

Bainbridge Township, Ohio  
Board of Zoning Appeals  
December 17, 2015

Pursuant to notice by publication and ordinary mail, the public hearing was called to order at 7:05 P.M. by Mr. Michael Lamanna, Chairman. Members present were Mr. Ted DeWater; Mr. Joseph Gutoskey; Mr. Todd Lewis and Mr. Mark Murphy. Ms. Karen Endres, Zoning Inspector was present.

Mr. Lamanna welcomed everyone to the regular meeting of the Bainbridge Township Board of Zoning Appeals. He then explained the hearing process and swore in all persons who intended to testify.

Application 2015-34 by Rosemarie Althans, Trustee for property at 16995 Catsden Road

The applicant is requesting area variance(s) for the purpose of constructing a detached garage. The property is located in a R-5A District.

Mr. John Althans was present to represent this application.

Mr. Althans testified that his wife owns the property as a trustee. He thanked the board for their participation and added that it is a good thing. He said he wants to build a mini-barn, it is a two-car garage and maybe an upstairs and his property has a lot of stone and he had to blast his foundation. He said his garage is 50' off of the property line so that is where he would have to put it according to the rules, he would have to put it parallel to his current garage and he would be looking out his backdoor window and looking at his garage. He said the other issue is that the elevation there is pretty steep, it goes up 10' so he currently has a driveway that could go right into that garage and that is where he would like to put it and it is not going to look like a garage, it will have cupolas and look nice because he wants it to look nice. He said the other issue is that his brother next door owns the property and he has signed a statement and it is notarized that he does not have an issue with this and told the board he can give them a copy. He said his brother won't be able to see the garage from his property because he has a garage and his garage will look right at his (Mr. Althans's) so he won't even see it. He said it will not be high enough that his neighbors will see it because the elevation goes way up from there and his neighbors are Mr. Tom Medhurst, his sister, Mr. Joe Triscaro and Mr. Nick Gautum to his right and Mr. Gautum won't even see it so, we are talking elevation, stones and he does not want to look at a garage out his backdoor.

Mr. Murphy said it would appear you are asking for this to be 10'-8" and not everybody in Bainbridge is fortunate enough to build on a five acre lot and he remembers hearing about this when the house was built, you had to put it where you did because you are up on the ledges and the whole house has shifted and is not in the center of the property so the driveway is closer to the northern property line.

Mr. Althans said that would be his brother's.

Mr. Murphy said that his house was shifted north as well as he recalls so it still seems that on this drawing that it could conceivably go a little further than 10' off of the property line. He said the 50' setback is the recommendation for the side and asking for a 40' variance is a lot and he is not sure this is an exact representation. He said he lives on the street and walked by the property today and you can't see any of this from the road so that is not an issue of viewing it from the road. He said the township zoning has allowed for structures to be tucked behind the house and quite often on small lots the shed cannot be over on the property line, it should be tucked back behind the house but he doesn't think the view from the street is going to be an issue here but 10' opposed to 50' is still a considerable request.

Mr. Althans said to get around the rocks he is going to have to go up 10'. He said if he puts it parallel to that drive and garage which would be in compliance, which is 50', he would have to go up above the rocks another 10' and he would have to go through rock. He said if the board doesn't approve it he understands, he is not going to do it because of the cost so that is why he is asking for it and if he brings that around which he could do and it would cost him a lot of money, he understands, but then he would be looking at it right out his back window which he prefers to look at other things. He said his brother doesn't have a problem but the board may have a problem and he understands the rules but putting it right there comes right out his driveway and he is not going to build something cheap.

Mr. Lamanna asked if there is any way to move it a little forward maybe 20' off of the side property line, would that be feasible.

Mr. Althans said he can't move it to the right unless he goes back because he has some big boulders back there.

Mr. Lamanna said if it goes forward and then shift it over.

Mr. Althans said he has pictures of the rocks, it is rock city there.

Mr. Lewis asked if those boulders are sitting on top of the land or are they rock out-growths from below.

