yeah, that's going to be correct.

MR. VALENTIC: So there is two there.

MR. GOLLING: So that is like a little picnic shelter or something that you had up and that is gone.

MR. WHITE: No, it was a shed.

MR. VALENTIC: A shed.

MR. GOLLING: Got it. Okay.

MR. WHITE: Yeah, it was a shed.

MR. GOLLING: Got it.

MR. FALKOWSKI: So the thing that has like the copper roof is the new pavilion?

MR. WHITE: Yes.

MR. FALKOWSKI: Okay. That's not -- I looked it up on my phone real quick.

MR. GOLLING: Is that GIS?

MR. FALKOWSKI: I have Apple maps app.

MR. GOLLING: Okay.

MR. WHITE: It's just a little sitting area.

MR. GOLLING: But that's going to get removed?

MR. FALKOWSKI: No, that's the one --

MR. WHITE: That's where the blue building

was at, and we put that in place of it, in that same area.

MR. GOLLING: All right. Is that an inclosed structure, Mike?

MR. WHITE: No, it's open.

MR. GOLLING: It's open.

MR. WHITE: Yeah.

MR. GOLLING: Got it.

MR. VALENTIC: So what's in the detached -- because you are asking to have two buildings on site. So what is in that other one car detached garage. Lawn stuff?

MR. WHITE: Storage and, you know, another vehicle.

MR. GOLLING: And your house, I can presume your house has an attached garage to it?

MR. WHITE: It's attached to it, yes.

MR. GOLLING: And is that a one-car, two-car?

MR. WHITE: It's a three-car.

MR. GOLLING: Three-car, okay.

So from a design perspective, have you given consideration to maybe taking those two structures and making them one? Meaning, the pole barn you want and then the current existing one-car garage can it be mushed together somehow or --

MR. WHITE: I mean, they will be close, you know what I mean, but that's -- the drawings and, you know, what we designed for that building, it kind of wouldn't, you know what I mean, I don't think it would -- I'm going to let her talk.

MR. GOLLING: Ma'am, state your name and address and have you been sworn in.

MS. RUSSELL: Yes, my name is Kim Russell. My address is 35895 Aurora Road, Solon, Ohio and I am working with Mr. White and Mrs. White on the construction of this building.

MR. GOLLING: Okay. You're the architect or construction company?

MS. RUSSELL: Yeah, construction company.

MR. GOLLING: Okay. Got it. So --

MS. RUSSELL: So what questions do you have and good evening by the way.

MR. VALENTIC: So there's two variances. There is a variance that they have two buildings and then there is the square foot variance.

MS. RUSSEll: Correct.

MR. VALENTIC: So the question the chair is getting at is, could you do one bigger building so you only need one variance instead of having two variances and having two buildings sitting out in the yard there?

MS. RUSSELL: Maybe the short answer is maybe but that's not his desire. He'd like one structure that can hold his vehicles in tandem. The vehicles that he currently has and he will acquire over time. So and then I'd like to state that his property is 2.02 acres, less the right of way makes it 1.95. So five percent of, you know, the total.

We have had it surveyed so we'll have those documentations here probably in the next couple weeks. And we put that request in a while ago but everybody is just so busy.

MR. VALENTIC: But it's not going to hit --

MS. RUSSELL: But his initial assessment is that the county records are off. I believe that five percent or that difference, he will meet the requirements per your requirements.

MR. WHITE: Just where I knew the property was, going by that, when they come out to surveyed, I'm talking, you know, it's a major difference. They have stakes that are there now. So they have to generate everything else. But I'm sure we are going to be right or over the two acre mark for sure.

MS. RUSSELL: Yeah, I think this would be more concerning if it was, you know, if we weren't so close to that two acres.

MR. GOLLING: Right. So do we wait for the survey results I mean --

MR. VALENTIC: Because we're voting -- we can't -- we can't vote based on what is coming.

MR. WHITE: Right.

MS. RUSSELL: True.

MR. VALENTIC: We have to vote on what is presented to us.

MS. RUSSELL: We aren't asking for you to do that but we're asking for the consideration to how close we are to the two -- to the two acres.

MR. WHITE: Yeah.

MR. VALENTIC: Okay. Because if it comes in as two acres, it cleans up a lot of things --

MS. RUSSELL: Right. This wouldn't --

MR. VALENTIC: But we're voting on it assuming that it's 1. --

MS. RUSSELL: 1.95, I think. 1.95, I think. 1.92.

MR. GOLLING: 1.92.

MS. RUSSELL: Yeah, 1.92.

MR. VALENTIC: So this new building, what kind of -- you talked about the cars that are going in there. But are you running power or is there going to be air conditioning, what kind of lighting?

