

Bainbridge Township, Ohio
Board of Zoning Appeals
August 17, 2017

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, explained the public hearing process and swore in all persons who intended to testify. He announced that the board did not anticipate the amount of people in attendance and have over-run the capacity of this room so part of the meeting will be moved to the room out front for application 2017-21 (Next Step). He asked that the people who are here for that application to move to the front room so the board can continue the agenda with the other applications until they are completed. He swore in all those intending to testify.

Application 2017-19 by Fr. Dan Schlegel, Pastor, Holy Angels Church for property at 18205 Chillicothe Road

The applicant is requesting a modification of an existing conditional use permit as it relates to the existing building referred to as the “Wing” to permit the building to be used as a residence for a church employee or religious purposes as part of its church activities. The property is located in a R-3A District.

Fr. Dan Schlegel, Mr. Marty Klammer, Mr. Donald Maar, Mr. Mike Maroun and Ms. Lynette Krych were present to represent this application.

Mr. Lamanna stated that he is not going to participate in this application so Mr. Todd Lewis, Vice Chairman will take over the Chairmanship in his stead.

Mr. Lewis let the record reflect that Mr. Lamanna has recused himself from this application.

Mr. Klammer testified that he is a member of the Finance Council at Holy Angels Church and we have some additional folks here from our church, Fr. Dan Schlegel who is officially the applicant, Don Maar who is our Finance Director, Michael Maroun who also sits on the Finance Council with him and Lynette Krych who is our RCIA and Liturgy Director. He said those people are all present and any follow-up questions the board may have we can accommodate and the response will be from the most suitable. He said the reason they are here this evening is to request a modification to a conditional use that was initially issued under BZA 2014-6. He said specifically this modification deals with an existing building on the Holy Angels campus, on our property, that we refer to as the “Wing”.

Mr. Klammer continued by saying they also have a couple of other auxiliary buildings on their property one being a residence for Sister Susan who is a career religious and the property known as the "Wing" has been used by our church as a residence for our RCIA Director and Liturgy Director as part of her compensation plan so it has been used consistently as part of our church activities. He said in 2014 the board authorized and approved a plan that particular time to build a new rectory and there was quite a bit of discussion with regards to the various lots that the church owned and there was also discussion with regards to some setbacks that exist relative to the structures that are on the property and further there was discussion with regard to the use of both of what the board referred to as accessory buildings, specifically Sister Susan's home which is her residence and in particular also the other property that we refer to as the "Wing" and it was just a primary subject of this zoning appeal, not a zoning appeal, but a request for modification of the conditional use. He said at that particular time we had architects there, obviously for the new to be built rectory which is the residence for the priests and at that particular time there was also a fair amount of discussion about consolidating those parcels which is in fact what occurred. He said with regard to the accessory buildings however the board had indicated that the "Wing" was not to be used as a residence and stated that the existing house, Sister Susan's house for religious was consistent with part of religious activities therefore being all of those properties on one ultimate parcel it was not to be considered and would not be considered by the board as multiple residences on a single property and at that time the variance was granted to the extent necessary to carry out the board's ruling at that time. He said as a matter of background the "Wing" has been used, it was acquired by the church when we also acquired what used to be the Victorian house which was formerly owned by the Kay family of Breezewood and that whole corner and this property was purchased at about the same time. He said that property with the "Wing" as it is now named at one time was actually used as rental property for a short period of time by the church. He said it subsequently was used and renovated and was used for youth and youth group activities or retreat space, a guest lodging for visiting speakers and other religious among other uses. He said for the last couple of years however it has been provided to our RCIA Director as part of her compensation as her residence. He said what they are requesting is that the "Wing" continue to be used as a residence under very specific restrictions whereby that residence would be used to further the mission of our church and be consistent with our church activities, specifically and he outlined this in the attached he provided with the application. He said with those conditions that we are suggesting is that if the property is used for limited residential purposes again furtherance of church activities that it be limited to an occupant who is a member of Holy Angels pastoral staff, religious staff or support staff so essentially they are an employee of our church and that it be also used as a residence for an ordained priest, deacon or other career religious. He said that in fact it is used by a lay member or employee of the church who is not career religious or married that it be extended to the family members. He said in this case he had indicated two adults and two children because it is only a two bedroom home and it is used by a church employee, use of the residence shall be part of her compensation package, it is not their intention to ever use this property as a rental or present it in that fashion so under these restrictions we feel that it is consistent with our church activities and the objectives that we sponsor.

Mr. Klammer continued by saying as it relates to the “Wing” it is customary for institutions to use a residence and maybe on a campus for purposes of a residence for a caretaker, employee and this is more commonly found on college campuses potentially but it is common knowledge that this does occur from time to time. He said the other benefit of allowing Holy Angels to use the property as a residence under these limited conditions is the property really retains its current character, it is in a residential neighborhood, we do have Sister Susan’s house to the east, we have the rectory to the north, the only non-church property that adjoins or even comes close to the “Wing” is the property across the street, and we have pictures, which is a horse farm and a residence so there is very little impact and it pretty much retains the character of a residential area more so than anything else. He said the “Wing” is currently authorized for us to use it for other religious purposes other than a residence so we could under the board’s decision use it as a retreat house, meeting house and for youth or others but at this point we choose not to do so however and in fact if we would use it for that purpose it would be more disruptive to the neighborhood and probably cause more traffic accessing along Taylor May and quite frankly it is an area on Taylor May that has a little bit of an incline, the site distance is okay but it is not necessarily what he would consider the safety where you would have a lot of activity of individuals coming in and out of that property. He said therefore for those reasons we would request that the board consider and grant a modification to the conditional use that presently is in effect, that the property be used as a residence under the specific limitations that we requested and would be used strictly as part of the compensation package for an employee, religious or other and it really suits the surrounding area best to be maintained as a residence as opposed to some other church use facility. He said with that he is open to some questions and we can also direct those questions to some of our church members who are here.

Mr. Todd Lewis stated that he has a lot of questions and with his tenure on the board he has experienced 15 years of the growth of this property and the presence of Holy Angels and the evolution and the use of the property and the lot consolidations. He said he has observed a relationship and a willingness of Bainbridge Township and this board to work pretty generously with Holy Angels, we have fences, neighbors, lot consolidations, recently a rather magnanimous storage building and a concession was made to have it rotated in its direction which was not the original position on it so let’s talk about this just a little bit and go back to 2014. He said in 2014 Holy Angels said we want to build a rectory which is to provide living accommodations for clergy and as a condition of that these other two small parcels had to be joined to that main parcel that the church resides on and at that particular time the board, as an additional concession, did say that is fine, he believes it is the Sister Susan residence.

Mr. Klammer replied yes.

Mr. Lewis said it could stand in a dual-use mode religious activities or congregational development type activities could be there but also she could reside there, it could take one residence on that and the board was very very clear at that particular juncture that there would and would always be only that one single exception. He said as an agreement between Bainbridge Township and Holy Angels, we will call it the bargain was struck in lieu of gathering the rectory and Holy Angels getting what they wanted that the concession would be made permanently that there would only be one outside of rectory residence on the property even though both of the two structures for Sister Susan and "Wing" could be used for congregational based activities so during all of this there was also, we will call it some housekeeping matters were taken care of, the lots were joined, Holy Angels got what they wanted with a rectory for clergy accommodations and we started joining lots, even made concessions on those with setbacks so the way our zoning code is you have got one residence per parcel. He said he doesn't have any issues at all with this original agreement nor the use of the house for congregational based activities, he has minimal concerns on traffic so if you have used a little bit for it that is fine, it appears that since you put in a non-clergy employee into the use of the house which actually it challenges what we had already come to an agreement on and now that has been going on for a couple of years and he believes that there was an exit clause on that too where the house would not be used as a residence so it has been going on and it definitely conflicts directly with what our previous agreement was, we have no provisions in our zoning code for multiple structures on a parcel with multiple residencies, we will call it, so now let's talk about, you brought up maintenance people, and he understands that if you had an apartment building or a large campus and you had an on-site resident maintenance person it may have some credentials, certified plumber, certified electrician, maybe on-call around the clock seven days for any mechanical failures, salting, snow-plowing, cutting the grass. He said what we appear to have here is you have an employee that for whatever reason the church has absorbed as part of that person's comp plan providing them someplace to live and from his point of view there is a lot of places that somebody can live within fairly convenient proximity to Holy Angels in northeast Ohio so we kind of talked about this in 2014 and Holy Angels got the rectory and the bonus of the use of both homes with one of them for a supplemental residency as well. He said he appreciates the request, it certainly challenges our zoning code immensely and creates some very finite conflicts and you are asking for more than what we already gave which was already more so he is going to let the other board members have a chance to weigh in on this.

Mr. DeWater said he would like to expand on Mr. Lewis's comment in that the church came back to us to rotate the building when you were building your barn, a discussion came up with the tenant in the house during that meeting in which time the church informed the board that the tenant was going to move out by June and apparently that didn't happen for whatever circumstances but you made the agreement then so what Mr. Lewis said, he feels the same way, you can't give up something to accommodate another item that you want only to come back several months later and ask for the board to forgive that and add that back into the use because you do have numerous residents around there and one of the residents actually brought up what the agreement was and we are obligated to not only hear what your request is but also to protect the zoning that is in place and the agreement that is in place for the benefit of the other residents.

Mr. Klammer said he can appreciate that and he wasn't present at the hearing in 2014, he can only go by the minutes. He said he is going back to some of the other comments that the bargain was struck that only Sister Susan's property be the only one to be used for a residence and/or church activities and he doesn't read that from the minutes and it could be it was in the tape of the general discussion that was had, he can only go by the motion that was approved which indicated that there are two existing buildings on Taylor May that will become accessory buildings and with the respect to the two buildings, the board will grant a variance based on the fact that they are pre-existing. He said as item six indicated, Taylor May will no longer be used as a residence and the rectory and the existing house for religious are part of church activities and therefore are not considered to be multiple residences on a single property and a variance is granted to the extent necessary to carry out that effect.

Mr. Lewis said the minute somebody moved into the second home, the "Wing" that became a violation of our zoning code because you are permitted one occupied residence, you are permitted the use of both buildings or structures but only one was livable so the minute that person moved in there we actually had a problem on day one because it overstepped the use that you were granted.

Mr. Klammer said they have looked at alternate housing and he specifically was involved in that and they have looked at quite a distance for an affordable solution and quite frankly they are not able to find something that they felt would have been appropriate thus they thought it would be worthwhile for them to come back to the board to entertain this modification in that for the reasons they have stated.

Mr. Murphy said he is going to throw an even bigger monkey wrench in this thing because he has to recuse himself, he is a member of the church and he finds himself torn, he didn't think he would feel torn but he is torn and he has to recuse himself from this so now he is afraid it leaves the meeting with three people to vote, it is a five member board, if there is a vote of three or a vote of two to one, you may want to postpone this hearing. He apologized.

Mr. Lewis said that Mr. Murphy makes a good point, the applicant would have to carry all three votes and that would be even if there is a motion to grant the variance.

Mr. Murphy departed the meeting.

Mr. Lewis said so now we have a conundrum, he is going to give the applicant the option if you (applicant) want to table this to our next regularly scheduled meeting, however, you are still going to have the same two board members that will recuse themselves.

Mr. Gutoskey said the other alternative would be to see if we can get the two alternates at the next meeting.

Mr. DeWater said and make sure they don't have a conflict.

Mr. Lewis said it is a sense of fairness to all applicants.

Mr. Klammer said he appreciates that.

Mr. Lewis said the difficult part that the board has right this moment is you have a full-time resident that is non-clergy living in a structure that their residence is not permitted and hasn't been since 2014 so that is a problem. He said he doesn't know if it is the township's burden to assist the church in looking for living quarters for your employee and whatever your compensation plan is with various employees doesn't really touch our area and if you are comping residency as somebody's plan you may end up having to revisit your comp plan with that particular employee.

Mr. Klammer said he understands, it is not the only thing to consider.

Mr. Lewis said the other part of it is that we have a lot of parcels in Bainbridge and we have parcels that may also have secondary structures on them, somebody wants to put up a barn and they want to put an apartment in the barn so they can have a residence there whether they are going to take income or not now we have two residences on one parcel, it doesn't work and this goes across our zoning code whether somebody has a gas station or pizza parlor or it is him wanting to put a pole barn up in his backyard for some reason and to offer up that exception definitely sets a really challenging precedent for us to deal with throughout the entire township. He said also the things we are talking about and bringing back to your attention quite frankly are consistent with what this board has been doing with everybody else that has come in here wanting secondary residences on one parcel, the answer has been no.

Mr. Gutoskey asked if there is anyone else here to speak on this.

Mr. Klammer said he thinks the way to differentiate that a little bit and he totally understands and appreciates what you folks have to go through is the fact that and he can only go by the discussion that was documented and there was a fair amount of discussion that went on with regard to the fact that this became a unitized campus area with multiple structures and the fact that the exceptions that were previously granted they were hoping the board would grant also here the fact that it is used to further legitimate church activities and he thinks we need to differentiate that from an individual building or an apartment in a barn to use as a rental property.

Mr. Gutoskey asked if this person living there is on call 24 hours.

Mr. Klammer said she is not on call, no. He said we do have full-time, we have a staff of three people for a maintenance standpoint but we could conceivably see that there would be an on-premises custodian for the property, but no she is not on call.

Mr. Mike Maroun testified that he is also representing Holy Angels and said just a point of clarification from the board's standpoint, if he understands what the board is saying is that for one person to live there it would not be allowed as a residence and asked if that is correct.

Mr. Lewis said that is all part of one big parcel and you already have the rectory which is giving clergy residence and you are only allowed one residence per parcel, you have already been gifted Sister Susan's as an exception to allow one person to live there and along with that came the agreement and the understanding that the second house would be used for any kind of congregational activities but not as somebody's residence.

Mr. Maroun said that was what he was going with so what you are saying is that if we had meetings there on a daily basis where we had 25 people there or 30 people that would be allowed.

Mr. Lewis said that is fine.

Mr. Maroun said but not as a single residence.

Mr. Lewis said correct because our zoning code permits one residence per parcel so you've got the use of the structure but nobody can live in it, you can have as many people in there as many times as you want or any of your congregational based purposes and actually it is probably a wonderful place to do it because it is kind of homey and it is a great little parcel or part of the big now.

Fr. Schlegel testified by thanking the board for all of the consideration that has been given to them. He said when they were putting the property together for the rectory it was the diocese in Cleveland that asked them to put the parcels together so it was a request really from them and they are actually the land owner, it is not actually Holy Angels and they were asking us to put the parcels together at that point, whether it be for accounting purposes for the diocese or whatever. He said the two concerns that they have and they did try the structure and use the structure for youth purposes, they had 30 kids that were trying to get in and out of that driveway and his huge concern was their safety in that building and the building is not handicap accessible so it has got two stairs going up and two stairs in the back so he thinks that partly safety was an issue of concern for using it for the public and provide the studies for elderly folks and other purposes. He said they did try that and it didn't quite work out the way in their minds had thought it to be and the other thing that it would just then be a vacant house on the campus and there is no use for the building whatsoever.

Mr. Lewis asked if there is anybody else. He closed the open discussion portion of this application.

Mr. Klammer asked from a procedural standpoint at this point what conceivably can happen since we are short-handed here.