Mr. Murphy said they are sitting on top of more rock, these are not landscape boulders it is the sandstone ridge on Country Lane and the backyards of Catsden.

Mr. Althans said he likes rocks and when his brother built next to him he did time and materials but on his basement, he just blasted it.

Mr. Murphy asked if he is looking to put double garage doors toward the street and asked if it is an over-sized two-car garage.

Mr. Althans said he wouldn't mind turning it a little bit.

Mr. Murphy said if you put in a big giant single door, reduce the width of the building and kept your square footage by making it slightly deeper, although it could get more expensive because you are in the rock going backwards.

Mr. Althans said maybe, maybe not, he doesn't know, he would have to talk to Buckeye Excavating.

Ms. Karen Endres, Zoning Inspector stated that there may be a riparian issue further back.

Mr. Lamanna said his only thought is if it could be moved up and he can see a couple of rocks there.

Mr. Murphy said one-half of the driveway is on the Sharon conglomerate, it is the ridge.

Mr. Lamanna said anywhere in that area and behind the driveway, it is the same situation.

Mr. Althans said being able to go from the extension of his driveway, that would be the east side, and run right into it sure would be easy but other than that that line from the garage, that is 50' exactly and he would have to run it all the way that way.

Mr. Lamanna asked what the distance is from the corner of the garage to where that turn-around starts.

Mr. Althans said maybe 25'.

Ms. Endres said about 16'.

Mr. Althans said he guarantees that it will look nice and he wants it to look nice because it is his house.

Mr. Murphy said functionally 16' is more than you need to make one driveway to become the back-up space for the other driveway because a typical car length is about 12' so if you had to actually slide the building to the right in that picture it doesn't increase your excavating cost because you are not going uphill.

Mr. Althans said that is correct.

Mr. Murphy said so if you plot this building right behind your existing garage besides messing up your backyard, it doesn't go up hill and doesn't increase your construction costs of doing this garage.

Mr. Althans said that is correct.

Mr. Murphy said so possibly instead of 10'-8" you could slide the building closer over here.

Mr. Althans said aesthetically it might look better that way, if you slide it and turn it a little bit toward his brother's property.

Mr. Murphy said you are turning your new garage doors toward his property.

Mr. Althans said correct but you will never see it.

Mr. Murphy said it just seems that 10'-8" which is asking us to give a 40' variance only because you have a 16' radius on your driveway for parking so without extra cost you could still put this building closer to your house and not ask for a 40' variance, you would be asking for a slightly lower variance.

Mr. Althans said that is true.

Mr. Murphy said and possibly use that same asphalt you have got there. He asked what the distance is from the asphalt to the property line. He added that the walkway could be kept.

The board discussed the proposed new location.

Mr. Murphy said it is a large variance and to move it back left and right doesn't add economic costs.

Mr. Althans said he agrees with that because that is semi-flat.

Mr. Murphy said move it 10' to the south or further off the property line and perhaps the edge of the building is in line with the asphalt that is there now.

Mr. Althans said it would be 20' off of the property line then.

Mr. Murphy said it is 399' off of the road and in the dead of winter there is one little spot where you can actually see a car in the driveway so he doesn't think it is a visual thing.

Mr. Lewis said he agrees and it won't look like you just dropped a disconnected structure and it brings it a little closer.

Mr. Lamanna asked if there will be any windows on the one side of it.

Mr. Althans said he might put some windows in there, they haven't really gotten to that but it is nice to have windows.

Mr. Lewis said windows take care of the long bleak flat wall to break it up a little bit and on a practical sense if you lose power you will have light in your building. He asked how far it can be pushed over.

The board discussed the proposed setback for the garage with Mr. Althans.

Since there was no further testimony, this application was concluded.

Motion BZA 2015-34 – 16995 Catsden Road

Mr. Lamanna moved to grant the applicant a variance for the purposes of constructing a 24' x 26' accessory building as shown on the plans submitted by the applicant.

