

Bainbridge Township, Ohio  
Board of Zoning Appeals  
July 15, 2021

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. Ian Friedman, Alternate; Mr. Joseph Gutoskey and Mr. Todd Lewis. Ms. Karen Endres, Zoning Inspector was present. Mrs. Lorrie Benza, Bainbridge Township Trustee was present.

Mr. Lamanna welcomed everyone to the regular meeting of the Bainbridge Township Board of Zoning Appeals, explained the public hearing process and stated that the applicants will be sworn in at the beginning of each application.

Application 2020-35 by Dangelo, Ltd. for property at 16965 Park Circle Drive -  
Continuance

The applicant is requesting area variance(s) for the purpose of maintaining a pavilion. The property is located in a LIR District.

Mr. Gutoskey recused himself from this application.

Mr. Lamanna stated that one of the board members is recusing himself from consideration of this application and therefore we will only have four board members sitting and under our rules it requires an affirmative vote of three members, it does not matter how many members are present, there must be an affirmative vote of three members. He said he is affording the applicant the opportunity to postpone this application because there are only four voting members

Mr. Bruce Rinker of Mansour Gavin, Attorney for the applicant stated that he understands that there will only be four members and while that constitutes a quorum and given the history of this matter that it is important to have all five votes. He said they understand you can't control always who can make it here and there is one member who has stepped down so that leaves everyone a little bit short and with that being said they are asking for the continuance because they do believe it is important to have all five voting board members available.

Mr. Lamanna moved to postpone this application (BZA 2020-35) until the next regularly scheduled meeting to be held August 19, 2021 at the request of the applicant.

Mr. Friedman seconded the motion.

Vote: Mr. DeWater, aye; Mr. Friedman, aye; Mr. Lamanna, aye; Mr. Lewis, aye.

Application 2021-15 by Jason Rion of Highland Construction for Dominic Brault for property at 7555 Cottonwood Trail

The applicant is requesting area variance(s) for the purpose of installing an in-ground swimming pool. The property is located in a R-5A District.

Mr. Jason Rion of Highland Construction was present to represent this application.

Mr. Rion testified that the Braults are looking for a variance for the rear yard setback that he believes is currently 50' and they are looking to have that set to 29' and that is the outside of the patio going around the pool. He asked Ms. Endres to go to the next slide. He referred to the aerial view and said the 29' would be to the edge of the concrete there and currently the 50' setback would take them pretty much right to the middle of the pool and unfortunately it is a small lot, it averages in depth about 190' right through the middle of the property so the 50' rear yard setback is a pretty substantial chunk of the property so really any way to kind of orient the pool and move it, it is going to be over that setback. He said there will be screening essentially where the mouse is at on the screen, the left-hand side and the right-hand side there will be some evergreens to help screen it from the neighbors. He referred to the aerial and said there will be some screening here and then screening on this side as well and there is a landscape plan where you can see it.

Mr. Lewis said it looks like Barnett Management Company acting as the HOA gave approval to intrude on the 50' rear yard setback.

Mr. Rion said correct, yes and the pool will be around the side of the house and it will be screened in as well, even next to the air conditioner. He said the pool is going to come with a locking automatic safety cover and it will have a fence as well so it is not like encroaching on the setback will make the pool any less unsafe, it will be very, very safe. He said if you look on page three, the one with the GIS overlay, you can see that the 50' setback is pretty much there so we are asking to get to 29'.

Mr. Gutoskey said the biggest part of the problem with this lot is it is on the culdesac so it gets pushed back behind the other houses which kind of pinches the backyard.

Mr. Rion said correct and there is a walk-out.

Mr. Gutoskey said there is concrete on the backside.

Mr. Rion said they are trying to keep the variance request to a minimum and they have an existing patio and we are going to tie into that.

Mr. Gutoskey said he has a question on the screening in the back, there are about 10 trees in this little section here so how dense is that.

Mr. Rion referred to some pictures and said you can see the evergreen screening here. He referred to the aerial photo and said they can continue the screening along here from this landscape back here so it would help to screen the pool.

Mr. Gutoskey said you (Mr. Rion) said you were going to do some screening on that side anyway.