Mr. Lewis said if you want the board to proceed on this application tonight for a motion to carry we need a majority of our board which means you need to carry three affirmative votes out of five, two have recused, it is possible if this gets postponed that we do also have two other board alternates that could be brought forth, at least one next meeting and then if Mr. Lamanna and Mr. Murphy will again decide to recuse themselves you will have a bigger board to petition. He said right now one nay vote would not get you.

Mr. Klammer said where we need to be. He said he would be inclined to table it and try to get a full board.

Mr. Lewis said okay.

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

Motion BZA 2017-19 – 18205 Chillicothe Road (Holy Angels Church)

Mr. Lewis moved to table this application to the next regularly scheduled meeting.

Mr. Gutoskey seconded the motion.

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

Mr. Lamanna and Mr. Murphy returned and the meeting was reconvened with all five board of zoning appeals members present.

Mr. Lamanna asked that anybody who has come in late and has not been sworn in previously to raise their right hand and be sworn in. Mr. Lamanna swore in all of those who arrived late.

Application 2017-20 by Gabriel Franklin for property at 7190 Country Lane

The applicant is requesting area variance(s) for the purpose of a barn addition and driveway expansion. The property is located in a R-5A District.

Mr. Gabriel Franklin was present to represent this application.

Mr. Franklin testified that he is the owner of 7190 Country Lane and he would like to ask for a driveway extension and barn addition. He said he is currently 25 years old and this is the first house he has ever owned and he guesses that he got a little ahead of himself and didn't really realize that all of what he was doing was a conflict with zoning and he never really put a thought to it. He said he would like to apologize for that first and what he ended up doing with the driveway expansion as you can see there, he expanded the barn on top of a concrete pad that was already existing when he bought the property.

Mr. Franklin continued by saying the previous owner, Leonard Stover, was not a great custodian of the property, building wise and in fact he tried to put an apartment in the barn and tried to have a resident in there and he wasn't the greatest craftsman of all so the barn itself was looking a little shabby in the front and when he started thinking about it because there were some post issues, if he was going to spend the money to do that he might as well do the expansion, why not, so he went ahead and did that and he expanded the driveway earlier than such just because of ease of access and the guy before him drove just a pickup truck and he had cars in and out of there, the renters had cars in and out of there so when he moved in he himself owns two pickup trucks and a couple of trailers, he was not able to fit on the driveway to access the back of the property without completely destroying the front yard which was done and it looked horrible and all rutted up and muddy and then he had an apple tree fall so he pulled the stump out and that was a good opportunity to simply expand the driveway over that area instead of trying to re-landscape it and end up ruining all of that. He said what he is asking for is forgiveness on doing all of this without being smart enough to have a brain to think he had to have permission. He said like he has said it is the first time and the first house he ever had and hopefully it is the last, he likes the neighborhood, he likes the property, he likes the neighbors, it is in close proximity to where he works, the Village of Chagrin Falls Service Department, and all of the hours of the night when he gets a phone call he has to go and plow snow, Bainbridge does a very good job of plowing Country Lane for him and going down S. Franklin so he has a nice easy ride to work most of the time. He said this is pretty much his dream home and there is a lot of things he has to do but for a 25 year old guy on a single man's paycheck so he would like to make improvements but Rome wasn't built in a day, he needs some time. He said he understands it is not a Breezewood home it is not up and beautiful all of the time but he is a busy guy and he is just trying to keep busy doing things around the place.

Mr. Lamanna asked what he is currently using the building in the back for.

Mr. Franklin said just mainly storage.

Mr. Lamanna asked if part of it was actually converted to use as a residence.

Mr. Franklin said no the previous owner, before him, tried to, he had walls in it and expected somebody to live off of the concrete slab with a bed there. He said the barn before he moved in did have walls, you would open the garage door and it was supposed to be this guy's bedroom but all of that is gone, it is just an open pole barn structure, nothing fancy, just for storage. He said he does a lot of work with and he is the Chairman and Board member of the Chagrin Valley Jaycees and he helps them a lot with storing clean-up equipment, trash bags, trash cans and different supplies and things that you don't like to keep in a public place because everybody gets their hands on them and you can never find it.

Mr. Lamanna asked Mr. Franklin when he built the addition on if he got a building permit for that.

Mr. Franklin said he did not because he was not thinking at all and he didn't think that building on top of what he kind of assumed as being an already lot coverage area he didn't know if that would affect anything and he has to ask for forgiveness on that, he dropped the ball.

Mr. Gutoskey asked Ms. Endres to look at the REALink photos by different years.

Ms. Karen Endres, Zoning Inspector testified that she can only go to 2013 but the maps in your packets show the 2017 aerials but the county doesn't have the 2017 aerials yet.

Mr. Gutoskey asked what was up there now.

Ms. Endres said this one is 2010.

Mr. Gutoskey said it does look like there is a concrete pad and it looks like there is a truck parked there and that was the extent of the driveway back there.

Mr. Franklin said there was a variance previously attained by the previous owner to allow for that rear drive and that pad and it raised the lot coverage, he believes, from 10% to 16.2% and it also allowed the rear coverage line to go 10' off the property line instead of 100'. He said many moons ago when these properties were divided up Country Lane was basically owned by a man who he can't recall his name but it was his farm and he ended up dividing all of that off into five acre lots and selling that off but his lot was already there so he is already kind of on a bumper lot because obviously he doesn't have the five acres that other people have so he is just trying to make do with what he has, it is a perfect house for him and a perfect location and everybody else says so, he is just trying to make it work.

Mr. Gutoskey said in just looking at what was originally approved for the driveway to what is there now it has been really expanded and it is starting to get into what we call jamming ten pounds in a five pound bag. He asked where the septic system is located.

Mr. Franklin said you can see it on the aerial, the leach bed or sand filter is that little deck looking thing over at the corner of the property.

Mr. Gutoskey asked if it is an aeration system and sand filter.

Mr. Franklin said yes.

Mr. Gutoskey said so there is no problem with a replacement area for a septic system.

Mr. Franklin said no and it was also updated by Leonard Stover the previous owner.

The board reviewed the variance decision from 2005.

Mr. Lamanna said that decision just dealt with the driveway.

Mr. Murphy asked didn't they give him a chance to pour the concrete pad and a turn around, was that 2005 or was that later.

Ms. Endres said the concrete pad did not need a variance because there are provisions for it.

Mr. Lamanna said right, if we gave him the driveway and he wanted to make it part of the concrete it can. He said it sounds like the barn was already there.

Ms. Endres said the barn predates zoning she believes.

Mr. Murphy said when you built the barn you went bigger than the concrete pad, right.

Mr. Franklin said if you look at it the bottom two band boards are actually sitting right on that pad, he cut out the concrete to set the posts inside, it is not a single square inch bigger than that pad.

Mr. Murphy said so we can look at that photo and the year earlier.

Mr. Franklin said the expansion was 20'.

Mr. Murphy said the barn with the roof looks like the concrete pad is maybe 1/3 of the existing barn.

Mr. Franklin said it actually is 2/3 of it.

Mr. Murphy said that concrete pad to the right of that barn, you are saying it is 2/3 the size of the existing barn.

Mr. Franklin said yes, the existing barn before was 24 x 32.

Mr. Murphy said 32 length.

Mr. Franklin said the addition was to cover that pad which brought him 20' out past that.

Mr. Murphy said so the new barn is 52 total.

Mr. Franklin said yes.

Mr. Murphy said so you had to go back into the old roof quite a way and asked if there is a reason he didn't think to maybe use the same color shingle.

Mr. Franklin said Home Depot is a great place until you put the trust in the people there running your delivery. He said what he honestly did was he went for the most inexpensive shingles because he doesn't really plan on it being shingled that long, the rest of the existing roof is not in very good shape and it needs to be replaced anyhow so his hope was because he is not made of a whole lot of money here is he could get away with the cheaper shingles pushing through the winter and what he would like to do is a metal roof on there because he thinks they look pretty good and he could go right over everything and have a nice solid color.

Ms. Endres said the most recent she has on REALink is 2013, Pictometry is 2017.

Mr. Franklin said he understands the board's concern about the size of what everything is he definitely doesn't have any money to pour a new concrete pad.

Mr. Murphy said that is maybe one of the issues and we also have the issue that it seems you have a commercial business going on, on the property.

Mr. Franklin said he does not have a business. He said there are a lot of things in and out of there, he does cut a little grass on the side, he cuts his uncle's grass.

Mr. Murphy said he knows a lot of people who are living off of a little grass on the side.

Mr. Franklin said he is not running a company out of there.

Mr. Murphy said some neighbors seem to think that it certainly looks like you have a business going on there, trucks in the morning and stuff all over the lawn and out by the road.

Mr. Lamanna said there is another zoning requirement that you cannot conduct any kind of operation for gain out of a residence, first you have to have a home occupation permit that falls within the limits of that.

Mr. Gutoskey asked if he is selling firewood out of there.

Mr. Franklin said no he is not selling firewood, his friends burn firewood and all he is simply doing is, he owns the log splitter so he usually stores a dump trailer which is a buddy of his and they go get it and dump it we split it and then we split it up amongst ourselves. He said he is not a firewood salesman, he is not a crazy real estate grass cutting tycoon of any kind and just a guy trying to get by in life and trying to help out. He said he stores his friend's lawn mower and he obviously has a lawn mower, he has trailers, he does a lot of work for the Jaycees with those trailers.

Mr. Gutoskey asked if his friend cuts grass, the one you store his mower.

Mr. Franklin said he cuts his yard and he cuts our other friend's yard who then gives us firewood and we trade him for that because he is a tree guy, his neighbor is sick so he cuts his yard, we are just cutting grass and he cuts his uncle's grass every week, you have got to have a routine and he understands that people say there is equipment in and out of there but what he does when he wakes up in the morning or usually the night before he loads his truck and trailer with everything and parks it there so when he leaves for work in the morning he has it all and he can get off work at 3:30 P.M. from the Village and do what he has to do and come home, so it does sit outside from 4:00 or 5:00 on any given weekday until he leaves in the morning at 6:30 or 6:40. He said it is not like it is sitting there all hours of the day, trucks in and out, dump trucks, it is not construction, he keeps his lawn mowed nice and we have got a lot of stuff which is the reason for the barn which he is trying to keep inside and keep his stuff inside, he is just trying to keep his stuff neat or as neat as he can for a single guy. He said he has a lot of friends that come over, it is a business friendship as he was told and we borrow each other's equipment like a pressure washer, a lawn mower or log splitter, he never had a problem with it and they are not paying him, they are his friends, you don't take a dime from your friends. He said they might trade for a beer at dinner etc., he is not trying to make a big commotion here he is just trying to get along.

Mr. Lamanna said the problem that this presents to us is if you came in here and asked for this beforehand it probably would not have been granted, that is the difficulty. He said it is sort of easy when people come in and say they didn't get the approval and we say we probably would have granted this if you had come in and asked for it and it is easier to say we will let it slide, it gets a little bit more difficult when people do things and then we look at it and say we would have never approved this so therefore you deprive the board and the township of the opportunity to enforce its ordinances in a way that it deems appropriate and the basis for that is the impact on the neighboring properties, the effect on the character of the neighborhood and the potential impact on the township and its delivery of services and when people go ahead and do something it deprives us of that opportunity.

Mr. Franklin said he understands.

Mr. Lamanna said obviously if people come in and they think that we will do what we want to do and we will come in and ask for forgiveness later that presents a problem and it presents an ongoing enforcement problem, people think they can do that so you kind of leave us in a really difficult position here trying to evaluate what we should do.

Mr. Franklin said he understands completely.

Mr. Lamanna said to him looking at this and be able to say we are sorry, we are not going to grant this variance, we are sorry you went ahead and did this but we wouldn't have granted it if you came in beforehand and in looking at it now you substantially expanded a building that was non-conforming to start with and if anything in the longest spread of time we would rather have those kinds of buildings not being made bigger.

Mr. Franklin said he was sorry, he didn't know before that it was not conforming, he had no idea and again he has to apologize for his ignorance and he never really even thought and when he talked to the previous homeowner he told him that the pad was allowed in a variance so he thought the space was already kind of allowed to be used and he honestly never even put a mind to expanding a gravel driveway as to get in trouble with lot coverage, what he assumed was lot coverage was an impermeable surface as such, say a concrete driveway or an asphalt driveway, he really didn't mean to cause a whole bunch of issues, he didn't mean to cause a single issue, he is basically like you said, he is begging for forgiveness.

Mr. Lamanna asked if there is anybody else here who wishes to speak.

Mr. Rob Heiman of 7214 Country Lane testified he lives right next to this residence and having watched him for two or three years working and watching back and forth he has no issues, he has not seen a business operated out of there, he has seen him work and cut grass and he actually owned that property 1977 through 1990 before he moved next door and when he was there the pad was there and he doesn't even know what the issue is here, is it lot coverage, is that what is being challenged.

Mr. Lamanna said it is an expansion of a barn that wasn't conforming so that building there does not meet the setback requirements.

Mr. Heiman said the setback requirements he thought he saw it was not an issue because he as a neighbor said no problem.

Mr. Lamanna said you as a neighbor cannot say no problem.

Mr. Heiman said he thought that was approved as he read a moment ago.

Mr. Lamanna said with respect to the existing barn that was allowed because that barn was a pre-existing structure. He said there are some other issues about it as to whether it was non-conforming and whether or not the reason it was non-conforming may have to do with it was an agricultural use that was abandoned at some point and then the question is whether that structure was pre-existing but as a matter of fact in 2005 they basically treated it as pre-existing non-conforming so you are not allowed to expand a pre-existing non-conforming use.

Mr. Heiman said the concrete pad was allowed, correct.

Mr. Lamanna said what was allowed was placing a driveway back there so the approval was for a driveway, we don't just tell people whether they can make concrete, asphalt, gravel or wood, if they want to make a corduroy road back there they can.

Mr. Heiman said so concrete doesn't count towards lot coverage.

Mr. Lamanna said yes it does, it is not a structure, there is a difference, there is a structure and then there are things that constitute lot coverage such as driveways, walks and other things like that.

Mr. Heiman said the challenge here is structure, not lot coverage.

Mr. Lamanna said the driveway got bigger, the lot coverage got bigger because the driveway got bigger and then the non-conforming structure got bigger.

Mr. Heiman said the driveway got longer and wider.

Mr. Lamanna said some of each.

Ms. Marie Mucky of 8589 Tanglewood Trail asked how wide the driveway is supposed to be.

Mr. Gutoskey said the original approval from 2005 is a 10' drive.

Ms. Mucky asked so based on the plot plan, that is what it is supposed to be.

Mr. Gutoskey said no that is what was approved in 2005, when they got the approval for the additional lot coverage and the pad the drawing that was submitted was for a 10' wide drive and then the pad up by the house, 30' by 33', then a 10' drive all the way around the back.

Mr. Franklin said if he can expand on what was approved before, when he moved in there, there was not a chance that that driveway was 10' wide, his truck is 6' wide, his trailer wheelbase is 9' wide and it would never have fit but he was able to make do for a while and he did tear up the yard on the one side but a 10' driveway is very small and he doesn't know if Mr. Stover came up and asked for this he doesn't know if anybody went out and measured to see what he actually built instead of just a 10' driveway.

Mr. Gutoskey said a normal driveway is 12' typically.