1. A variance to the side yard setback on the north side from 50' to 20' for a variance of 30'.

Based on the following findings of fact:

1. A practical difficulty exists because of the rising terrain past the house on the lot and the rocky subsurface.
2. In addition the property is located nearly 400' from the street so there won't be any visibility from the street.
3. The adjacent owner's house is a substantial distance from this property line so it should not be adversely affected nor should it change the character of the neighborhood.
4. Since it will be close to the property line the applicant will provide windows on that side of the structure as well to give it a more residential appearance rather than just a solid appearance.

Mr. DeWater seconded the motion.

Vote: Mr. DeWater, aye; Mr. Gutoskey, aye; Mr. Lamanna, aye; Mr. Lewis, aye; Mr. Murphy, aye.

Application 2015-35 by Church of the Holy Angels for property at 18325 Chillicothe Road

The applicant is requesting a modification of a conditional use permit for the purpose of constructing a 5,000 sq. ft. storage building to replace the old barn that was destroyed. The property is located in a R-3A District.

Mr. Mike Shumaker of Old World Construction and Mr. Mike Maroun were present to represent this application.

Mr. Shumaker testified that they want to build a 50' x 100' or 5,000 sq. ft. building on the original site where the old building was which was 40' x 60'. He said there will be a 50' x 25' heated and air conditioned area for storage inside, there will be four exterior doors and one overhead door on the north end, standard lighting and electrical, concrete floor and foundation.

Mr. Lamanna asked about exterior lighting.

Mr. Shumaker said he thinks they have one on site.

Mr. Gutoskey said there are two on the west, one on the east and one on the north according to what the building plans show.

Mr. Murphy asked if they are cut-off lights and not commercial wall packs.

Mr. Shumaker said just standard outside lighting.

Mr. Murphy said standard outside lighting doesn't mean much up here, if you are a commercial barn builder these look like wall packs on the rendering. He said wall packs are halogen bulbs that are blasting out towards the neighbor and we want cut-off light fixtures where there is no ability to see the light filament from the neighbors, you can light up square footage on the property but the idea of having mercury vapor lights on the side of the building does not go well in Bainbridge. He asked Mr. Shumaker if he is the builder.

Mr. Shumaker replied yes.

Mr. Gutoskey asked what color the building will be.

Mr. Shumaker said ash gray with gray trim.

Mr. Gutoskey asked if there is anything they can do to the west side to make it look like it is not just a long piece of gray metal driving down Rt. 306, some landscaping, some fake windows, some fake gables.

Mr. Shumaker said this is the building the customer wanted and they do not want anybody to look inside the building.

Mr. Lewis asked if there is anybody here from Holy Angels so you can talk about architectural changes and approval.

Mr. Mark Maroun testified by saying sure.

Mr. Gutoskey said so the main color is ash gray and the trim is charcoal.

Mr. Lamanna asked if this is higher than the previous building or the same height.

Mr. Shumaker said he did not know.

Mr. Gutoskey said the pitch is 1 and 12.

Mr. Murphy said the Victorian house was torn down.

Mr. Shumaker replied yes.

Mr. Murphy asked when the barn came down.

Mr. Mark Maroun said it went in a snowfall.

Mr. Lewis said this is a big structure, a big rectangular metal building and he is reminded of the Wembley Club structure and this still sits in a residential neighborhood so he has some apprehension about a big rectangular model that is sitting there and he is not so sure landscaping is the answer, although it enhances, he would rather see architectural features to the structure.

Mr. Gutoskey said he agrees, it is similar to what they did at Wembley.

Mr. Lewis said he is with Mr. Murphy all the way as far as the lighting goes, it is not a commercial office building or a commercial warehouse.

Mr. Murphy asked if they are keeping the same driveway on Rt. 306 or is there another way back from the church property.

Mr. Maroun said they are keeping the same driveway.

Mr. Murphy said there are some trees in there.