MR. WHITE: Yeah, just general electricity and water. Nothing major.

MR. VALENTIC: Water?

MR. WHITE: Yeah, water and a --

MR. VALENTIC: Sewer or no?

MS. RUSSELL: No.

MR. WHITE: No.

MS. RUSSELL: No, no, no. No bathroom. This will not be inhabited in any way.

MR. WHITE: Yeah.

MR. RUSSELL: It really will just be storage for his vehicles. You see from the drawings there that there is a 20-by-20 man cave. Literally there is no bathroom, there is no living. Nothing will happen in this space other than cars and when he wants to have a beer and look at his cars, he can do that.

MR. VALENTIC: What about on the exterior because we didn't get a good sense of exterior.

MS. RUSSELL: Sure.

MR. VALENTIC: Just thinking about the neighboring properties.

MS. RUSSELL: Yeah.

MR. VALENTIC: Are there lights going to be on the exterior or just at the doorway?

MS. RUSSELL: We decided -- are you okay with

me talking? Yeah, there will be three exterior lights over each doorway.

MR. VALENTIC: Okay.

MS. RUSSELL: And maybe one on the side during -- on the porch section. And it will be --

MR. WHITE: We already have adequate lighting in the yard.

MS. RUSSELL: Yeah.

MR. VALENTIC: Oh, I see on the door. Yeah, on the garage doors. Okay.

MR. WHITE: Yeah.

MR. GOLLING: Will it be sided to match the house or will it be T-111.

MS. RUSSELL: It will be metal siding. So it will match the pavilion a little bit. The top of the pavilion.

MR. VALENTIC: What color is the metal roof going to be on this?

MS. RUSSELL: Black.

MR. VALENTIC: Black.

MS. RUSSELL: Oh, wait, yeah, so it will be -- yeah. It will be black and I think he went with a dark red or something like that.

MR. WHITE: Burgundy. Real nice. Definitely not going to be an eyesore.

MR. VALENTIC: So my last question maybe for now, I'll let the other -- the rest of the board talk. Is it 1500 square feet -- Mike, and maybe the legal counsel needs to weigh in, how does the porch come into play because of the shed? The building is 1500 square feet, but then we have another 160. If we approve 1500, then we are approving 1500. I don't want -- if we approve it, you go to build it and then you can't build a porch on it so...

MR. GERSON: So when we're reviewing buildings, we're going by the floor area, not external roof, sections, or anything, you know, it would include the ground floor. If there is any second floor, we use that as well, so, yeah, like exterior roof, patio area or pavilion, or even a deck, we wouldn't consider that as part of the square footage of the building.

MR. VALENTIC: Okay. Thank you, Mike.

MR. GOLLING: Are there any questions?

MR. FALKOWSKI: I'm okay. Thank you.

MR. GOLLING: All right. If there are no further questions for these folks, you guys can have a seat and we're looking for anyone else that would like to speak for or against the variance.

Hi, sir, please state your name, address, and if you've been sworn.

MR. KADLUB: Leonard Kadlub, 103000 Springbrook Court. I live directly behind Willie. Basically we have no objections to the proposed building. The only objection I would have if he were to start a construction firm, like two doors down from him. They have some major equipment in their backyard and if there was any intent for that, we would have an objection to it, otherwise we are fine with what he is proposing to do so...

MR. GOLLING: That would be you right there? (Indicating.) Is that your house?

MR. KADLUB: Yes.

MR. GOLLING: Got you.

MR. HACH: So, Mike -- sorry. Were you finished?

MR. KADLUB: Yes. I thought you had a question.

MR. HACH: No. No. So I am curious, somebody builds a building like this, and I don't think this is the case with Mr. White, but, you know, they start a roofing company or all of a sudden heavy equipment shows up, what do we do as a township or what do you do?

MR. GERSON: So, generally speaking, we don't follow up on buildings after they have been built,

unless there is some kind of complaint or we notice some kind of activity going on of, again, hypothetically like if Mr. White was to start bringing, you know, landscape trucks or construction vehicles or dump trucks or whatever back to the house and they were parking it in the yard or we noticed them coming and going, or a neighbor had complained, we would look into it. We do have restrictions on the gross motor vehicle weight. We do have restrictions on like commercial-type vehicles.

MR. HACH: All right.

MR. WHITE: I already have a building for that in Euclid. So that would never happen.

MR. HACH: I was just curious and it was off topic, so my apologies.

MR. VALENTIC: Mr. White, I have one more question if you can come up.

MR. WHITE: Yes, sir.

MR. VALENTIC: I kind of -- I like where you have it positioned in the yard, it seems like you thought about your neighbors.