Mr. Franklin said he understands but when he moved in he didn't triple the size of the driveway from what he moved into, he made it 3' or 4' on the front drive side and all he ever did to the back drive going around was simply add stone because he hadn't added stone in a very long time and you can see it is two basically dirt paths at that point and he ended up doing, because he works for the Village and was able to access some asphalt grindings which makes a very good base for a driveway and on a budget it was what was going to happen so he re-added the stone on the driveway.

Mr. Franklin continued by saying it is hard to see the scale on this when you are looking at it like this, you can see where the drive should be and was and that is just simply where he added stone here. He said he didn't widen it around the back, he didn't widen it, he simply re-stoned it. He said also on his photo which the board has in their packets, along that drive going to the back there is stone there but that is not a drive surface, he had to put a French drain in there because there was always standing water and always mud so he put a trench in there with pipe and gravel and you can't drive on it.

Mr. Lamanna said to the side of that concrete pad there is another 8' x 10' area that is going towards the back lot.

Mr. Franklin said that was his turn-around that was allowed.

Mr. Lamanna asked if that is still there.

Mr. Franklin said no that is gone now and that was never even there when he moved in, it was just to the pad, there was gravel over there.

Mr. Gutoskey asked Ms. Endres to go back to the older photo. He said you can see some grass but now there is gravel all the way to the side of the house, it looks like it has been widened substantially.

Mr. Franklin said he is not sure what the board is looking at.

Mr. DeWater asked if there are asphalt grindings along the side of the house.

Mr. Franklin said yes there is but it is not a drive surface up to the garage no.

Mr. Lewis said it looks like it goes right up to the garage wall.

Mr. Franklin said when he moved in there it was a strip of grass a foot wide. He said when it comes to driveway expansion he did in fact expand the front part of the driveway, he didn't expand any apron at the road, that was kept the same curve. The corner is where that tree had fallen and he removed the stump and where he poured gravel. He explained to the board the location of the drain. He said it is an expansion of the driveway and he has measured it all out and it should be in the packets, measurements, absolutely everything.

Mr. Lewis asked what the white things are in the yard between the back of the house and the front of the barn.

Mr. Franklin said that was when the barn was under construction.

Mr. Lewis asked if that was cleaned up.

Mr. Murphy said he drives by it every day.

Mr. Franklin said it is an expansion and he is sorry.

Mr. Lamanna asked Mr. Franklin if he parks trailers on the turn-around and said that is even more driveway.

Mr. Franklin said it was already there.

Mr. Lewis said it is kind of like running a landscaping business out of the building.

Mr. Franklin said there are two trailers sitting there and those were parked off the back of the driveway to try to give him a little more room. He said it is a right corner in front of the garage.

Mr. Lamanna said he wants to say where the board is right now and we are not in a happy place over this, obviously. He said he thinks the board would like to continue this application and we want you (Mr. Franklin) to go back and figure out a way to reduce the size of your existing driveway substantially so we get the lot coverage certainly to no more than it was before when this last variance was granted and ideally even to reduce it below that and we don't want all of these areas in the front of the house with trailers parked on the grass so we want you to reduce down the driveway, a plan to reduce down the driveways, a plan for where those trailers are going to be kept, preferably inside. He said if we are going to let you have a much bigger storage space one of the trade-offs for that may be then there will be no vehicles or other stuff on the outside of the property.

Mr. Franklin said that was really what he was trying to accomplish.

Mr. Lamanna said we are going to also want some kind of plan of improving the look of that barn like making the shingles look uniform and when that is going to occur which will be in the decision and required so consider that as well, we would like to know what you can do for that and we will probably be looking for some landscaping as well because typically when we allow people to build accessory structures this close to an adjacent property line we are looking to have landscaping put in between to screen off the adjacent property owner from that structure. He said it is a very long driveway going into this and because of that that means you are not going to be able to have it as convenient as you may otherwise like it if somebody didn't have such a long driveway back to their accessory structure in terms of turn-arounds and extra pads and things like that, it is going to have to be paired down to the bare minimum to be able to get the vehicle down there and get into the door and we are going to want the rest of that cleaned out or restored back to grass or wood chips or some other permeable surface. He said another thing is a building permit is required for this structure as well.

Mr. DeWater said also be prepared to expose your posts to prove the depth.

Mr. Lamanna said you (Mr. Franklin) need to take all of these things and come back here with a plan to address some of these issues and then maybe we can see what we can do about this.

Mr. Franklin said with the shingles matching on the roof, as he said.

Mr. Lamanna said the board can't get into that now, we have 100 people waiting in the front room and we need to move on. He said you (Mr. Franklin) heard what the board said, take that information and go back and make a plan and if you have any questions in the meantime, talk to Ms. Endres and he is sure she can give you a good idea of the things you should be addressing and what the board is going to be concerned about.

Mr. Franklin said yes.

Ms. Mucky asked if the board had the driveway variance before when it was 10' but you said legally they are allowed to be 12'.

Mr. Gutoskey said typically a normal one lane drive is about 12', you can go down to 10'

Ms. Mucky said the one in 2005 that was approved was only 10'.

Mr. Gutoskey said yes.

Mr. Lamanna said because they were trying to limit the size of the driveway they were already giving them a 60% variance on the lot coverage.

Ms. Mucky said 12' is legal but you want him to have 10'.

Mr. Lamanna said no and at this point we are leaving it up to him to come up with a plan to at least do what was originally approved then the board will look at that plan because we don't have time to sit here tonight and try to figure out a plan here, like he said, we have 100 people waiting out in the other room so we have to move along and we just don't have time here tonight to go through each individual nuance of this thing, we need to have some kind of a plan in front of us and then we can work on that.

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

Motion BZA 2017-20 – 7190 Country Lane

Mr. Gutoskey moved to table this application to the next regularly scheduled meeting to be held September 21, 2017.

Mr. DeWater seconded the motion.

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

Application 2017-22 by Troy Glenny for Jill Walden and Barry Bernzweig for property at 17112 North Brook Trail

The applicant is requesting area variances(s) for the purpose of constructing a deck. The property is located in a R-3A District.

Mr. Lamanna said this property is located in the Tanglewood Subdivision which means it was subject to a PUD agreement from 1979 and the PUD zoning form was subsequently eliminated by the township so the question we have here is at the time the PUD agreement, there was a minimum rear yard depth requirement of 50' and the applicant is requesting 36' to put a 14' x 24' deck on the back of the house, 14' being the operative amount.

Mr. Troy Glenny was present to represent this application.

Mr. Glenny testified that this is a 14' deck, it would be coming off the rear of the building towards the rear property line. He said the rear of the building currently sits at the 50' mark which is why we are requesting 36' to allow for 14' of the deck. He said it is the most logical place for the deck as there is currently an exit door already in place to step out there and this would replace an existing patio.

Mr. Lamanna asked how high the deck is going to be.

Mr. Glenny said the deck will be about 2-1/2'.

Mr. Lamanna said otherwise it is going to be 2-1/2' and no other structures.

Mr. Glenny said no pergolas and no gazebos.

Mr. Lewis said so it is not really 36' and asked if stairs count.

Ms. Karen Endres, Zoning Inspector testified that she believes there is an exception for those.

Mr. Gutoskey said there is nothing behind it.

Mr. Lamanna said the property is now owned by Tanglewood and asked if there is anyone else here who is interested in this application.

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

BZA 2017-22 – 17112 North Brook Trail

Mr. Lamanna moved to grant the applicant a variance for the purpose of constructing a deck as shown in the application, 14' x 24'.

1. A variance from the minimum required rear yard setback of 50' to 36'.

Based on the following findings of fact:

1. There is a practical difficulty because the existing house rear yard setback is already at 50'.
2. This is an unusually shaped lot and the lot is only approximately 1/2 acre therefore there is really insufficient room to add on there.
3. The board also notes that this would not change the character of the neighborhood or adversely affect the neighboring properties, many of which already have decks on the house.
4. In addition the immediately adjacent property behind the house is owned by the Tanglewood Lake Association which uses it for a well field so there are no immediate neighbors who will be affected by this variance.

Mr. Lewis seconded the motion.

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

Application 2017-23 by Robert Eppich for property at 7057 Oak Street

The applicant is requesting area variance(s) for the purpose of constructing a new single family dwelling. The property is located in a R-3A District.

Application 2017-24 by Robert Eppich for property at 7057 Oak Street

The applicant is requesting area variance(s) for the purpose of constructing a detached garage. The property is located in a R-3A District.

Mr. Lamanna noted that the board will hear the above applications together since they are for the same property.

Mr. Robert Eppich, property owner and Mr. Mike Chowdhury, builder were present to represent these applications.

Mr. Lamanna asked why there are two applications.

Mr. Robert Eppich testified that he was told that there are two separate structures.

Mr. Gutoskey said because the garage is detached.

Mr. Eppich stated that he and his wife Melanie Eppich wish to move from their current residence in Chesterland to Bainbridge Township on a non-conforming lot and in doing his due diligence before he put the offer in on the lot he did talk to Ms. Karen Endres from Zoning and she said she could not guarantee anything obviously, she was not on the board but generally from her experience this board was in favor of building new residences in the older neighborhoods of Bainbridge so he went ahead and took a risk that they could build their dream home at 7057 Oak Street with a detached garage.

Mr. Lamanna said certainly this is a pre-existing lot.

Ms. Karen Endres, Zoning Inspector testified that there was a blighted house on the property.

Mr. Lamanna said he was going to ask what was previously here.

Mr. Eppich said it was torn down at the very end of 2016 or early 2017. He said they approximately closed on the lot in June.

Mr. Lamanna said their primary concern here is to make sure that what we are doing here is consistent with what is in the neighborhood.

Mr. Eppich said he did know that the size and style of the structure is consistent with the neighborhood, there are many homes of similar size with detached garages already on that street so he thinks it will fit in perfectly with the neighborhood.

Mr. Gutoskey asked Ms. Endres what the setbacks are for the other houses on Oak Street. He said he thinks they kind of vary but he was wondering what the closer ones are.

Ms. Endres said that everyone knows they are not surveyor accurate and because the houses here are so close to the lot line it is probably more practical to kind of eyeball where they are.

Mr. Lamanna asked if there are empty lots on each side of it.

Mr. Eppich said yes, to the east that is a double lot, the home sits on the one parcel and the other is just landscaped and on the other is just a driveway back to the large parcel to the south.

Mr. Lamanna said that property is actually used for access to the property in the back.

Mr. Eppich said correct.

Mr. Lamanna asked if that is a separate lot.

Mr. Lewis said it looks like a flag lot or a pole lot.

Mr. Gutoskey said he was curious as to what the average setbacks are down through there, they could be 20' instead of 25'.

Mr. Dennis Williams testified that it is about 35' and added that he has had two houses down there and he is working on the third so he is quite familiar with the neighborhood. He said up at the corner he remodeled 7101 and 7107. He said the house that was torn down was blighted for years and he used to go down and cut the lawn a couple of times a year just to keep it tidy at that end of the street.

Mr. Lewis said one of his concerns is, because of the smallness of these lots, and what is going on, what are you going to do with your rainwater, where is it going to go, all of this stuff that is coming off the roof because the lots are small and the homes and you have a garage, where is it going to go, downspouts and then to where.

Mr. Eppich introduced his builder Mr. Mike Chowdhury and said he can better answer that.

Mr. Lewis said if it just comes out, not a good idea, it needs to go somewhere, directed. He asked what the plan is.

Mr. Mike Chowdhury testified that it can be graded toward the back.

Mr. Gutoskey said it looks like the lot falls to the back, it looks like they are showing drainage to the back.

Mr. Lewis said so it is just going to open drain and just let it go.

Mr. Gutoskey said it is probably going to go on that big lot behind.

Mr. Mike Chowdhury said they will cut a swale and put it in the back.

Mr. Gutoskey said it looks like there is 2' of fall to the back, almost 3'.

Mr. Lewis said if he downspouts the gutters and directs them.

Mr. Gutoskey said swale them to the back. He said besides the 25' in the front, you are showing a 12' side yard on the west but the house has a 2' overhang so really you only have 10' from the property line to the house.

Mr. Eppich said they modified that plan, that bump out should not be on the current plan.

Mr. Gutoskey asked if there is a bump out on either side, what about the east side.

Mr. Eppich said there is on the east side.

Mr. Gutoskey said you can run into another problem there because then you are only 4' off the property line and so what happens is typically for fire code you need to be at least a minimum of 10' so what you are doing is you are making whoever might build on the lot next door have to go to a 6' setback instead of a 5' so they are 10' off of your house. He said by being closer than 5' you are impacting the lot next door to the east.

Mr. Eppich said they could modify the plan if that is the board's concern and added that that is the master bedroom. He said they were just trying to get a little extra square footage in that room but they can live without that if that is a concern.

Ms. Janis Berge of 7071 Oak Street testified that she owns the property next door to the east.

Mr. Lamanna said yours is the double lot.

Ms. Berge said yes and she just wanted to let the board know that she has been living there for 30 years and she has lived in the little house across from the driveway to the west for 20 and every time we have a big rain your front yard and back yard are flooded.

Mr. Eppich said the road bed is a lot higher than the lot but what we are going to do with the basement excavation is to try to fill that and grade that so it doesn't come off, most of that water is coming off the road and we are going to try to remediate that. He said he has walked that lot many times since he purchased it and before he purchased it and yes we understand that that is probably an issue, we don't want our yard to flood, we don't want the neighborhood to flood.

Ms. Berge said she doesn't know what the issue is but.

Mr. Eppich said it is just the way that is at that point and the roadway is so far above his property and it doesn't seem to be with any of the other houses on that street. He said once they feather all of the dirt around the basement excavation, he thinks that will remediate the problem.

Mr. Chowdhury said once we grade all away we will channel all of the water and swale it to the back.

Ms. Berge asked in the back how far because the neighbor in the back, we have had a lot of problems with the former owner encroaching on both of our properties so we are kind of gun shy so we won't care for a lot of water going into the backyard.

Mr. Gutoskey said based on the topography it is draining that way now.

Mr. Eppich said right now there is a significant fall from the centerline of the road and the edge of the road onto his property. He said it is coming off the road onto our lot and onto your lot and that is what we are going to do is grade it so it is even because there is that fall from the centerline of the road.

Mr. Murphy asked if Oak Street drains to the west like Cedar and the other roads.

Mr. Eppich said yes.

Mr. Murphy said what used to come off of Oak Street probably flowed through this whole lot and won't anymore. He asked if they planned to put a swale down the east side of this or right next to the driveway. He said you are not going to take anymore road water on the new construction.

Mr. Eppich said right and it will be graded very gradually so that water will not be falling at such a fast rate when there is either snow melt or a hard rain.

Mr. Lamanna said you are going to have to pipe all of your gutters to the back because there is no way you are going to be able to take it on the surface.

Mr. Gutoskey said you have no room for a swale on the west side and you have very minimal on the east.

Mr. Lamanna said he wants to get back to the front setback, we rolled along past that. He said we need to figure out what the setback is, at least the two most adjacent houses, the two west ones are a little farther back it looks like.

The board discussed the proposed garage.

Mr. Gutoskey said it is 22' x 22', two car.

Ms. Endres said the setbacks vary quite a bit from 19' all the way up to 79' including across the street.

Mr. Lamanna asked about the closer houses.

Ms. Endres said 20' and 23' across the street, right next door you have got the house that is on the 10 acre lot then the one next over looks like it is quite about more than 70' back and the next one after that is about 20' to 22' back going to the east.