Mr. Rion said correct, yes, we can just continue it down the side.

Mr. Lamanna asked Ms. Endres if the judgment entry for Canyon Lakes has a provision that they are allowed to seek variances.

Ms. Endres replied yes.

Mr. Lamanna asked if there is anyone else here interested in this application.

Ms. Karen Cronin expressed that she was interested in speaking.

Mr. Lamanna swore in Ms. Karen Cronin and Mr. Jason Rion and he let the record reflect that Ms. Cronin and Mr. Rion were duly sworn.

Ms. Karen Cronin testified that she lives at 7510 Mystic Ridge in Canyon Woods and she would tell you that the vegetation question you were talking about, there is an encroachment. She referred to the aerial photo and said the previous owners removed the property markers and they had been notified that plantings that they were putting in encroached into the backyards so some of the plantings that you are seeing in your picture that you are talking about actually is the property of me and my neighbor. She said there was some encroachment concerns but first off she knows you are not the full township but she just wants to say thank you for the attention and care that the residents in Canyon Woods are receiving as our road is going through improvements, she knows that Mrs. Benza has driven down it, she doesn't know if the board has seen what our road looks like right now but we greatly appreciate the increased communication as the work has progressed, we are very excited about driving on clouds is what we have been told. She said second she would like to share her concerns with the proposed variance to install a pool at 7555 Cottonwood Trail, most of the pools installed behind homes in Canyon Woods do not back up to another residence but rather to open space or to a road. She said in this instance her property is directly behind the property in question and she is concerned specifically with regard to noise, light and impact on grading and drainage.

Ms. Cronin continued by saying their lots slope down with a lot at 7555 Cottonwood having more of a slope than her adjacent property, even with minimal rain the back of our properties generally remain wet. She said thanks to Mother Nature this week she brought pictures of what the property looks like when we have significant rainfalls and granted this extreme weather, she submitted the photos to the board, but probably back here is their property so granted this is extreme weather however with any change to the grading of the property will mean either more water being directed to my property. She said as for the proximity of our houses she will be subjected to noise and lights generated by their use of the pool by them, their families and friends. She said the draw to Canyon Woods is not only the family friendliness and sense of community but also the quiet, peaceful, natural beauty of the area. She said she thanks the board for their consideration and time as you review this variance. She said she does have a statement from her neighbor who really wanted to be here but was called out on business.

Mr. Lewis said asked if the letter is notarized.

Ms. Cronin said no but she knows him but said she will take it back with her. She said he basically says the same thing as she does. She asked the board if they had any questions and thanked the board for listening to her.

Mr. Gutoskey said it looks like it falls from left to right if you look at the back of the house.

Mr. Lamanna said it falls side to side, not really down the back.

Ms. Cronin said there is a ravine as you go west on the property, and so that is why there is no significant tree line if you go on down behind the houses on Cottonwood Trail past this house because it drops down so the water naturally comes this way and then that way.

Mr. Gutoskey said there is almost 6' of fall across the back of the lot.

Mr. Rion said at the back of the lot, the front of the lot where the existing deck is isn't as bad, the water run-off from the pool will be minimal, on the house side there will be deck drainage that goes into the existing downspout line so none of that water will run off and then the water that is collected in the pool also goes into the same drainage because it will have an auto cover it will have a pump on it so really the only water that will be shedding off extra will be the 3' of concrete on the back of the pool at minimal. He said in terms of the screening on the back of the property we can also do some extra screening if evergreens isn't enough. He said he doesn't think here is 6' of fall from property line to property line.

Ms. Cronin said she can provide more pictures if the board would like.

Mr. Gutoskey said you have a pretty good tree line on the left-hand side there and that is a mound there too that probably blocks the drainage from going the other way.

Mr. Rion asked Ms. Cronin if her house is this one or that one.

Ms. Cronin said that one.

Mr. Rion said his opinion is he doesn't think the water from here is going to get any further than the existing.

Ms. Cronin said her concern is once he starts digging and changing the grade of the yard, it will change the grade of the yard.

Mr. Rion said the pool will be flat with the existing grade and added that the pool will be lighted.