MR. WHITE: Yes.

MR. VALENTIC: I just want to know, do you plan on clearing a lot of that area? Because it looks wooded, it gives you a nice screen from the neighbors, are you going to continue to maintain that screened

living on your property?

MR. WHITE: Yes. Absolutely. I cleared some of the area but the rest of the area is wooded. So, you know, I want to maintain that because we do have a lot of animals in those woods, you know, that we enjoy seeing every day.

MR. VALENTIC: You're not clearing any more than that?

MR. WHITE: No. Just for the area that we are going to install the building in.

MR. VALENTIC: Okay.

MR. WHITE: And I'm going to relandscape it, of course.

MR. VALENTIC: You're going to landscape around the building?

MR. WHITE: Yes, so everything will be, you know.

MR. VALENTIC: So do you think the property, like these adjacent properties will be able to see the shed or no?

MR. WHITE: No. Not -- I think he will be the only one that will be able to see it. I mean, the back of the building. He probably wouldn't -- wouldn't be able to see it from the street, for real.

MR. VALENTIC: Yeah, I didn't think you would

be able to see it from the --
MR. WHITE: Yeah, because I have 60 foot pine trees, you know, what I mean, on that side of the road. So it's pretty much the only people can see it who is in my yard pretty much.
MR. GOLLING: It looks like he's 65 feet from his neighbors. The real lot line. 25 feet from the right side lot line and another 65 from the left lot line.
Anyone have any more questions for Mr. White?
MR. HACH: No.
MR. GOLLING: Is there anyone else speaking for or against the variance?
MR. ROWAN: Can I ask --
MR. GOLLING: Yes.
MR. ROWAN: Bridey, can I ask you a question?
MS. MATHENEY: Sure.
MR. ROWAN: I know Mike had mentioned that there is that open violation with the pavilion. How do we -- how and when do we account for that in this process and does Mr. White need to agree to that or --
MS. MATHENEY: I think that would be wise if you want to do it as a conditional approval that he gets his own permit for it.

MR. ROWAN: And Mr. White would need to agree to that?
MS. MATHENEY: Yes.
MR. ROWAN: Okay. So what we are proposing is a conditional approval, pending a resolution of the pavilion, it sounds like it's pretty straightforward.
MR. WHITE: I didn't -- this is my first time going through this process.
MR. ROWAN: Right. So as long as you're in agreement with us doing that conditional --
MR. WHITE: Yeah.
MR. ROWAN: -- taking care of that --
MR. WHITE: Absolutely.
MR. ROWAN: Yeah.
MR. WHITE: I don't -- yeah. First time -- it's a well known contractor in the area. I don't know why, I know he would have followed all the protocols for the permits. So I don't know.
MR. ROWAN: But we just want to make sure on the record you agree to the conditional -- if we put the condition on there --
MR. WHITE: Absolutely. Absolutely.
MR. ROWAN: Perfect.
MS. RUSSELL: I'm sorry. What was the condition?

MR. ROWAN: So if we were to approve, it's pending resolution of the violation of the pavilion, which sounds like it's just paperwork.
MR. WHITE: Okay. No problem. Absolutely.
MR. GOLLING: So Bridey, how do you --
MS. MATHENEY: You can approve -- you know move to approve each variance or you can move to approve both variances subject of the approval -- or subject to the --
MR. GOLLING: Subject to the resolution of the --
MS. MATHENEY: Yeah, the pavilion permit.
MR. GOLLING: -- existing pavilion violation?
MR. MATHENEY: Correct.
MR. HACH: Good luck.
MR. GOLLING: Thank you. I'm going to wing this.
All right. So if there are no further questions, the public hearing for the application of number 2026-196 is closed to the public.
The chair will now entertain a motion to approve variance application 2026-196 and the entire motion again will be read of -- thank you, sir.
Variance application 2026-196 Willie White

requesting a variance to allow for a second detached accessory building to be located on the parcel less than two acres in size, in lieu of the maximum one permitted, as set forth in section 15.03(A)(7). A second variance is being requested to allow for the accessory building to be 1500 square feet, in lieu of the maximum 1024 square feet, as set forth in section 15.03(A)(7). This is for property located at 7605 Morely Road, known as parcel 08-A-026-0-00-054-0, pending resolution of the pavilion violation.
Can I get a motion please.
MR. HACH: So moved.
MR. ROWAN: Second.
MR. GOLLING: Okay. Sounds great. Okay. Discussion open for the board.
MR. ROWAN: So I'll start. I think with the two buildings and the 1.92 acres, we're talking about we were at thousands, now we're at hundredths.
MR. GOLLING: Yeah.
MR. ROWAN: We've seen this before where maybe the right of way plays into what is actually used for zoning. So I think it's less of a concern for me on that variance. And I think really the -- probably the one thing that would be a concern and isn't -- to me isn't a huge concern -- is the square footage where if

you were at two acres, I think it says you'd be allowed, what, 1500 and we're at I think 1900 between the two buildings. So it's about a 400 square foot excess, if I'm reading that right.