Mr. Gutoskey said it is an open front porch so it is 31' to the house but it is just getting tight in the back, there is 41' between the house and the garage.

Mr. Williams stated that he built the house up the street at 7101 and going back 17 years ago he set it further back from the rear and the board requested that he move it back to the front 35' line, somewhere in there so it was in line with the houses going up and down there. He said it is really a hodge-podge neighborhood with a mix of cottages and bungalows and new ones so he is the one taking a risk coming in here and he appreciates it.

Mr. Lewis said anytime you put a new home in a legacy neighborhood usually everybody benefits from that.

Mr. Lamanna said we just don't want somebody to look down the street and suddenly this house is stuck forward and especially since it is somewhat larger.

Mr. Williams said but sitting awfully low on the low side of the street.

Mr. Lamanna said it is a little bit larger than some of the other houses there so if it is closer obviously it is going to not blend in as well, even less well because of its relative size so we are trying to figure out where everybody else is here so that when this house gets slotted in it doesn't stick out.

Mr. Lewis said so the main house will be around 30' off and the porch is kind of open plus it is going to be slightly down a little bit of a grade which is going illusion it not forward.

Mr. Murphy said he thinks it looks good, it seems to be in line or slightly further off the road, with an open porch and he would think that the neighbors unless there are others that want to talk about it would welcome it, he doesn't have any problems with it. He said you may consider that you are going to get a lot of road water off and what used to just flood that whole lot you may want to plan a nice catch basin in the front yard to take to the back.

Mr. Eppich said they will do whatever is humanly possible to make sure water doesn't migrate onto the neighboring properties.

Mr. Gutoskey said if he can build the front yard and create a ditch in front then it would just keep going west.

Mr. Murphy said if you build something and now it is flooding two doors down.

Mr. Williams said his is on the high side across the street and added that it naturally migrates to the south there and you are not going to change that unless you change all of the grades. He said building up the front yard is going to continue to migrate off.

Mr. Lewis said he is okay with the garage if they basically apply the same conditions with downspouts and piping water.

Mr. Gutoskey said and get the overhang at 5'.

Mr. Lewis said we are talking about that bump out area on the side.

Mr. Eppich said on the east side.

Mr. Lewis said yes if you can 5', you don't necessarily have to get rid of the whole bump, just take 1' off.

Mr. Eppich said he understands and will change the site plan to make sure we have 5' off.

Mr. Lewis said he understands that is the master bath and you are trying to grab some space. He said he doesn't have any issues with the placement of the garage or the roof pitch on it.

Mr. Murphy said he thinks it is going to be a nice addition to the neighborhood.

Mr. Lamanna said we would also like to see some landscaping, shrubs, small trees.

Mr. Eppich said he remembers what the board said about the previous one to make sure we incorporate a nice landscape plan on the west side and the back on the south side of the garage and make sure that it fits in.

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

BZA 2017-23 – 7057 Oak Street – House

Mr. Lamanna moved to grant the applicant the following variances for the purpose of constructing a new residence in conformance with the plans that have been submitted by the applicant except with the changes otherwise noted herein.

1. A variance to the maximum lot coverage of 10% to 43.3%. Note that this also includes lot coverage being covered for the structure in 2017-24 (Detached Garage).
2. A variance from the minimum required front yard setback of 100' to 25'.
3. A variance from the minimum required "east" side yard setback of 50' to 5'. The applicant is going to adjust the plans to accommodate the 1' change here from the plans that were submitted.
4. A variance from the minimum required "west" side yard setback of 50' to 13'.
5. With respect to the house itself the rear yard setback will be 86' rather than 90'.
6. A driveway setback from the west side lot line of 1' versus 2'.

With the following conditions:

1. As part of this the applicant will gutter and downspout the structure.
2. All of the downspouts will be directed to the rear and there will be a swale or other method used to direct that flow off the rear of the property.
3. The applicant will submit a plan for that to the Zoning Inspector for the Zoning Inspector's approval within the next 30 days.

Based on the following findings of fact:

1. There is a practical difficulty because this is a pre-existing lot of record.
2. The applicant is proposing a house that is reasonable in size in consideration of other houses in the neighborhood.
3. The setbacks are also consistent with setbacks in this area and should not adversely affect the character of the neighborhood or affect the adjacent properties or unreasonably impact the development of the adjacent properties not yet developed.
4. The board believes with management of the storm water that it should not also adversely affect these properties.

Mr. Murphy seconded the motion.

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

BZA 2017-24 – 7057 Oak Street – Detached Garage

Mr. Lamanna moved to grant the following variances for the purpose of constructing a 22' x 22' detached garage in accordance with the plans submitted.

1. The lot coverage has already been covered in the previous motion for BZA 2017-23 (House).
2. A variance from the minimum required "east" side yard setback of 50' to 23'.
3. A variance from the minimum required "west" side yard setback of 50' to 5'.
4. A variance from the minimum rear yard setback of 90' to 28'.
5. The applicant is also requesting that the garage be constructed prior to the completion of the home so the board will grant a variance for that purpose not to exceed one year.
6. A variance to allow the size of 440 sq. ft. versus 300 sq. ft. for the accessory building.

Based on the following findings of fact:

1. There is a practical difficulty with the same conclusions as with respect to 2017-23.
2. With respect to the size of the building, since this is a detached garage, 440 sq. ft. is reasonable, it is not excessive it is a single story so again it is not unusual in the neighborhood or be inconsistent with the character of the neighborhood or adversely affect the adjacent properties.
3. The applicant also has agreed to place landscaping on the west side of the garage to provide some screening from the adjacent property owner to reduce that impact.
4. The garage will also be guttered and down spouted and tied in with the previously mentioned plan for management of that storm water flow referenced in 2017-23.

Mr. Gutoskey seconded the motion.

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

The board recessed its meeting at 9:00 P.M. in order to move into the large main room in the town hall.

The board moved into the main room at the front of the town hall.

Mr. Lamanna stated that the meeting is reconvened at 9:10 P.M. in the main room in order to hear the next application which is BZA 2017-21. He said we have a big group here so we have to have a strict set of rules for how we are going to conduct the meeting going forward. He said you will be recognized by the Chairman when you are allowed to speak and we would like you to come forward here and speak from the podium because we have to make a record of this proceeding and in order to be able to transcribe that we need to be able to clearly hear what the person who has been recognized is saying so that means we can't have other people chit chatting or carrying on side conversations, all of your remarks are directed to the board so we would please like you to do that. He said when you come forward state your name and your address. He said when you come forward to speak you will be sworn in before you speak and if for some reason you are given an opportunity to speak again we won't swear you in again but with all of the people here we want to give everybody who wants to speak a chance to speak.

Mr. Lamanna continued by saying it is 9:10 P.M. and the board generally likes to wrap up by 11:00 P.M., sometimes we will go a little later if we have to but he is sure everybody else here by that point could be pretty tired but we do want to give everybody who was interested a chance to speak but he would also like to ask that at some point matters become redundant and you don't need to say them over and over again, so if you just want to affirm maybe what somebody else has said, try to do that succinctly, restating it all doesn't carry any more weight with the board but that way everybody who has something new or different to say will get a chance to say that so he would rather have ten different things than ten people saying the same thing over and over again. He said they can each come and say they agree with what was said before on this or that but his object is to try to get everybody who wants to say something to try to give them an opportunity tonight to be able to do that. He said there is a good chance that this could be continued on to the board's next meeting just because there is a lot of people and a lot of interest and there is probably a lot of things to consider but we will do our best to push through this and if everybody cooperates that would be very helpful. He said again we would like to do this meeting as friendly and neighborly as possible so please try not to get personal with comments or say things that you would not like said about you. He said unfortunately in the past we have had circumstances where that has happened and if it does happen you will be asked to sit down and we also ask again we will have pretty strict decorum on this meeting because it is so big and if anybody does get out of hand they will be asked to leave the meeting. He said it is up to the discretion of the Chair as to whether further action will be taken if that becomes necessary but he is assuming here since he is looking at this crowd that probably should not be a problem but it has been in the past so that is why we want to make sure everybody understands that as well.

Ms. Endres suggested that everybody turn off their cell phones and not have side conversations, she just wants to reiterate what Mr. Lamanna said. She said the board needs to be able to hear what is being said and it is very difficult if people are carrying on side conversations and taking calls.

Application 2017-21 by Family & Community Service Inc. for property at 8885 Washington Street

The applicant is requesting a use variance for the purpose of permitting transitional housing for young adults. The property is located in a R-3A District.

Mr. Lamanna said we will start this out with the applicant's representative and let them come forward and explain what they would like to do and what their program entails.

Ms. Andrea Pollock was present to represent this application. She said that there are four other people who would like to speak as well and will not be redundant.

Mr. Lamanna asked Ms. Andrea Pollock to raise her right hand and does she swear to tell the truth, the whole truth and nothing but the truth.

Ms. Pollock said yes. Ms. Pollock was duly sworn.

Ms. Pollock testified by saying “Good evening, my name is Andrea Pollock, and I am the Next Step Program Director. Next Step is a program administered by Family & Community Services, Inc. which is headquartered in Portage County and operates many programs in Ohio and Michigan. In addition to Next Step, Family and Community Services operates Chagrin Falls Park Community Center right here in Bainbridge. Our Executive Director, Mark Frisone, is here as well as are members of the Next Step Advisory Board, staff members, and supporters from many agencies, churches and civic groups.

I would like to define the mission of Next Step and speak briefly about its history as well as describe the work that we do through our non-profit. The mission of Next Step is to empower at risk young adults in their path to achievement. To accomplish this we provide homeless young adults who have been victimized with affordable, transitional support including:

- Housing – with a focus toward progressive independence
- Education/employment – vocational training and life skills
- Sustainable outcomes – life planning for individual success

The concept for Next Step was born when Judge Henry’s staff and other agencies such as Job and Family Services, Catholic Charities and Ravenwood became concerned about the growing rate of homelessness among youth in Geauga County. It became apparent that a significant number of 16 and 17 year olds were being left without supervision and parental guidance. Due to death, illnesses, moving out of state, substance abuse, or just plain indifference, parents were not willing or able to provide housing and support to their teens. As these teens became adults at 18, they had no resources available to them and became homeless or at-risk for homelessness. Many aged out of foster care or had been adopted. Almost all had been victimized either in their own homes or by society and suffered significant trauma. It was decided that Next Step would serve 18-24 years old as these vulnerable young adults are most at-risk for being re-traumatized.

Next Step is a voluntary program free to the participants and focuses its efforts on supporting them to become independent, self-sufficient, tax paying adults who will contribute to the success of Geauga County. Our participants want to remain in Geauga County where they have established supports and friendships through school, community services, activities, church and extended family members. Until Next Step opened its doors in January, 2014, the only option was to couch surf or identify services in other counties. Next Step has today provided 45 young adults with the opportunity to complete high school or earn a GED, obtain employment, go to college, obtain driver’s licenses, seek medical attention and much more. All have received case management services while 29 have also received residential services. Those in need of housing can stay as long as they need to provided they are following their individual case plans in an effort to achieve their goals. Our participants strive to do well and to be successful. They are driven to achieve and want to move on beyond their past circumstances so that they can reach their dreams just like all of us.

Next Step was initially housed in Chardon at the facility currently operated by Mapleleaf Community Residences. We rented there for one month shy of two years. You have a letter in your documents written by the former Executive Director whose offices were in the same building. He interacted with our participants and staff every day and was anxious to have us stay. Unfortunately, our needs grew beyond the four people that zoning would permit to live at the facility, so we moved to Middlefield Twp. which has no zoning requirements. We have been in that house for almost two years where we have provided housing for seven people at any given time. We have been welcomed and embraced by our Amish neighbors on Burton Windsor Rd.

It is important to note who we are, who we are not and how we operate our program. Next Step focuses on independence and self-sufficiency. We do NOT serve people who struggle with significant substance abuse or significant mental health issues. Other programs do a great job supporting clients with those issues, but those are not the types of clients we serve as that is not the mission of Next Step! The program is fully staffed 24/7 with experienced supervisors who are responsible for participants schedules and whereabouts. A curfew is imposed on all visitors who are required to leave by 9:30 during the week and 11:00 on weekends. Staff interacts with participants assisting with real life skills such as budgeting, cooking, making appointments, and establishing bank accounts. Participants are responsible for keeping their rooms clean, taking out the garbage, washing dishes, as well as going to work and school. During the day, a case manager and I are on staff as well as a Senior Housing Specialist. We have staff scheduled for second and third shifts and around the clock on weekends. We do not tolerate parties, we do not tolerate large numbers of young adults congregating in or around our house. We have never ever had a problem with that. Our vehicle traffic is limited as very few of our participants have cars. Once they are able to purchase a vehicle, they are well on their way to independence and moving out. In both communities where we have lived, we have been respectful of the neighbors and responsible for the upkeep and maintenance of the homes.

As we have seen the need for housing and services grow among our young adults in Geauga County, we have been very anxious to identify a larger facility. As you may know, that is almost impossible to find. Several months ago, we became aware of Milestone Assisted Living Facility and we have a temporary agreement with the home owner allowing us to rent and eventually purchase the home if approved by Bainbridge Township officials. We are anxious to prove to Bainbridge Township as we have done in Chardon and Middlefield that we are responsible, upstanding members of the community and we will contribute to the workforce. In the almost four years that we have been in existence, we have never put any undue stress on safety forces as we are law-abiding citizens.

In addition, as Geauga County community members, I feel that we have a personal responsibility to give back and help those in need. Many churches and civic groups in Bainbridge have supported our mission to empower our County's young adult population. They have regularly assisted with food and gift card donations as well as financial support for which we are very grateful. The rest of our funding comes from the Ohio Attorney General's Victims of Crime fund, United Way of Geauga County, and many, many churches and civic groups and individuals throughout Geauga County and I believe you have a list of those groups in your packet. That is my conclusion and now I would like to introduce Craig Swenson who is the Executive Director of Geauga Job and Family Services and then I will introduce the other speakers."

Mr. Lamanna asked Mr. Craig Swenson if he swears to tell the truth, the whole truth and nothing but the truth.

Mr. Swenson said absolutely. Mr. Swenson was duly sworn.

Mr. Swenson testified by saying thank you so much for having me and he will not keep you very long, he is sure a lot of people want to talk. He said just as a little background he has been Executive Director of Geauga JFS, he believes it is coming up on three years already and before that he was a county prosecutor at both Lake and Geauga Counties so what he is here to do and he knows Ms. Pollock covered a lot of what Next Step does but what he wanted to impress on everyone is the value that this organization brings to the community with the kids or young adults that they serve. He said since 2011 and some of you may know this, Geauga Job and Family Services was averaging having approximately anywhere from 25 to 27 kids in our custody, foster kids just like at any given time if you were going to pull us in for 2011 that would be about our average. He said as of today we have 78 children that are now in out of home placements and that number steadily increased from 2011 to about 2014 and it maintained at that number anywhere from 60s to 70s and he doesn't anticipate that we are going to see that change. He said many of you may know substance abuse obviously is an issue, the heroin epidemic, opioids and things of that nature but also just times are different and this is sort of reality that his staff is having to deal with. He said one of the first things he did when he went to JFS is he wanted to develop an independent living program for kids ages 14 until their 18th birthday, we did that and we now have a full-time social worker that is dedicated solely, all she does, is work on independent living with these kids and she is doing a great job. He said she averages working with about 30 kids on her case load just working on these skills and she is pretty busy but she works hand in hand with many of the kids that worked with Ms. Pollock's group. He said the work they are doing, these kids, through no fault of their own in most cases have been dealt a tough hand and many times through no fault of their own and they have been working our agency and we tried to do a very soft hand off to Ms. Pollock.