Mr. Lamanna said the pool area this way is fairly flat and we are dropping from left to right and probably over the length of the pool 1-1/2' so he is going to have to accommodate 1-1/2' around the pool and you are going to be grading as close to the pool as you can, you are not going to grading down to the tree line.

Mr. Rion said correct, it will come up to the existing, the new deck and will be re-sodded.

Mr. Lamanna said you will come down on one side a little bit.

Ms. Cronin said and that is the concern she has is that when they bring it down they are going to bring it down and more of the water will go into her yard instead of the natural pooling that ends up in her yard already.

Mr. Lamanna said the pool itself will act as a big trap because anything coming from between their house and the pool and the pool itself is going to go into the pool, it is going to go where the excess water is pumped out of the pool so whatever grading they do is not going to change, the predominant grade is going this way, the water is coming from the left and moving to the right, it is not coming down very much from the street going back down that way so with the regrading they are looking at doing here it doesn't look like it is enough to change where the water is going because there is not water flowing through there where this thing is going and suddenly say okay now it is going to have to go over here.

Mr. Gutoskey said you are saying that the deck between the house and the pool that will go into the drain the side of the downspout that goes to the storm sewer.

Mr. Rion said correct.

Mr. Gutoskey said that amount of water will be directed from the backyard so it is probably a net, they are removing water.

Mr. Lamanna said yes.

Mr. DeWater said you are talking about connecting the pool deck area to the house.

Mr. Rion said to the existing deck, to the back of the house there is an existing patio, there is going to be a small walkway that ties the two together.

Mr. Lewis asked if that was on the site plan.

Mr. Rion said if you go to the next sheet.

Ms. Endres said it should be on this sheet, this sheet should be showing the pool and the patio.

Mr. Lamanna said the existing patio comes out to the back of the house right.

Mr. Rion said yes.

Mr. Rion said all of the water to the right of the pool is going to go towards the house and the existing drainage so really the only actual water run-off is going to be a little bit from here down this side.

Mr. Lewis said it is traveling in that direction already.

Mr. Rion said correct.

Ms. Cronin said and that is her concern, he doesn't think it runs that direction.

Mr. Lewis said he doesn't see that this thing that is almost flush with the ground is going to have any impact on the amount of water that travels through this yard, there is really no change in the grade, on the away side of it maybe you've got this much and you are backing up to it but the water is still flowing this way.

Mr. Rion said correct.

Mr. Lewis said and the thing is flush with the surface it is not like you are building a big monumental structure and redirecting everything.

Mr. Rion said right, it is very flat.

Mr. Lewis said the house has gutters and downspouts so that is all being handled already.

Mr. Rion said correct.

Mr. Lewis asked where the water is coming from, is it really starting at another house to the east of them, is it going east to west.

Mr. Gutoskey said it is more or less going southwest.

Mr. Lamanna said it is coming down a little bit, it is coming this way.

Mr. Gutoskey said it is pushing it into the yard next door.

Mr. Lamanna said you've got the house next door.

Mr. Gutoskey said the house next door, their front yard drains behind their house so there is actually water coming from the house to the right of this one that goes around to the back too.

Mr. Lamanna said the other thing is marching downhill.

Mr. Gutoskey said it is the same with the front yard of this house. He said back to lighting, how would lighting be, just off the house or.

Mr. Rion said there is no yard lighting or landscaping lighting, the lighting is in the pool.

Mr. Friedman asked if there is nothing around it.

Ms. Cronin said there is currently, they have patio lights.

Mr. Lewis said those are on the house right.

Ms. Cronin said no, they are on the patio.

Mr. Lewis said so there is already landscaping lighting there.

Ms. Cronin said it is not landscaping lighting, it is draped lights.

Mr. Friedman said but you are not adding anything.

Mr. Rion said correct.

Ms. Cronin said the lights drape around in the yard.

Mr. Lamanna asked if these are little LED lights.

Ms. Cronin said they are bulbs of lights.

Mr. Lamanna asked if it is shining light in your property.

Ms. Cronin said yes, between the noise and the lights.

Mr. Lamanna said not that you can see the lights.