Mr. Gutoskey said the old Victorian blocked it before.

Mr. Murphy said the Victorian has been gone for a while and it is a football field off of Rt. 306, it is not right up on the road but the white side of that barn was visible so that is what the people from Rt. 306 are going to be seeing.

Mr. Gutoskey said this side is higher.

Mr. Murphy said it is a taller building.

Mr. Gutoskey said there is less pitch on the roof.

Mr. DeWater explained the situation with the Wembley Club building and they went back to the drawing board to add substantial landscaping to soften the appearance of the building and windows and dormers to the building.

Mr. Maroun said they don't want to attract attention to the building, undesirables driving by on Rt. 306, they would rather have it as non-descript as possible and that is why they picked gray and they don't want people to see inside the building.

Mr. Lamanna said to use dummy windows, not real ones.

Mr. Gutoskey asked if they would consider turning it 90° and have the garage door facing east because then driving by you would only be seeing the short side because there is a big turn-around path there on the side of the building.

Mr. Shumaker said correct.

Mr. Murphy asked if they are actually having a truck loading dock.

Mr. Shumaker said one is there.

Mr. Lamanna said they want to store landscaping equipment there.

Mr. Shumaker said the turn-around path is pretty big there even if you rotated the building and pulled it a little closer to the road you wouldn't be seeing the long side.

Mr. Shumaker said so you are saying put the garage door to the east.

Mr. Gutoskey replied yes.

Mr. Murphy said you have to go up and around and come into the back side of the building.

Mr. Lamanna said it is pretty flat there.



Mr. Shumaker said there is an elevation change there, pretty radically, from the edge of the building down to the house.

Mr. Murphy said he thought when it was said to turn the garage 90° and have the garage door face Rt. 306.

Mr. Gutoskey said it would be facing east.

Mr. Murphy said that is okay too and it reduces the visual impact off of Rt. 306 and asked if it is 500' from Taylor May.

Mr. Gutoskey said you won't even see it from Taylor May.

Mr. Lewis said the façade that is facing Rt. 306 is not shouting attention.

Mr. Lamanna said the door is better on the east side so when people are looking at it it is less obvious about what it is.

Mr. Lewis said it is narrower, there is no door and it doesn't tell you anything about it. He said you could put a couple of fake windows on it along with some Pine trees in front of it and it won't be calling attention to it at all. He asked about the south side and if any landscaping will be needed.

Mr. Gutoskey said there are woods there and there is a grade change so you won't see it from the south.

Mr. Murphy asked about the roof color.

Mr. Shumaker said it is galvanized.

Mr. Lewis told Mr. Shumaker and Mr. Maroun that they need to submit their exterior wall light fixtures plan to the zoning inspector before they are purchased or installed. He said if you face the light fixture you can see light facing down but you cannot see the glow or the bulb.

Ms. Endres submitted the lighting plan to the board along with the elevations and said they must be full cut-off lights.

Mr. Lamanna said they have to meet the commercial property requirements on the lighting.

Mrs. A.T. Finn of 8766 Carnes Road asked if this is going to be a steel barn, and you mentioned something about 5,500 sq. ft. of a heated area upstairs.

Mr. Gutoskey said there will be a 15' x 25' area that will be heated and air conditioned for storage but not a second story.

Mrs. Finn asked how tall the building will be.

Mr. Lamanna said it will be 15' at the edges and 4' more to the peak for a total of 19'.

Mrs. Finn asked if this is strictly for storage or will there be offices or what.

Mr. Shumaker said just storage.

Mrs. Finn said but a certain area of it is going to be heated and air conditioned and it will have water. She asked if there will be bathroom facilities.

Mr. Shumaker replied yes.

Mrs. Finn asked if they will have sewage and everything.

Mr. Shumaker replied yes.

Mrs. Finn asked if there is well water.

Mr. Maroun said it is on-site, the well was there.

Mrs. Finn asked if there will be anybody occupying that area.