Mr. Swenson continued by saying she screens them to make sure that they are appropriate that there is no doubt in his mind that this need is going to continue and he doesn't know how many kids have we brought to Ms. Pollock and she said she is full, she can't take anymore so these kids turn 18, they emancipate and they don't have these resources and they all go to the school of hard knocks and we have invested a lot of time and money into these kids and then their 18th birthday comes and they are on their own and how many of us in this room relied upon our parents or aunts and uncles past our 18th birthday so we need them and many of you at 30 or 40 or whatever still go back home right, well these kids don't have that and they have a place like Next Step that is truly focused on helping them become self-sufficient. He said he has worked with one of these children and he knows someone else in the room has too that went to Next Step and now received a scholarship to go to Cleveland State and he is at Cleveland State right now and the Next Step staff worked hand-in-hand with his independent case worker getting up at 4 or 5 in the morning because they go down and make appointments at Cleveland State and come back and forth and now he has transitioned to Cleveland State on a scholarship. He said he went down and visited him and saw him in that environment and this is a perfect example of how these programs can work. He said is everyone going to be President, no or none of us in this room are but it gives them a chance and opportunity that they wouldn't otherwise have and the beautiful thing about it is Geauga County, he has come to learn, that you take care of your own and take care of each other and this program is a prime example of a community coming together assessing a need, doing it in our backyard not relying upon others in coming together and solving the problem and this is a program that is needed, he has seen the benefits come from it first-hand, seen the kids' faces that Ms. Pollock works with, there is no one better suited to direct this program than Ms. Pollock and her staff and he will just ask everyone to have an open mind, there is a lot of heart and soul with this program and a lot of dedication, a lot of devotion in watching these kids become successful. He said another thing is Governor Kasich and many of you don't know that but at JFS we are administering a new program called the Comprehensive Case Management Employment Program, CCMEP and guess what the population is that they have asked to work with, 16 – 24 and Ms. Pollock is 18 – 24 and she recognized this population before the state came out with this program and it sounds maybe somewhat arbitrary but it is her goal that we recognize this need before the state has run out this program and so it is just another example of us being ahead of the curve so he really thinks from what he understands this property could be really well suited for this program potentially to help with these needs and he recommends that the board consider granting the variance and allow this program to continue.

Mr. Lamanna asked Mrs. Joyce Southerland if she swears to tell the truth, the whole truth and nothing but the truth.

Mrs. Southerland said absolutely. Mrs. Southerland was duly sworn.

Mrs. Southerland testified that she is representing the Bainbridge Women's Club and has been a member for 30 years and she is also chairman of the community services program and that is a program that they have done for as long as she has been there and every month the members of the Bainbridge Women's Club bring in food and we set aside some money and she buys gift cards from supermarkets and over the years they have supported families and she has always went up to Geauga Family Services, Sarah for years has come up with the names and about three years ago they heard about Next Step, we have done other organizations like the battered women's program, we did Next Step for one year and we just fell in love with them. She said at Christmas they give gifts to each and every one of them, very practical gifts so they have clothes to wear to school and/or work. She said those young people write personal thank you notes to each and every one of the members that have given them their gifts, she asked this year what they wanted to do and without hesitation everybody wanted to go with Next Step again so they will be supporting Next Step again this year, she just wishes they had a lot more money to give and Ms. Pollock comes from Middlefield and she drives in and picks up the stuff and drops it off for these young people and helps with what they need and if it is not perishable and then we give gift cards so her husband is going to speak too and because of me he hired some of these young people and we have had nothing but success. She said thank you for what you do and we are more than happy to support you.

Mr. Lamanna asked Mr. Karl Southerland if he swears to tell the truth, the whole truth and nothing but the truth.

Mr. Southerland said yes. Mr. Southerland was duly sworn.

Mr. Southerland testified that his wife informed him that the kids were available and wanted to work to make a few bucks so on occasion he hired some of them and it turned out they want to work, very hard workers, great personable individuals and he would certainly not hesitate to have any one of them as a neighbor, they are great kids. He said they worked all day and he would treat them to lunch at McDonald's right down the road but he always gave them a limit on what they could spend and they always held within that limit, he told them their limit was 50 bucks.

Ms. Pollock asked Mr. Chuck Giallanza to come up and speak. She said Mr. Giallanza probably knows the program better than most, he has been a staff member since the day we opened and so he is very knowledgeable about all of the people who have lived in the house and we are really grateful for him and he wanted to say some things about the program.

Mr. Lamanna asked Mr. Chuck Giallanza if he swears to tell the truth, the whole truth and nothing but the truth.

Mr. Giallanza said yes. Mr. Giallanza was duly sworn.

Mr. Giallanza testified that he has been a Bainbridge resident since 1993 and he built his house in Northwood Lakes and his office building was at Knowles Industrial Park and he retired in 2008 and he moved into Tanglewood on Walnut Trail where he is currently on the board there and has been for about six years. He said he has been with Next Step since it started and he has seen what the program does for the kids, he has watched them come in the program, get a job, money, driver's license, have them finish school, no car, things that they dream that could never happen, that is wrong. He said once they are in the program they show them how they get through these steps, they get a job, they work, they save money, they work through school. He said they have one resident here that just finished high school and worked two part-time jobs, others get their driver's license to drive a car, something they never thought they could do. He said Next Step is a family, he has seen these kids and when they talk to Ms. Pollock they call her Mom, they call me Grandpa, so think about it, that is what is missing in their lives, they don't have that, Next Step is their family, without this program it couldn't happen. He said he has seen the people go through the program that went out and are successful citizens, they have jobs, they have money, they bought a car, they have a life, they have kids, some of them got married, they are living a life that they thought they could never have. He said his friends are on his Facebook, the ones that have left the program and he sees what they do and they talk about, they go to concerts, they go out to dinner, this is a life they thought they could never have with the Next Step program and he talks to most of them and they say at the end of the speech, they could have never done it without Ms. Pollock and the Next Step program. He said these kids are good kids, he has heard some people rate the kids as druggies and other things, they are not, these kids are good kids and they need a nice place to live, they haven't done anything wrong. He said it is hard to explain sometimes about the program because people watch too much TV, they look at the program and think it is a half-way house or it is a group program, it is a different type of program. He said these kids just need a place to stay and that is what is missing right now and if you let that happen it will make you proud and it will make Bainbridge proud, he guarantees it, thank you.

Ms. Pollock said she would like to introduce two of the former participants of our program so that you can have an idea of some people who have come through the program and been really successful, there were many people that she could have invited but work and distance sometimes is a problem. She said the first person she would like to introduce is Rionna Bryson, Rionna lived in the Middlefield house up until three months or 2-1/2 months ago and she will tell you what she is doing now.

Mr. Lamanna asked Ms. Rionna Bryson if she swears to tell the truth, the whole truth and nothing but the truth.

Ms. Bryson said yes. Ms. Bryson was duly sworn.

Ms. Bryson testified that she grew up in a family with seven kids, she was adopted when she was six years old with three of her biological siblings. She said her mother at the time already had three of her own kids so she had seven kids under the age of eleven, so she grew up in a big family and knowing what it is like to love and heartbreak and everything. She said she studied history with a school and her mom kept pulling her out and putting her back in and she would go for half a year and she would pull her out again because the anxiety was too much so she would not have even graduated right now if it had not been for Ms. Pollock and Nicole and she graduated high school when she was 21 so when she turned 18 she kept arguing with her mom so she decided to leave and couch surfed for about five days so the way she came upon Next Step was that her brother went there, her brother is officially gone, he is done, he is out in the world and doing well for himself. She said she called him up one day on her fifth day of couch surfing and said she moved out of her mom's house, she is done and can't do it. He told her to call Andrea Pollock and she asked who is that. She said he said when he left the house he went to Next Step so she called Ms. Pollock and within two days she was in and when she got in she didn't have a job, she was doing on-line school and had no money, no money, no nothing so she thinks it was about two weeks before she decided it was time to get a job, she got a job at Giant Eagle and she was with Ms. Pollock the next day and she said she needs to get back into school because her biggest thing is she wanted to finish high school, she wanted to come out with a high school education and to basically prove to her mom that she was ready to do even though she knew she was not ready to do this so she was pulling two jobs and she would get up in the morning and she was enrolled at West G and that was her big thing, she wanted to continue to go to West G so Ms. Pollock figured out a way to get her from Middlefield to West G. She said after school the van that took her would drop her off at work and from work she would go home so she would leave the house at 5:45 AM and would not get home until about 9:30 PM and after she got home she would do her homework and start the whole thing all over again so then when she got a second job at Vinney's it was even a little bit more harder because Vinney's was an open schedule, sometimes she would get home at 10:00 or 11:00 but she was always continuing because she knew that Next Step was going to get her through so she had a plan and her case plan was she would be there for two years, she was there less than a year, she was there from September of 2016 to June 2017, a little bit before her birthday, she was up and out and she got her license too, so she got her license and two days later she bought her car, of course if she would not have been able to save the money she would not have been able to do any of it had Ms. Pollock had not been in her ear saying go, go, go and she feels it is one of the most important things where you can't slow down, when people tell you to slow down and take a break she felt if she slowed down she would take a misstep and she didn't want to do that, she didn't want to waste this program that she had been invited into and was given the resources. She said she is sure she eventually would have had the resources from her mom if she had gone along with her plan but she was so into the plan that she had and had made up with Ms. Pollock and said she could get her apartment, she could get a car and do all these things that she sees her older sister do or things that her mom or dad would tell her that they did when they were kids and she felt like she was missing out so she didn't have that crazy high school.

Ms. Bryson continued by saying she didn't go to parties, like hey do you want to go out, no I had to work, hey do you want to go out, no I have to study for this big test, hey do you want to go out, I can't, I have things I have to do so that is what gave her that focus and it gave her that area and she didn't want anything to do with drugs, drugs was never her thing, alcohol no, she didn't have time for it so if she does smoke what is going to happen because she has school tomorrow, she didn't know what was going to happen because she had never done it so why risk it now, why risk turning something that was good into something that could potentially, no, she didn't want to risk it, she had too much on her plate and too much in her mind that she wanted to accomplish to even do it one time so she now is living in Cleveland and she has her own apartment, she has three room-mates, all of them are best friends. She said she still works three jobs, and she doesn't necessarily have to but she feels more comfortable with being able to work that much, she is comfortable with it, she knows it and it gives her the confidence that she has the work ethic and she wouldn't have that work ethic if it weren't for Andrea and Nicole pushing her and Chuck, he is the best so these are role models at Next Step, they give you something that you didn't have, like her Dad, he is a great role model and she wouldn't be into music like she is if it weren't for him, her Mom, she probably wouldn't even have had that work ethic in the beginning if it weren't for her but watching Nicole and watching Andrea and watching Chuck, they are doing these things and telling her she can do these things so even on the nights when she would be so exhausted she would come home and just cry because she was so exhausted and wanted to give up but one of the staff members would sit down with her and she could call them up at night and just cry and they would tell her she is doing an amazing job but she feels that Next Step is also more than a "oh I am homeless and I need help, help me". She said it is more of an okay I can present you with this living but you also have to have needs, the stamina and the want to actually do it, Next Step will not confirm to succeed with you if you are not willing to do the work and she was willing to more than do the work, she was ready to go out on her own and pay her bills and she thinks that was another reason she was so quick to get her apartment was because when she was there part of her almost felt like she was freeloading and what were they getting off of her, a few tears and to have to deal with her medical appointments, that was what her mom would have done, no she wanted to do it herself, she wanted to learn how to do it, make her appointments, she told them they gave her the ride, they taught her how to drive and during Christmas time she was not allowed to go back home, she wasn't talking to her mom and it felt like a big emptiness because leaving the house with six siblings it was hard, she was all of a sudden in Middlefield which she never even heard of and she never interacted with Amish people on a day to day basis, she had never seen a buggy and coming from Chesterland, it was a big difference, all of a sudden she was around all of these people and there was no restrictions and no rules against her everyday life, she all of a sudden she could go out with friends, she could stay out late, she didn't have a curfew which she had to get back, the rules are just come and be respectful and do what you need to do because you can't make it to where you want in life unless you put in the elbow grease, they are not going to do it for you, they are providing you with housing, food, everything but you don't even have to buy your own food, they don't have to help you with your bank statements, they don't have to help you find a car, they don't have to help you get your license.

Ms. Bryson continued by saying Andrea lets you borrow her car to go and take the test, that is terrifying for her children but she is putting her entire life out there and saying she is here to help you and my life is dedicated to you and we feel that we wouldn't be able to get to where we were unless it was for Andrea and the Next Step program, she would still be at home, God knows doing what. She said she would be home with seven siblings but she has had the opportunity to go out and meet people. She said for example she had the opportunity to go out and meet people and like for example she had the opportunity to go out and meet people and she had the opportunity to do music therapy and she thought she was too busy to do it, she said she didn't want to do it, she had been waiting two years to get in and Nicole sat her down and said this is something that you want to do, this is music therapy and we will figure out a way to do it and we incorporated it in. She said she did the music therapy at the Cleveland Music Settlement and she pays for what she needs to pay for, she bought her car two days after she got her license, she got a great deal on it, it is an amazing car, it still is an amazing car and after she got her car she was already finding her apartment so they really do help you get everywhere you need to go and the people in the program, the kids themselves, it is just like you walk in and all of a sudden it is a new family and you have to remember we are still in our teenage years, like my mom always said, our brains aren't fully developed until we are 27, so we are still eager to get out at 19 and it is amazing to have your own apartment, to be able to have that responsibility and be able to understand what it means because all of a sudden you have your apartment and it is not just Andrea you are relying on you don't have Andrea to rely on to pay the rent, you have to do this on your own and in order to do that you have to use life skills that Next Step gives you so Next Step is just a place where the kids are there and they want to learn, they want to do good for the community and these people she has to say there was someone willing to be the first one to raise their hand when someone needed help, it is going to be the next step for kids because they understand what it is like to be in a situation where you have nothing, you have no one so the first person there, let me help you with that, whether it is carrying groceries in from the car or doing anything you have, you are going to be their first concern.

Ms. Pollock introduced Sam Gianciola and said who lived a long time with us, the very first two years in the Chardon house.

Mr. Lamanna asked Mr. Sam Gianciola if he swears to tell the truth, the whole truth and nothing but the truth.

Mr. Gianciola said yes. Mr. Gianciola was duly sworn.