Again, I like the design. We always appreciate when neighbors come in in support. So for me, I'm for this variance. I don't really have any concerns at this point.

MR. GOLLING: For one or both?

MR. ROWAN: For both.

MR. GOLLING: Brian, anything?

MR. FALKOWSKI: I'm inclined to agree with most of what he said. I agree the lot is 1.92. I think we are pretty close to a de minimus point again. I'm just pondering the square footage a little bit because my mind goes to percents when I think of square feet. Which I'm more inclined to be in favor of the project than not.

Again, I like when neighbors come and speak positively for a project, as opposed to being immediately opposed to it.

MR. VALENTIC: Yeah. It's a lot of building, you know. It's close to two acres, yeah, but even if it was two acres, it's a lot of building to put out there. And a lot of -- you know, I asked the question about the

screening, and I didn't go in the backyard and look at the vegetation or anything, I was looking at Google Maps, it looks like there is good vegetation there. I think all these backyards kind of all come to this corner. So, you know, it seems like there is good screening there. It's screened from the front. Sort of like he said, he has the pines. The back is 65 feet away. So I'm okay with it. I mean, I don't love it but I'm okay with it, I guess.

MR. HACH: Nothing that hasn't already been said.

MR. GOLLING: Yeah, so our job is to preserve the intent while trying to find a way to help Mr. White build his dream in the backyard and making sure that we don't upset neighbors in the process. And I like that he is -- it's -- he's got a pretty big lot. I mean, and I like that he is taking the effort to go through getting it resurveyed and should that come up, I mean, more power to you, that's good.

But I like he is crossing his t's and dotting his i's, but pending resolution of the pavilion violation. That, from what I understand, Mike, that does have to be removed, correct?

MR. VALENTIC: No.

MR. GOLLING: No?

MR. GERSON: No, he just needs to get a permit.

MR. GOLLING: A permit. I'm sorry. My bad. Okie doke.

MR. FALKOWSKI: I will say that in terms of the lot itself, I think it's placed in the right spot on the lot as well, given what he has to work with there. Because it is a slightly unusual shape, that flag shaped lot.

MR. VALENTIC: Yeah, it is.

MR. GOLLING: All right. The question on the approval of variance application 2026-196, a yes vote is for the approval of the first variance.

Do you want to do them both or one at a time?

MR. HACH: I think the motion was for both.

MR. GOLLING: Okay. Then we will -- are you guys good for both?

Okay. The question of the approval variance 2026-196, a yes for the approval of both variances, a no vote denies the variance. Mike, please call the vote.

MR. GERSON: Mr. Falkowski.

MR. FALKOWSKI: Yes.

MR. GERSON: Mr. Hach.

MR. HACH: Yes.

MR. GERSON: Mr. Rowan.

MR. ROWAN: Yes.

MR. GERSON: Mr. Valentic.

MR. VALENTIC: Yes.

MR. GERSON: And Mr. Golling.

MR. GOLLING: Yes.

You guys have it. The variance is approved. Congratulations.

MR. WHITE: Thank you so much.

MR. GOLLING: All right. Next on the agenda was the approval of minutes. Can I get a motion to approve the minutes for --

MR. HACH: You all can leave if you want.

MR. GOLLING: March 11, 2026 and April 8, 2026. Can I get a motion to approve those minutes.

MR. ROWAN: So moved.

MR. VALENTIC: Second.

MR. GOLLING: Perfect. Any discussion regarding the minutes? Admissions or deletions?

MR. VALENTIC: I do not have any discussion.

MR. HACH: I'm going to abstain from the 11th. I wasn't here.

MR. GOLLING: All right.

MR. FALKOWSKI: I'm abstaining for the 11th and the 8th because I wasn't here for either of those.

MR. GOLLING: All right. The question for

the approval of the minutes. A yes vote approves the minutes and a no does not. All in favor say aye.

MR. ROWAN: Aye.

MR. VALENTIC: Aye.

MR. GOLLING: Aye. Opposed? The ayes have it. Minutes for the March 11th and April 8th have been approved. And the July meeting for the board of zoning appeals is now adjourned.

(Whereupon, the meeting is adjourned at 7:41 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.

_____

Meghan A. Bobrowski, a Notary Public
in and for the State of Ohio.
My Commission expires May 20, 2027.

Date September 9, 2026

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