Mr. Maroun said no, it is a storage building and this is for the Church of the Holy Angels.

Mrs. Finn said she realizes that.

Mr. Maroun said nobody is going to be living there, it is a storage facility for the parishioners to use to store stuff for the church and for the community outreach and everything else. He said they have a relationship with St. Thomas Aquinos Church in Cleveland and we do an annual fundraiser, a Christmas boutique for the kids down at St. Thomas Aquinos so we have to store a lot of material in there for that and that goes on year-round.

Mrs. Finn asked if it will be used for any type of social event.

Mr. Maroun said no.

Mr. Lamanna said it is strictly a storage building and he thinks part of it is air conditioned and heated because some of the things that are stored there have to be stored in a climate controlled area otherwise they would be damaged if they were in there in the winter with freezing temperatures so there are things that need climate control storage and things that don't need climate control storage.

Mrs. Finn said so it needs well water.

Mr. Maroun said it is already there.

Mrs. Finn asked about sewage facilities.

Mr. Maroun said there is already a septic system there because of the Victorian home that was there.

Mr. Gutoskey said they will still have to get a permit from the Health Department.

Mrs. Finn said this is not pertaining but when you come down Taylor May and Rt. 306 there are trees and you cannot see north in order to turn onto Rt. 306 and asked if something can be done about those trees there at the corner.

Mr. Maroun said he doesn't believe that is their property.

Mr. Gutoskey said that would be the state if it is in the state right-of-way.

Mrs. Finn said it is very dangerous.

Mr. Maroun said he agrees.

Mr. Lamanna said that part of it is the state.

Ms. Endres pulled up the aerial for that corner and said the trunks of the trees might be in the road right-of-way but it is very hard to tell. She said the township wouldn't be responsible for the trees on Chillicothe Road because it is a state road and if it is not in the road right-of-way then it would be on the Holy Angels property. She said she doesn't think there is a visual problem on the south side.

Mrs. Finn said the south side is okay, they keep it cut but it is difficult to turn onto Rt. 306 even when you are going south, you have to be very careful but if those trees could be disposed of in some way it would really make it that much easier and probably safer.

Ms. Endres explained per the aerial the location of the utility lines and she would suggest contacting ODOT because it looks like the trunks are probably in the road right-of-way but without a survey we are not going to know that for sure.

Mrs. Finn asked if an ordinary citizen can contact them.

Ms. Endres said yes or she could give them a call.

Mrs. Finn said she thinks it is dangerous and other people think it is dangerous when the church traffic lets out and goes down Taylor May.

Ms. Endres said to get their attention, send them a letter stating your concerns regarding that intersection.

Mrs. Finn said okay, she will give it a try.

Ms. Endres said she has a couple of things and one is a condition the board put on the church regarding the rectory and there was a barn on the property that was supposed to be demolished and she is wondering what the status is with that.

Mr. Maroun said that will come down when the new storage facility is built, they will do that all at one time.

Mr. Murphy asked if we have an issue about a residential property that is being occupied and it is supposed to not be occupied.

Ms. Endres said she has not been by there at night but she had a resident contact her about the house right in front of the rectory because she sees a television on at night in the living room and it appears that someone is living in the house, not the rectory, but the house in front of the rectory. She asked if anybody is living in the house because it was supposed to be used for teen life etc.

Mr. Maroun said he thinks they are.

Ms. Endres said that was one of the conditions for approving the rectory that there was not supposed to be a residential use at the house.

Mr. Maroun said they didn't know.

Ms. Endres said she will send Mr. Maroun a copy of the minutes. She said she received a complaint from a concerned citizen regarding the use of Gardiner School, she believes Holy Angels has contracted with the school to use one of their classrooms.

Mr. Maroun said for storage.

Ms. Endres said she is just following up on a complaint and she talked to the prosecutor's office and the school about it and churches are conditional uses in a residential district and the school is in a residential district so this is something that would be okay but you would just need to get a conditional use zoning certificate for the use of Gardiner School for church purposes. She said once the storage building is constructed anything you store at Gardiner would be moved there.