Mr. Gianciola testified that he grew up in a very Italian family with two very strong Catholic parents who had a very strict idea of what they wanted from him, to get married to a nice Italian girl and have children so the Pope would have more followers so that was not exactly the idea that he had in mind, he had all of these things he wanted to do, he wanted to travel, he wanted to see the rest of America, he wanted to get his own place, he wanted to really experience what he was capable of in his life. He said he and his father have gotten in many arguments over the years and they never really saw eye to eye and when he turned 18 his father threw him out and said well let's see what you can do and it didn't go so well. He said he moved to Arizona chasing after a girl which is absolutely the worst idea, he wouldn't recommend it. He said that didn't work out very well and then he was stranded in Arizona and he was able to work and get a plane ticket and came back to Ohio and pretty much was just flying by the seat of his pants trying to find a place to live, staying with friends in their houses, sleeping on couches, just trying to get on his feet but it is kind of difficult when you have no experience, he had no high school diploma and so that really was pretty much eligible for minimum wage and minimum wage at 40 hours a week can barely pay rent in a decent place here in Ohio so he was able to, as time had gone by, he had a mutual friend of his that was in the Next Step program and forwarded him to Ms. Pollock and this is January of 2014 and he had spoken to Ms. Pollock and the night before that, it was wintertime, he had slept in a used clothes container outside of Walmart to get away from the cold winds and the very next day Ms. Pollock was able to get him in and a week later he was able to get his temporary driver's license and then some time after that he was able to get his driver's license and she let him take the driver's exam in her car. He said that went well, nothing happened, and he got his license and then shortly after that he was able to get his GED and he just really sometimes all it takes is for someone to believe in you a little bit, to give you that opportunity to really show what you are capable of doing with your life and it is hard to go out into the world if you are going out on a blank slate from your parent's house with no experience and no really any money or anything it is quite challenging so being able to have that stepped forward that next step forward through Ms. Pollock and everybody in the program, Chuck as well, it has been a fantastic experience overall and he made some lifelong friends in the program, currently he is the detail manager at Preston Superstore, he has two vehicles both of which he pays insurance on, he has his own place and saving money and trying to go to school next year, it has been a fantastic experience and Ms. Pollock has saved his life and everyone else in the program has saved his life as well, thank you.

Mr. Lamanna stated that he wanted to make a few opening and preliminary comments. He said first we are a board of zoning appeals, we do not make the zoning laws or zoning rules, we are here really with three primary purposes, one is we can hear appeals that allege that the zoning inspector has made a mistake in the interpretation of the zoning code and we can decide those cases. He said next we take on variance cases which are special circumstances where effectively the application of the zoning in its literal sense would be unreasonable given the special circumstances that exist with respect to an individual part of the property.

Mr. Lamanna continued by saying the third thing the board does is we are given authority with what are call conditional uses where certain uses are permitted by the code but only subject to the demonstration to this board that they satisfy certain conditions set forth in the zoning ordinance and also gives to the board the authority to set additional conditions on such uses to assure that they meet the spirit and intent of the zoning code so that is kind of the limited authority that we have and one of the things that this application raised is the question of whether or not this is really the proper form to pursue what they would like to do and rather that this is more appropriately a request for a change of zoning and in fact in this case there is probably even a stronger argument for that because the facility they are talking about was actually created and exists under a specific amendment to the zoning code that was made at the time that they wanted to bring in that type of facility. He said the problem we have in dealing with something like this is where the zoning commission has the ability to delve into all of the issues that might be posed by a particular use, we are not really set up to do that, we don't have the ability to go out and call in witnesses and do research and take things off the record like they do and again it is something that is somewhat really outside of our purview and when you look at this there is a question as to whether what is being requested here is a situation that really relates to a specific property or is it really a situation that relates to the question of whether a specific use should be allowed within the township under the provisions of the zoning code and if it is the latter then it is clearly the proper jurisdiction may be the zoning commission so that is one of the things we have to wrestle with. He said secondly when you look at the question of variances in general there are very specific legal standards that we have to observe in the granting or denial of variances. He said the standards are set forth, some of them in the zoning resolution itself and some of them have been established by various court decisions in the State of Ohio and they set the basis for granting these types of variances. He said the particular variance we are talking about here is what is called a use variance and a use variance is related to the specific use of the property, it is a far more difficult standard than a typical variance we hear, we heard four variance requests earlier but they all related to what we call area variances, people saying they can't meet the setback requirement, they can't meet some other physical requirement because their property won't allow them to do it, that has its own set of standards, a use variance has a very strict standard and it is related to the viability of the property itself and whether or not in the uses that are otherwise permitted that property will have a viable economic return to the owner of the property. He said in this case we have kind of an unusual circumstance because the owner took on using this property under a very specific conditional use that is allowed under zoning so to that extent the owner of the property took the risk that the modification of this property to serve that purpose may in the future may not be quite so attractive so it gives them a somewhat more difficult challenge to demonstrate that is the case. He said the other thing is when you are looking at use variances it is also a question of what other possibilities there are to have a viable economic use and then you have kind of created a hierarchy of what is the least impactful use given it is a residential district, what is the least impactful use that that property could be put to that would provide a reasonable economic return so that the variance is the minimal necessary to satisfy that purpose.

Mr. Lamanna continued by saying but again these things are all related to the property, there is very little in our standards that are related to the benefit or the altruistic purpose that is provided by the new use that wants to be brought in. He said the other problem we have with dealing with a use variance of the type requested here is that there is not very much opportunity for us to control what happens on the property once the use variance is granted, it is somewhat uncertain in a case like this what conditions we could actually impose upon this use given the fact that it is not a specifically authorized conditional use and that we have not been specifically granted authority to impose conditions on such a use so it puts us in a somewhat difficult position and it also was difficult because again the previous use is subject to a four or five page conditional use description in the current zoning code with all kinds of requirements and everything else and the zoning commission spent a lot of time doing that, again we don't really have either the time and maybe not the expertise or the access to the expertise to be able to do a similar job in a variance context so that poses an additional problem with trying to take on a use variance of something like this and again the prior use was also pretty heavily regulated by the State of Ohio so there was also in place not only the zoning rules but another set of rules that is being administered by the state in terms of how they operated the facility, how they treated the people there and the other things they could so we already have a backup regulatory person looking at what they did so they already had to meet a certain minimum criteria before we even put the local criteria on top of that and as you can see we don't obviously have the resources the state would have to sit down and decide about those types of issues. He said that is the practical part of it in terms of whether number one we should even take jurisdiction of this case or whether we should just dismiss it on the basis that this is more appropriately pursued before the zoning commission and secondly when we look at whether or not you can meet the frankly very high standards to obtain a use variance so everybody understands the framework in which we are looking at this and what we can consider and what is important and what is less important. He said what we have heard so far it seems like a very worthwhile program and if we seem a little bit callas we are not being callas he is sure everybody here has great admiration for what you do but we are looking at this thing with kind of blinders on they are forced on us, we have to look at this thing within the legal framework that has been created for us to look at it, just so everybody understands. He said he would like to let the board ask some questions first just because it is an easier opportunity to get more information out about the program and what it is doing and what is happening and then we will move on to let other people who are interested come forward and speak and when we do that the way we will do it is if you have questions, if somebody wants to address a question to the applicants, the way he likes to handle it is technically you address the question to the board and then the board will readdress it to the applicant because he really doesn't want to start a colloquy between somebody speaking here and the applicants without the board intermediating because it gets out of control very quickly because he needs to be able to control that from the standpoint of making sure that we are not asking duplicate or repetitive questions or in some cases he just has to cut off things that are not relative to our decision just because of a matter of time and please understand that in some cases he may ask to cut short your comments because there will be things that again you might feel are very important but are not really things we can consider or are not things that under our standards we can give a lot of weight to.

Mr. Lamanna continued by saying and meaning no disrespect to anybody he may have to limit to what you are doing just because of the interest in time here and the interest in giving everybody who would like to say something a chance to at least get a small opportunity to do that within the limited time we have available tonight although if necessary we can continue this over to another session but will not be until next month at this point in time. He said with that said he will start with Mr. DeWater.

Mr. DeWater asked if they are currently located in Middlefield.

Ms. Pollock replied yes and their two year lease is ending in September.

Mr. DeWater asked if they have just outgrown the facility there.

Ms. Pollock said yes they have outgrown the facility and the facility is sub-standard.

Mr. DeWater asked what was the procedure in Middlefield did you go through to open there.

Ms. Pollock said none because there was no procedure there, Middlefield Township does not have zoning however when they were in Chardon there was no procedure and they do have zoning.

Mr. DeWater said thank you.

Mr. Murphy said so this does not fall under the label of family home residential facility because it is not as defined by the state and asked does it meet the state requirements.

Ms. Karen Endres, Zoning Inspector testified that it is not a state licensed program, the state does not license this program.

Mr. Murphy asked if it were licensed by the state would they be here.

Ms. Endres said possibly not depending on what the license is for.

Mr. Lamanna said he thinks the conditional use is pretty much tied to the definition of adult group home, that is the regulatory definition by the state of what adult group home is so you would have to meet that definition to fall within the previously used condition.

Mr. Lewis said he will address this to Ms. Pollock. He asked if she has a defined enrollment criteria.

Ms. Pollock replied yes.

Mr. Lewis said he knows people are referring to these as kids but 18 – 24 are adults.

Ms. Pollock replied sure.

Mr. Lewis said you are 80% in the middle and 10% no and 10% no at each end and he thinks it was mentioned that heavy substance abuse folks were not necessarily eligible by your enrollment criteria.

Ms. Pollock said correct.

Mr. Lewis asked Ms. Pollock to tell him what the enrollment criteria is to accept these young people.

Ms. Pollock said they are in large part funded by the Ohio Attorney General's Office, it is called VOCA Funding, it is the same funding that funds Women's Safe, that funds CASA and Victim's Advocates and the Attorney General believes strongly that the 18 – 24 year old population is the most vulnerable, they are young adults, you are correct, they are not children, they are young adults, they are of legal age but because of their traumatization, because of the situations that they have experienced in their life they haven't been given the same opportunities perhaps with someone with a functioning family. She said they strictly serve young adults who are homeless or at risk for homelessness and want to succeed, they are not equipped, she is not a therapist, she is not a counselor, she has a teaching background, nobody in her program is a therapist or has any kind of medical ability, they serve young adults who are victims of crime and need housing. She said there are wonderful programs in the county and out of the county that help people who have significant mental illnesses, who have substance abuse issues, who have felonies, who have a variety of difficulties, that is not what we do. She said their clients are referred through school districts, through the Sheriff's Department, through Geauga County Services, through Ravenwood and a variety of agencies or they self refer, like Sam said, a friend referred him because they are desperate for some stability, some housing, some help.

Mr. Lewis said in one of your (Ms. Pollock) opening statements he had written down that they are welcome to stay as long as they need.

Ms. Pollock said that is correct.

Mr. Lewis said so they can be 40 years old.

Ms. Pollock said no, the cut-off is 24, their 24th birthday.

Mr. Lewis said he wanted to be sure he got that right so they are not being pushed out.

Ms. Pollock said what she was trying to say there are many programs that are a 30 day or 90 day program, the advisory board originally decided that that was not sufficient, some young adults like Rionna were able to leave earlier, she managed to make things work out and reach her goals earlier but some people take a little bit longer, everybody's circumstances are different but we have never had anybody try to stay past their 24th birthday, we wouldn't be allowed to do that, we would refer them to another facility.

Mr. Lewis asked if the Milestone property owner is here.

Ms. Pollock said yes she is.

Mr. Lewis said he has some questions for Ms. Shipitalo.

Mr. Lamanna asked Ms. Susan Shipitalo if she swears to tell the truth, the whole truth and nothing but the truth.

Ms. Shipitalo said I do. Ms. Shipitalo was duly sworn.

Ms. Shipitalo testified that she lives now at 8869 Washington Street adjacent to Milestones which is 8885 Washington Street. She said she came before this board multiple times, Mr. Lamanna, in 1994 to take care of seniors in this neighborhood, she is a lifelong Geauga resident, Milestones opened in 1995, we had a great run until 2013 as Mr. Lamanna pointed out, it is a unique property, it has become a hardship for her, she is no longer able to operate a business, it has been on the market for over four years, she has never had an offer, various realtors ideas to try and change, she has worked with the zoning inspector to try and think what they can do with the property, she doesn't want it to be a dog kennel, she doesn't want it to be an abandoned house like some of the other historical properties, we are interested in saving beautiful homes. She said she believes Milestones is a beautiful home, she put her heart and soul into it. She said many of you can't see it because it sits on top of a hill but it is a beautiful 6,000 sq. ft. home, it has 13 bedrooms in it, the smallest one is 8 x 10, it has five bathrooms in it, it has several separate living rooms in it, it is set up for a program like Next Step.

Mr. Lewis said so you petitioned the Bainbridge Township Zoning Board (Commission) for a change in zoning from residential.

Ms. Shipitalo said she was granted a conditional use.

Mr. Lewis asked if that went through zoning on its way to the board of zoning appeals.

Ms. Shipitalo said she went to the county commissioners too, it took her over 13 meetings to get it through.

Mr. Lewis said and he appreciates that so you initiated the changes for a very specific use.

Ms. Shipitalo said correct. She said if she can correct something they were talking about an adult care facility which is the state licensure, the difference is why Next Step cannot be one of those type of facilities although we have identical ideas, we are communal living, we have communal eating, we don't offer personal care in the Next Step facility and that would be the criteria that excludes it from being an adult care facility and an adult care facility can take care of anyone over 18.

Mr. Lewis asked if this conditional use has expired.

Ms. Endres said yes it expired, the use ended in 2013 she believes so the conditional use is expired.

Ms. Shipitalo said that is correct.

Mr. Lewis said that is all he had for questions.

Mr. Gutoskey asked how they do their client screening.

Ms. Pollock said they interview their clients personally and then the referring agency generally has some additional background information that they share with us to determine eligibility so if a high school calls us they already have significant interaction with the young adult and they are calling us because they know the circumstances that exist. She said JFS is calling them or Ravenwood is calling them, they give us that kind of information and if it is not anyone she has ever met before, if the person is self-referring or a friend is, it isn't an interview it is a discussion and it is a feeling.

Mr. Gutoskey said in Middlefield now you have how many clients.

Ms. Pollock said seven and that is the most we can have there, there are six bedrooms and there is one bunk that two people can share.

Mr. Gutoskey asked Ms. Pollock if they move into here, what would be the maximum.

Ms. Pollock said her understanding, like Ms. Shipitalo said, there are 13 rooms, some of them are quite right and some of them are small or rather small. She said we do not believe in sharing rooms if we don't have to because typically her participants have not had their own space and she thinks it is really healthy for them to be able to manage their own space and so we really don't want to share so the number 13 keeps popping up as to how many people we could have.

Mr. Gutoskey said so basically you would double so how do you handle transportation now versus how you handle it if you had 13 individuals to move around.

Ms. Pollock said they have a work vehicle, we have also spoken to the Ohio Attorney General's Office and we have applied for doubling our staff that we would have in a larger facility so we would have the number of people to both supervise and drive.

Mr. Gutoskey asked if they would have to get a van.

Ms. Pollock said they have one.

Mr. Gutoskey asked if the clients are strictly from Geauga County.

Ms. Pollock said yes, you have to have lived here, gone to school here, have family here, there has to be a direct relationship. She said you might know that there is no shelter in Geauga County, there isn't anywhere in Geauga County to go so that is why this group of agencies that started meeting initially needed to take care of Geauga County.

Mr. Gutoskey asked if it is pretty much all of the townships or more than others.

Ms. Pollock said she was thinking today and is there any township that they have not served and the only township she can think or the only area she doesn't think they have gotten anyone from Burton Township or Russell Township but all of the other areas and if they were to look at the numbers corresponding to zip codes they probably had a little bit of the heavier influx of people from Chardon and Bainbridge than Newbury, Burton etc. and she guesses there are just more people in those areas.

Mr. Lamanna asked if there are specific rules for the residents, as they live there, are there times when they have to be in, where they can go, those sorts of things.

Ms. Pollock said one of things she should have included and she apologizes, there are certain infractions that are obvious to you that would be deal breakers. She said if you show up with a weapon or you show up with drugs or alcohol you are out immediately, you pack your bags, you have 24 hours to leave but that has never happened to us. She said because this is a voluntary program and because the people that we work with are all adults they have the right to come and go just like everyone else however when you don't have a home there isn't somewhere else go. She said they do have a very strict rule that if you stay out more than one night a week you have to give us notice that you are and you probably don't need to be here, you can be somewhere else, yes, there are exceptions if somebody goes away for the weekend or goes to visit a grandparent but visitors have curfews, we do not but again they are home at night sleeping except she has one client who works nights so he is sleeping at home during the day.

Mr. Lamanna said getting back to your assessment, you are talking about you do not have anybody who is a trained mental health person.

Ms. Pollock said no, they refer.

Mr. Lamanna asked if they have a way to screen people to decide if you have somebody here who has a mental health problem who really needs to be dealt with by a different agency.

Ms. Pollock said if it is a significant and pervasive mental health issue then those folks are referred to Ravenwood, those folks are referred to another kind of facility. She said they are not equipped, they do have several clients who have gone to see therapists or need to be on ADHD medication so they go through Ravenwood or if you are aging out of foster care there is a case plan and you have worked with CASA so not everyone needs those services but certainly just typically like any other person some people need some medication and some therapy services and some do not.

Mr. Lamanna asked if they do criminal background checks.

Ms. Pollock said no and again because clients are referred through other agencies or school, we always know, she doesn't have to.

Mr. Lamanna asked if there are standards so people referring you know you do not want anybody who has any history like this.

Ms. Pollock said they are not able to serve felons which is a little bit against what she personally believes in but for the safety, she is putting young adults who don't necessarily know one another together which is why we have 24-7 supervision and men and women so we are not foolish, we need to keep everyone safe in the house and these folks can justify to the fact that we have never had a problem. She said there is this picture of well men and women in the same living space, oh my gosh what is happening, are they partying, that just doesn't occur, these are people who have not had any place to live like Sam expressed. She said Sam was living in Walmart overnight, he found this opportunity, he wasn't going to blow it and the other thing about Next Step is once you leave you can't come back because there are so many others that need this facility so it is a one shot deal, you do what you need to do, you follow your case plan and you get the heck out and really when they get a home, but it is not a home, the idea is that you work to get out and everybody wants to get their own place and wants to be independent and if they don't then they have other problems but it is to set them up for success.

Mr. Lamanna asked Ms. Pollock if she ever had to call law enforcement to deal with an issue or anything else since you have been operating.

Ms. Pollock said oh no, she can deal with her issues just fine.

Mr. Lamanna asked if you ever had to kick out a resident because they got in trouble with law enforcement, with criminal trouble.

Ms. Pollock said not with law enforcement, she has invited three people since the beginning of the program to leave for three different reasons, law enforcement was not involved, Andrea was involved. She said they were given chances to follow the case plan and just could not get it together and she had other people waiting to move in or she had someone make just a very poor decision and it was a deal breaker but no she is not being smart, we did last with fantastic people in the house and she touched on that and she has to say and she knows this was a question, they work with lots of other young adults in the county who do not need immediate housing so we are working with them and the schools, we provide case management for lots of them who are trying very hard to make things work out.

Mr. Murphy said Next Step does work with those.

Ms. Pollock said yes, that is why the total number we are serving is much larger than the total that we provide housing for but we go to them.

Mr. Gutoskey asked if there are any issues with visitors coming.

Ms. Pollock asked like unwanted visitors.

Mr. Gutoskey said no, clients have visitors.

Mr. Lamanna said that have caused trouble and have necessitated response from.

Mr. Pollock said no and really again because the clients are protective of the house and protective of their own situations, they are not going to let somebody, a friend or somebody to come and disrupt their situation. She said they are incredibly respectful and grateful and that has just been across the board like that so they have never had a problem with a visitor.

Mr. Lamanna said he will give some of the other people out there who have been patiently waiting for a long time an opportunity so if you will raise your hands he will work his way around the room and give people the opportunity to come forward and speak.

Mr. Lamanna asked Mr. Peter Avrea if he swears to tell the truth, the whole truth and nothing but the truth.

Mr. Avrea said I do. Mr. Avrea was duly sworn.

Mr. Peter Avrea of 17120 North Brook Trail testified that he lives in Tanglewood Lake and he and his wife Barbara have lived in Tanglewood Lake for almost 31 years and the north side of his property is divided by a narrow piece of property from the south end of Milestones. He said they wish go on the record to oppose the variances applied for by Ms. Shipitalo and Next Step Family Community Services for the following reasons.

Mr. Avrea continued by saying he believes that he is speaking for many members of our community but the reason for concern, in two ways, one for the safety and security of our neighborhood, the negative effect that the existence of such a facility bordering Tanglewood will affect our community's home values and don't get us wrong, we admire and respect what you are doing, it is a very good cause that the Next Step intends to perform for the young adults in question, we have no issue with that but knowing their backgrounds as victims of crime, abuse and trauma, one cannot help but be concerned with the behavior that will come out of that and he knows they have a very good record but you are looking at adding at least 13 more individuals to this and after that individuals who may come to live there who may have undiagnosed schizophrenia, bipolarism, manic depression or prenatal brain damage caused by a mother's drug abuse. He said you said yourselves that none of you are therapists and that is okay but we have a concern for individuals showing up and misbehavior arising down the road and we have neighbors, young couples, who have young children and what if the client chooses to, one of the things we are concerned is that inevitably conflict may arise in a group situation, you never know what may happen there and what if the client chooses to forcibly leave the facility and possibly inflict harm on someone. He said there are 2,000 family members living in Tanglewood, there are 1,000 living in the neighborhood north of that. He said Next Step cannot and no way guarantee me my safety, there is no way they can guarantee that something like that won't happen and lastly we feel strongly that locating the facility elsewhere in a less densely populated area would be better serving the community and the clients and therefore we respectfully ask that the board deny the application.

Mr. Lamanna asked Mr. Jaredd Flynn if he swears to tell the truth, the whole truth and nothing but the truth.

Mr. Flynn said I do. Mr. Flynn was duly sworn.

Mr. Flynn testified that he is from Thrasher, Dinsmore & Dolan and he is here representing the Tanglewood Lake Association Board of Trustees and you heard from a particular resident there were some concerns when this application was pulled, there was some communication and a lot of miscommunication with the board and the board fielded a lot of these calls, contacted him and we looked at the application and had the pleasure of reaching out to Ms. Pollock and talked with her this week and also then talked with the board based upon the feedback he got from Ms. Pollock. He said the board recognizes that this is a quality organization, the board recognizes that there is probably a need in this county for organizations like this and homes like this, unfortunately it is next to the Tanglewood community, Tanglewood owns property adjacent to it where they have their well fields and then next to it they have community recreation fields. He said there is a concern as some residents have said as to the density of this use and the type of use next to the property but he thinks the board's concern and main concern is the number of individuals at this property and the fact that Next Step has never had 13 individuals in a home before, they had success with four, they have had success with seven and going up to 13 you have increased your numbers and you could run into some growing pains and they feel as a board that it could come down on their community as a result.

Mr. Flynn continued by saying but most importantly the issue is called zoning and as the chairman mentioned and this board has asked the questions and he is not going to reiterate but the unnecessary hardship standard that a use variance requires is a very high legal standard, it hasn't been met by any of the testimony given tonight or any of the written applications and because of that a change in use going from a three acre residential use all the way to 13 – 17 individuals, it just doesn't fit and for the zoning reasons alone the board should deny the application, the board of trustees would ask the BZA to deny that application, thanks.

Mr. Lamanna asked Ms. Courtney McIvor if she swears to tell the truth, the whole truth and nothing but the truth.

Ms. McIvor said so help me God yes I do. Ms. McIvor was duly sworn.

Ms. McIvor testified that she currently resides at 17269 Long Meadow Trail and she has only been a Tanglewood resident for a month officially now as of tomorrow or maybe an hour and one half from now but she has been a Bainbridge resident for going on seven years now and her husband has been a resident of Bainbridge for over 30 years in Tanglewood. She said her in-laws still live in Tanglewood as well and she has some concerns as a resident, she does ever so much believe in Family and Community Services, she has done non-profit work for the Bainbridge Community for one of their non-profit organizations, Chagrin Falls Park Community Center for six years now she has been fund-raising for them and continues to do so because she believes in their efforts. She said she loves how they empower individuals and not enable, she doesn't have a problem if you are empowering individuals what she does have a problem is in their website there is some contradiction, it says Next Step program can help those who are homeless, a victim of crime, abused or neglected, emancipated from foster care, those individuals often lack family or friends support, are not employed and have no continued education plans, are homeless or living in unstable conditions, has mental health and substance abuse issues and lack of transportation so even though you are saying that they do not have substantial we are not denying that they could potentially have substance abuse and mental health issues. She said it also states that they also may have court of criminal justice involvement so we are not excluding those people by what your website is saying so her concerns are those. She said she also has some concerns that there are already programs in place at the Chagrin Falls Park Community Center that can help some of the individuals and currently does in Geauga County with helping young individuals that are graduating high school or that have already graduated high school with filling out college applications, with helping them find jobs so there are means of that. She said there is another private company here in Bainbridge behind Giant Eagle called Luna Living that also helps people with substance abuse problems, anxiety and stress disorders. She said you are also law abiding but what about potential visitors and there is no way to ensure it, she knows that you are here to plead a wonderful case and that is what your job is to do today is to plead a great case to this zoning commission but she also knows that with every success story there is also failed stories that are not successes and she has seen that at Chagrin Falls Park Community Center and it is not for a lack of trying on their part.

Ms. McIvor continued by saying they do try like crazy and she is sure Ms. Pollock does a phenomenal job too but there are some cases that you just cannot help and those are the situations that she is concerned at as a resident who also has a husband who is in law enforcement and he is concerned and he sent me, because he could not be here, he is working tonight, and he was concerned and summoned her and asked her to be here as well. She said you moved into a substandard property in Middlefield which is another question of hers, so why would you move into a substandard property and lease that property for two years and then look for something else, why move into that in the first place. She said she is sure if you are taking care of the property it either it was great when you moved in and it became substandard because they weren't up-keeping which is another concern of hers or why would you invest in a property to lease and rent in the first place that was substandard in your opinion. She said that is her biggest concern right now and the fact that she wanted to make sure that it would be Geauga County residents only that she didn't want to be housing this opportunity for other people outside of Geauga County. She said again she is no way against Family Community Services and Next Step, she thinks what they are doing is a great thing but she also has to look out for her community in which she lives in and which she pays taxes in and that is her concern, she does oppose this and thank you for hearing me out.

Mr. Lamanna asked Ms. Pollock if she wanted to respond to the substandard and she can just clarify what that was.

Ms. Pollock said they looked high and low for something that accommodates more people than four and you all know that four is the max number for adults who are unrelated to one another so that is why they went to Middlefield Township in the first place. She said they were only able to identify one house that was large enough that had six bedrooms, the house has been a rental property for over 25 years, we don't personally have anything to do with the quality of the buildings, we don't own it, we have done many things to improve it to the extent that we would, we don't own it, we pay a lawn care company to mow it, it always looks perfectly lovely from the outside, when she says substandard she means we have issues with a flooded basement continually, the landlord will not do anything about that, the tiles in the kitchen are no longer intact, the floor, it was an Amish home so the bathrooms are both downstairs, it is pretty substandard. She said they didn't want to take that building it was their only choice, it has deteriorated because the landlord does not do her due diligence.

Mr. Lamanna said that is sufficient.

Mr. Lamanna asked Ms. Melissa Gillen if she swears to tell the truth, the whole truth and nothing but the truth.

Ms. Gillen said I do. Ms. Gillen was duly sworn.

Ms. Melissa Gillen of 17115 North Brook Trail testified that she is going on record that she does as well oppose and wanted it on the record. She said she values what you are doing, she thinks it is great and loves seeing success stories, she has two little babies she has to get home to, but she values where we live and anybody that has spoken on behalf of Tanglewood she appreciates it and she agrees with what they say.

Mr. Lamanna asked Mr. Paul Martin if he swears to tell the truth, the whole truth and nothing but the truth.

Mr. Martin said I do. Mr. Martin was duly sworn.

Mr. Paul Martin of 17266 Long Meadow Trail testified that he has been a resident there for three years so he guesses he is a newbie in Tanglewood. He said he wanted to oppose the application for a variance for a number of reasons. He said he practiced administering medicine for 36 years and he has had first-hand contact with many troubled youths in many different situations so he is speaking from experience that there are no guarantees that you can diagnose what is going to happen and you cannot guarantee the safety of any of them. He said his two grandchildren live on North Brook Trail and he is extremely concerned that you cannot guarantee their safety and for that reason he is against this. He said he also doesn't appreciate being called names by people in this community, he just doesn't think it is appropriate for this type of situation, thank you.

Mr. Lamanna asked Mr. Donald Bagley if he swears to tell the truth, the whole truth and nothing but the truth.

Mr. Bagley said I do. Mr. Bagley was duly sworn.

Mr. Donald Bagley testified that he lives at 17122 North Brook Trail and he just wants to be on record as opposing this project and he shows the applicant to actually be a different entity than Next Step, Next Step is only one of their many programs that are run by Family Community Services he believes and a zoning change is different than this program being allowed to operate. He said if this use is changed then this parcel of land will permanently have a different use than residential, it will no longer be a conditional use, it will no longer be regulated because the zoning will have changed and any group home activity, any transitional use services can be provided there, not just this program which appears to be very nice, he doesn't know that much about it but any of the other Family Community Services programs would theoretically be able to go in there under that program. He said he is not aware of any limitation on the number of people that could be put in there or that the zoning board has the authority to put a limitation on it and because of that change from R3 he doesn't even know what it would be classified as, to him it is a commercial use because they are running a business, it is non-profit, would be detrimental to our zoning resolution and our township zoning.

Mr. Lamanna asked Mr. Michael Palumbo if he swears to tell the truth, the whole truth and nothing but the truth.

Mr. Palumbo said I do. Mr. Palumbo was duly sworn.

Mr. Michael Palumbo testified that he lives at 17110 North Brook Trail and he just wanted to go on record that he opposes granting a variance for this property.

Mr. Lamanna asked Ms. Desiree Carcioppolo if she swears to tell the truth, the whole truth and nothing but the truth.

Ms. Carcioppolo said I do. Ms. Carcioppolo was duly sworn.

Ms. Desiree Carcioppolo testified that she lives at 17110 North Brook Trail and this property happens to be in her backyard and she just wants to go on record and say that she opposes this, she would not want a house filled with renters living next to her, she would not want a house filled with college kids living next to her and she does not like the idea of transitional housing and she does not like a bunch of different people coming and going and these things turn over where in years and there will be several new people that will be in this house so she just wanted it to go on record and say that she opposes it.

Mr. Lamanna asked Ms. Joy Black if she swears to tell the truth, the whole truth and nothing but the truth.

Ms. Black said yes I do. Ms. Black was duly sworn.