Mr. Maroun said that is correct and they have heard, but he lives in Auburn so he is not sure, but somebody said just recently that they are going to tear down Gardiner and so they wanted us out by March 1<sup>st</sup> so that is kind of why we need to get moving on this so that we can get the stuff out of Gardiner.

Mr. Lewis asked if the church has a lease with them or is it a month to month.

Mr. Maroun said he does not know but probably month to month.

Mr. Murphy said the board has attempted to ask people who are doing non-residential things in residential areas to keep an architectural view towards making it look semi-residential and the big giant metal storage building, gray or not gray, is still a big giant metal storage building so he thinks some attempt would be appreciated to have something that is made not to look like a giant steel metal building, gray disappears but it was very specific when the neighbors of the Wembley Club came up with their new tennis building, they did some things that architecturally gave it more of a feel that you might see in a residential area. He said he is not asking the church to build a big red barn but that is a giant wall of metal siding on that.

Mr. Maroun said they will take the board's suggestion to turn it.

Mr. Murphy said turning it helps.

Mr. Maroun said he does not think they have an issue with that.

Mr. Murphy said and the big garage doors are actually hidden from Rt. 306 but if you are looking at that it is still a fairly large gable end of the structure. He said it is a giant metal building still, in the dead of winter, gray or not, is there some way we can actually give it some sort of features that you might expect to see.

Mr. Gutoskey said some fake windows with maybe a fake hay loft feature at the peak.

Mr. Maroun said a cross buck or something up there.

Mr. Shumaker said they could put some fake cupolas up there.

Ms. Endres said you see barns with the Ohio emblem on them.

Mr. Maroun said they looked at the Sugarman barn on the southeast corner of Snyder Road and Taylor May which is basically the same type of structure.

Ms. Endres brought up an aerial view of the Sugarman property and said it is roughly a 70' x 45' structure.

Mr. Murphy said it has a cupola, 3-12 roof, windows, a man-door, shutters, but it is a smaller structure. He asked what the pitch is on this building.

Mr. Maroun said 1 to 12.

Mr. Murphy said they could be painted shutters and we are not saying you have to put windows in.

Mr. Maroun said they turned it 90°.

The board discussed the placement of the building and the main door.

Mr. Murphy referred to manufactured homes and said they have to have a 3-12 pitch minimum and this is almost like a flat roof building. He asked if it would add that much more cost to make the roof a 3-12 pitch, the 1-12 looks like a warehouse.

Mr. Lamanna asked if there is a reason for the 1-12 pitch on the roof.

Mr. Murphy said cost.

Mr. Lewis said there will be a lot of pressure on snow load for that too.

Mr. Murphy said the church has been great neighbors but it is a residential area and the 1-12 pitch looks like a warehouse.

Mr. Maroun asked if the minimum is 3-12.

Mr. Murphy said it is our zoning code for manufactured homes and a 3-12 pitch looks like you have a sloped roof. He asked if they were thinking about starting construction right away.

Mr. Maroun said they would like to start as soon as possible and we have the issue with Gardiner School.

Mr. Murphy said he thinks the 90° turn is very good with the door on the backside, it helps to make it go away but when you do see it it looks like what you might expect to see in a residential area.

Mr. Lamanna asked Mr. Shumaker and Mr. Maroun if that works.

Mr. Shumaker said he understands what the board needs, the 3-12 pitch and turn it.

Mr. Lamanna said the board will approve it with those conditions but the zoning inspector will need revised building plans and a revised site plan.

Since there was no further testimony, this application was concluded.

Motion BZA 2015-35 – 18325 Chillicothe Road (Holy Angels Church)

Mr. Lamanna moved to amend the existing conditional use permit applicable to this parcel to provide for the construction of a new 50' x 100' storage building on the site of the previously existing storage building that collapsed prior from a snow load.

1. The building will be realigned from the existing plan to rotate it 90° so that the gable end will be facing to the west with the garage door opening facing to the east.
2. The building will be modified to a 3 and 12 roof pitch with the same size side height so the height will increase.
3. On the side facing west toward Chillicothe Road some architectural features will be added to simulate two sets of windows with shutters and a cupola will also be added to the roofline.
4. In addition there will be, on that side of the building, six pine trees at least 6' tall planted to provide an additional barrier and screening for the new building.
5. In a prior modification there was a requirement to take down an existing barn structure. The board will move that requirement from the prior conditional use application requirement to this particular project so it can be done in combination with other work to be done on this project and the zoning inspector can then close out the other project.
6. The applicant will go back and review the previous conditions with respect to the occupancy of the building adjacent to the rectory, south and west of the rectory, to make sure the requirements of those conditions are being satisfied.

Based on the following findings of fact:

1. This is consistent with the overall use of the premises.
2. It is a small expansion of the existing storage and otherwise meets all of the requirements for the use of the premises.
3. The board notes that all existing conditions and requirements with respect to the overall conditional use are not modified by this decision and remain in full force and effect.

Mr. Lewis seconded the motion.

Vote: Mr. DeWater, aye; Mr. Gutoskey, aye; Mr. Lamanna, aye; Mr. Lewis, aye; Mr. Murphy, aye.



Application 2015-32 by Kevin Duffy for property at 7033 Pine Street - Continuance

The applicant is requesting a use variance for the purpose of maintaining a multi-family dwelling. The property is located in a R-3A District.

The applicant did not appear for this hearing.

Mr. Lamanna moved to continue this application to the next regularly scheduled meeting to be held January 21, 2016.

Mr. Gutoskey seconded the motion.

Vote: Mr. DeWater, aye; Mr. Gutoskey, aye; Mr. Lamanna, aye; Mr. Lewis, aye; Mr. Murphy, aye.

Application 2015-36 by Geothermal Professionals Ltd. for property at 7395 Chagrin Road

The applicant is requesting a substitution of a non-conforming use for the purpose of engaging in the installation, repair, and maintenance of residential geothermal systems. The property is located in a R-3A District.

The board acknowledged the cancellation of this application by the applicant.

Since there was no further testimony, the public hearing was closed at 8:33 P.M.

Respectfully submitted,

Ted DeWater  
Joseph Gutoskey  
Michael Lamanna, Chairman  
Todd Lewis, Vice Chairman  
Mark Murphy

Attested to by: Linda L. Zimmerman, Secretary  
Board of Zoning Appeals

Date: January 21, 2016

AUDIO RECORDING ON FILE

Bainbridge Township, Ohio  
Board of Zoning Appeals  
December 17, 2015

The regular meeting of the Bainbridge Township Board of Zoning Appeals was called to order at 8:33 P.M. by Mr. Michael Lamanna, Chairman. Members present were Mr. Ted DeWater; Mr. Joseph Gutoskey; Mr. Todd Lewis and Mr. Mark Murphy. Ms. Karen Endres, Zoning Inspector was present.

Minutes

Mr. Murphy made a motion to adopt the minutes of the November 19, 2015 meeting as written.

Mr. DeWater seconded the motion.

Vote: Mr. DeWater, aye; Mr. Gutoskey, aye; Mr. Lamanna, aye; Mr. Lewis, aye; Mr. Murphy, aye.

Applications for Next Month

Application 2015-32 by Kevin Duffy for property at 7033 Pine Street - Continuance

The applicant is requesting a use variance for the purpose of maintaining a multi-family dwelling. The property is located in a R-3A District.

Since there was no further business, the meeting was adjourned at 8:55 P.M.

Respectfully submitted,

Ted DeWater  
Joseph Gutoskey  
Michael Lamanna, Chairman  
Todd Lewis, Vice Chairman  
Mark Murphy

Attested to by: Linda L. Zimmerman, Secretary  
Board of Zoning Appeals

Date: January 21, 2016