Ms. Joy Black testified that she is a resident of Chardon and thanked the board for the opportunity. She said she has just been here a few years and will be accepted as a Geauga resident one of these days. She said she is the home operator of Joy's Place and she is also CEO of Emerald Rose. She said Emerald Rose is a mental health advocate has worked with seniors for 20 years, she has been in emergency medicine in the State of Ohio and she worked in different countries. She said she has seen youthful problems but we are unique in that we have people who are skilled and trying to do better in our community. She said we understand how people are fearful of new things, but these kids are trying to better themselves, they are not there to cause trouble and if you notice not one time when Ms. Pollock spoke or any of the people who spoke, did they mention any concerns about the mental health of the community they are moving into. She said we need to think about that, mental health can hit anyone of our families at any time, no one looks for it, no one wants it, no one cares for it but you know what, there is a cure and you can get better with mental health and she doesn't want to hear about schizophrenics, she doesn't want to hear about bipolar, she doesn't want to hear about depression and she would sure like to help. She said she worked with Veterans in the service who have struggled and who have earned their right to become healthy and become accepted in our community. She said what Ms. Pollock is trying to bring into your community is help for our young people. She said she delivered an eleven year old child with a six pound baby and called her mother and told her to please come pick up your daughter and grandchild.

Ms. Black continued by saying children out there have to deal with things that you can't imagine and hope you never have to deal with it but please think about when you think about this service coming into your community. She said thank you very much and she hopes the board thinks seriously about giving them the chance. She said Ms. Pollock will have the proper staffing, she will take care of the kids, it is not under state licensure but she has her own codes that far exceed them, thank you very much.

Mr. Lamanna asked Ms. Kimberly McCune Gibson if she swears to tell the truth, the whole truth and nothing but the truth.

Ms. Gibson said yes I do. Ms. Gibson was duly sworn.

Ms. Gibson testified that she lives on Snyder Road and she is also a local business owner. She said she will be honest with everyone in this room, she came here to strongly oppose this, she was on the Mommy Swap which is on the website and Facebook and everyone was talking about felonies, criminals, that was what this was, she came to this meeting because she wanted to be educated, she wanted to be an advocate for what was going in our community. She said some of you may know she went to Kenston High School and she is proud of her community, she barely graduated, she had a vocational education and she received a full college scholarship from the community and she made it her mission to move back here, raise a family in this community that supported her so much. She said Bainbridge is a community that supports its young people, it supports its fellow communities as well, it supports the small little business owners. She said she is empathetic to the people of Tanglewood, she understands where they are coming from but she also knows without that community support she could have gone in a completely different direction. She said she has a four year old daughter who turned four yesterday, she has always been open minded in business and very close minded personally, she is the daughter of an ex-politician. She said she had a life change this year, she took guardianship of a little four year old in the county and right now she is going through the adoption process and working with Geauga County Jobs and Family Services and then she found out she was finally pregnant, nothing changed. She said what she learned going through this process, the process she was always very closed minded to, she was never going to do anything with adoption, never anything with foster and what she learned through this is we are in an Opioid epidemic out here in Geauga County as well as everywhere else not to the fault of these children and she is seeing that a lot of these children are aging out of the system and they have nowhere to go and her job is to not only be an advocate for both her daughters, almost her third daughter but being an advocate for children like that and children in our community and she guesses she would say to you the board and the fellow community members here that having an open mind isn't necessarily a bad thing if you know the facts, if we know that there are rules, regulations and guidelines set in place to keep us safe to keep Tanglewood safe and keep our young people safe but it is our job and being an upstanding community to support our young people, we are not pulling them from other counties, we are pulling them from right here which is very sad.

Ms. Gibson continued by saying the little girl she and her husband are adopting is from this community so she just wanted everyone to think when they say not in our community, oh yes in every community so she guesses she would say as a local business owner and a resident that if everything was put in place with this project, keeping people safe, rules, regulations and guidelines, she would be very for this program and she would advocate on its behalf and furthermore she would be honored to be a part of helping some of these young people with career opportunities.

Mr. Lamanna asked Ms. Nancy Lee if she swears to tell the truth, the whole truth and nothing but the truth.

Ms. Lee said yes. Ms. Lee was duly sworn.

Ms. Nancy Lee of 17634 Eastbrook Trail testified that that she has lived in Tanglewood for 27 years and lived in Bainbridge for 40 plus years and she had gone to visit the Next Step facility in Chardon and she was so incredibly impressed with each and every one of the young adults who were living there. She said every one of them cared about their rooms, they cared about their house, they cared about their jobs, they were amazing, she was very impressed and she has never ever had the opportunity to screen her neighbors as closely as they are screened.

Mr. Lamanna asked Ms. Rebekah Jose if she swears to tell the truth, the whole truth and nothing but the truth.

Ms. Jose said I do. Ms. Jose was duly sworn.

Ms. Rebekah Jose of 8747 Holly Springs Trail testified that they actually bought a foreclosure house two years ago in Tanglewood and we love our house, we love the neighborhood and after we moved in we found out that naked boy used to live in our house for 20 years and the man who used to own the house passed away when he was in Florida one year and their house sat empty and unlocked for six years, no problems, their house was not fixed up, the kitchen and bathrooms were original, they have a crazy driveway they can't use in the winter but we wanted to live in Tanglewood. She said once they moved in they found out that the family that used to live there had a son locked in the basement who had mental health issues who probably should have been in a facility, they have been told by neighbors that that young man who lived there used to stand in the backyard with a leaf blower in his white underwear, he looked naked from a distance so they called him naked boy and on more than one occasion he was arrested for peeping Tom, totally naked at people's houses along Lake Forest Trail because our neighbors who live next to us on Holly Springs had come home and seen the Police with this young 30 year old man wrapped in a blanket and they were taking him away and finally he was not allowed to live with his parents anymore. She said you don't know who lives next door and she feels completely safe having been, everyone in her household has been to therapy, she is divorced from a man who was bipolar.

Ms. Jose continued by saying you don't know who is living next to you, 10% of the American population has some form of mental disorder, she would not stigmatize the youth that are going to be living in this facility, she thinks it is a great opportunity, every kid needs to have a leg up and what those two young people that were standing here didn't mention is that they both gave a rosy glow of their home environment prior to moving into the facility and you know that that is not true. She said when you are raised in dysfunction you have a tendency to think that the behavior is normal and because you have no idea what normal behavior is and she really thinks the kids, as a Tanglewood resident, and she is here with a bunch of other Tanglewood people and we are wondering who spoke for us and said that we didn't want those people there. She said she thinks it is a great opportunity for the empty house to be used and that is why it is sitting there waiting.

Mr. Lamanna asked Mr. Dan Rogers if he swears to tell the truth, the whole truth and nothing but the truth.

Mr. Rogers said yes I do. Mr. Rogers was duly sworn.

Mr. Dan Rogers of 17113 North Brook Trail testified that he has been in Tanglewood since 1979, his granddaughter comes over, he has neighbors that have two little children, he is concerned about the safety so he is opposed. He said we have heard about not knowing about people, well we've got 13 people we don't know about. He said he is concerned and we are talking about rules and regulations and he heard that we have rules and regulations, he hadn't seen any rules and regulations, it sounds like people are concerned, he didn't hear about rules and regulations about coming and going. He said one thing that comes in mind is New Directions in Pepper Pike, it is kind of the same situation, but he thinks it is more drugs oriented, he knows people on the board and there are problems, you talk about kids coming from well to do homes, education wise, and financial wise and they have people running away and getting into trouble, fights, he is just apposed, thanks for your time.

Ms. Courtney McIvor, who was previously sworn, said she has a question. She said you (board) said that the use variance expired and asked if that is correct.

Mr. Lamanna stated the conditional use.

Ms. McIvor asked if that means it is zoned residential again.

Mr. Lamanna said no, the conditional use is an allowable use, you have to apply for it, it is granted for a specific period of time and it is renewable after that, basically upon review that you have been following your conditions and nothing has developed that may require additional conditions so the fact that somebody had a conditional use, they stopped using the property and let their conditional use permit expire doesn't mean that tomorrow or next month they could come in and reapply for that same conditional use and if they have met all of the standards they would be granted a conditional use.

Mr. Lamanna continued by saying that a conditional use is available to any property that can meet its requirements and if this property met them once it could probably meet them again so they could reestablish that use in theory at that property again.

Ms. McIvor said she wanted it clarified and her other question was she wrote notes and they may have not been the best notes so by ability of property economically so is that what this currently needs to be, that it needs to help the township economically in order to be there, is that true.

Mr. Lamanna said no it is the viability with respect to the owner of the property, if they have a viable economic use of their property.

Ms. McIvor said gotcha, thank you, she just wanted clarification, just trying to be educated, thank you.

Mr. Lamanna asked Ms. Barbara Cohen if she swears to tell the truth, the whole truth and nothing but the truth.

Ms. Barbara Cohen said yes. Ms. Cohen was duly sworn.

Ms. Cohen testified that she lives on Lake Forest Trail on the lake and she has been a resident of Tanglewood for almost 20 years. She said she is not going to get into her personal attitudes about who lives there or mental conditions, that is not what she is concerned about. She said what she is concerned about is if you go and see where the house is and what the house is you will see something most interesting. She said number one it is next to a grassy area that is used for recreation, for soccer, for baseball, many kids come from out of the Tanglewood area to use that facility and nobody goes and asks them when they get there who are you, where did you come from when they use that facility. She said across the street is a horse pasture, acres of nothing, not even horses and on the other side is a farm, she doesn't know if it is corn or hay or what are they growing there, it is Haskins Farm, she doesn't know. She said it is on a main street, there are restaurants on that street, there is a Jehovah's Witness Church on that street, there are car repair places on that street, there are only a couple of houses right next door and she understands that you (Ms. Shipitalo) lives next door that is all there are, right, maybe there is one across the street. She said so you couldn't find a house that is more away from everything and so from that point of view and that was an issue that was raised about living in a fancy community, that is not news, that is empty. She said the thing that concerns her about it is that it is empty, an empty house is a frightful thing to have around now, Mr. Chuck Giallanza is a good friend of mine and some of the people she has met today are good friends of his. She said she and Mr. Giallanza went over there to see the house, it was open so we walked through it. She said it has ample exits and loads of functioning fine bathrooms, a wonderful kitchen, a large meeting room, he and I talked about the fact that you could put a pool table in there and a ping pong table in some of those large rooms.

Ms. Cohen continued by saying Mr. Giallanza said they have to keep the girls and boys separate, very easy to do because it isn't a house anymore, it is an institution that was a facility for assisted living for older people and it even has something that goes up and down in case there should be a child that has a physical problem, it is equipped for that. She said she can't say child, we are talking about adults but from these points of view she felt when Mr. Giallanza told her about the Next Step program, wanting to move into this area, that it was a fabulous location for those reasons. She said there is a library down the street so these kids can go to the library, we have shopping not too far away, restaurants so it is a place for someone who doesn't have a family but wants to live in a neighborhood they went to school with and locate themselves and find a home, she would prefer to see it occupied by young people, a good staff, have the lights on in there at night and know it is a happy place and she thinks that the people of Tanglewood, she knows the people of Tanglewood would stand right in line, shoulder to shoulder with the other churches and institutions that help support and give to these kids, she believes that Tanglewood would adopt that program and love it and take care of those people. She said she is for it, she wants you to go see where it is before you talk about.

Mr. Lamanna asked Ms. Sheryl Flanagan if she swears to tell the truth, the whole truth and nothing but the truth.

Ms. Sheryl Flanagan said yes. Ms. Flanagan was duly sworn.

Ms. Sheryl Flanagan testified that she lives at 1921 Aberdeen in Madison, Ohio but what she wants to say is she needed a Next Step and there was wasn't one, she was in foster care and when she turned 18 she had nowhere to go.

Mr. Lamanna asked if there is anyone else who wants to speak tonight.

Mr. Lamanna closed the public comments for tonight. He stated that number one it is the late hour and the amount of evidence that has been presented before us the board is not going to rule tonight on this but is going to continue this until our next regularly scheduled meeting. He said he is not going to yet close the public hearing part of the meeting so when we reconvene at our next meeting we may still accept comments from the public, also the reason he is doing that is to give the applicant further time to look at the specific requirements with respect to use variances because, unfortunately something was sent to us to address some of these issues, it was in the packet, he is not sure who prepared this, it is 1-1/2 pages that tried to address some of the issues with respect of why the variance in terms of the zoning resolution not be contrary to the public interests, there is a set of five criteria that are usually referenced and he is not sure who prepared this particular document. He said he would just note that unfortunately in a large number of instances there you have not addressed actually what that means and he thinks somebody probably read what was said there and then tried to answer that, well you need to understand, somebody who has at least a little bit more legal knowledge as to what these standards are, probably needs to look at that and you may want to think about addressing some of those things more fully.

Mr. Lamanna continued by saying at this point in time they have not been addressed and especially not been addressed in a way that would support the granting of a variance so what he is saying is you now have some additional time to look at these specific things and especially look at them in light of perhaps what the residents have said and you will have a chance to further address these at the continuation of our meeting. He said he also thinks the applicant should consider what he said before about this may be a matter that is pursued before the zoning commission because we certainly will have to address that and there are some other matters in terms of this board's authority to do certain things that we need to explore a little more fully with our legal representative because of the way they would bear upon this application so we need some of the time as well to examine some of those things in light of the evidence and testimony that has been presented before us tonight so with that he would like to thank everyone for coming and he appreciates your civility and your conciseness and being to the point on everything and with that he is going to adjourn this to the next regularly scheduled meeting.

Motion BZA 2017-21 – 8885 Washington Street (Family & Community Service Inc.)

Mr. Lamanna moved to table this application to the next regularly scheduled meeting.

Mr. Lewis seconded the motion.

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

Since there was no further testimony, the public hearing was closed at 11:15 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: September 21, 2017

AUDIO RECORDING ON FILE

Bainbridge Township, Ohio
Board of Zoning Appeals
August 17, 2017

The regular meeting of the Bainbridge Township Board of Zoning Appeals was called to order at 11:15 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.

Secretary's note: There was no Board of Zoning Appeals meeting in July 2017.

Minutes

Mr. Gutoskey moved to adopt the minutes of the June 15, 2017 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 2017-20 by Gabriel Franklin for property at 7190 Country Lane - Continuance

The applicant is requesting area variance(s) for the purpose of a barn addition and driveway expansion. The property is located in a R-5A District.

Application 2017-21 by Family & Community Service Inc. for property at 8885 Washington Street - Continuance

The applicant is requesting a use variance for the purpose of permitting transitional housing for young adults. The property is located in a R-3A District.

Application 2017-25 by Kitchen and Bath Etc. Inc./Emeil Soryal for property at 8866 Taylor May Road

The applicant is requesting area variance(s) for the purpose of constructing a new single family dwelling. The property is located in a R-3A District.

Application 2017-26 by Kevin Bock for property at 8483 Trillium Drive

The applicant is requesting area variance(s) for the purpose of constructing a shed. The property is located in a R-3A District.

Application 2017-27 by Federated Church by Amy Eugene, Senior Director of Operations for property at 16349 Chillicothe Road

The applicant is requesting a renewal of a previously granted conditional use permit for the purpose of a YMCA day camp. The property is located in a R-5A District.

The Bainbridge Township Board of Zoning Appeals set a public hearing on the above applications for September 21, 2017 at 7:00 P.M. at the Bainbridge Township Community Hall, 17826 Chillicothe Road, Bainbridge Township, Ohio and unanimously resolved to request the Bainbridge Township Board of Trustees to issue a purchase order for legal advertising.

Since there was no further business, the meeting was adjourned at 11:45 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: September 21, 2017