Ms. Cronin said yes.

Mr. Lamanna said the question is not whether you can see the lights, the question is if he goes on your property and he stands and he puts his hand like this, will he see a shadow.

Ms. Cronin said from the back of her property, yes.

Mr. Lamanna asked how many lights are there.

Ms. Cronin said she didn't take a picture of that but her concern is with the pool they put in they will increase the amount of lighting.

Mr. Gutoskey said they said they were not going to increase the amount of lighting.

Ms. Cronin said he said he is not going to put lights other than in the pool, we haven't seen the plan.

Mr. Lewis said he is here representing the homeowner.

Ms. Cronin said so they are not putting in additional lighting.

Mr. Rion said no, not to his knowledge, no.

Mr. Lamanna said one of the problems is he is not sure we can control people going out and putting Christmas type lights into an outside socket and stringing them around their patio, there is nothing in the zoning that really deals with that.



Ms. Cronin said we are the only ones in Canyon Woods who actually back up, the other properties back up to open space so now we are going to be having a front row to the party and not be invited to the party every time they use it.

Mr. Lewis asked why do you presume that it is going to be noisy at inappropriate times, it is no different than having kids playing ball in the backyard or a swing set.

Ms. Cronin said it is the late at night concerns that she has.

Mr. Lewis said they are entitled to enjoy their property.

Ms. Cronin said she likes to enjoy hers too so that is why she is here to voice her concern.

Mr. Lewis said and the property owner directly behind this parcel is not here.

Ms. Cronin said she is one of the two directly behind.

Mr. Lamanna said you are farther from the pool than the other person.

Ms. Cronin said now that she sees the plan but again this is the first and the main encroachment of the property line from the landscaping next door, she has some but not as much as he does.

Mr. Gutoskey said it is not an encroachment it is your landscaping, if it is on your property it is yours, if it is on your property it is your landscaping.

Mr. Lewis said you may have some extra landscaping so additional landscaping would have to be done on this person's property.

Mr. Lamanna said he wouldn't want to get into the issue of what would happen in this case, he would presume that if the person claimed they did it in error they might be able to come and take their trees back but they would have to restore the property which probably would be more expensive if the other property owner could force him to return it to its original state, they came on and trespassed and altered the property you could demand that they come and put it back.

Mr. Gutoskey said he thinks the applicant has done as much as they can to minimize the footprint of the pool, they have it relatively close to the house on a very small lot.

Mr. Lamanna said that is so they can make it much closer to the house and one of the problems is pools are permitted but for the fact that this lot is the shape it is but they can have a pool there and the distance of five or ten feet really doesn't change the nature of how the pool affects you is a consideration here although he still thinks you may want to look at whether or not there should be some more landscaping actually on the property of the applicant.

Mr. Lewis said the applicant on his own volition has already offered to put up substantially more screening and at this particular point it looks like three of the four sides.

Mr. Rion said correct.

Mr. Lewis said east, west and south, whatever the backside is.

Mr. Gutoskey said if anything it probably needs more landscaping on the rear than the sides just because of where the pool is relevant to the house on the sides.

Mr. Lewis said the house almost buffers the pool from the other two lots next to it.

Mr. Lamanna said this is more of a concern for the people behind rather than the sides the way the house is oriented.

Ms. Endres said she also added that a fence will be required to be installed around the pool and she believes one of the exhibits shows a cover and added a pool cover is not a substitute for fencing.

Mr. Rion said the site plan shows the fencing.

Mr. Lewis said we want to make sure it meets code with height etc.

Ms. Endres said right.

Mr. Gutoskey referred to the judgment entry and said that it is 50' with 15' side yards.

Ms. Endres said 15' sides and 50' for the rear yard.

Mr. Lamanna asked if everyone is satisfied that this is as close as it can be.

Mr. Rion asked in terms of.

Mr. Lamanna said as close to the house as it can reasonably be placed, not that it is the most convenient, he is talking about most reasonable place and obviously the corner of the house is fixed.

Mr. Rion said correct and typically it is 15', the setbacks from the house, with any roof to prevent people from jumping, they won't build closer than 10' so to slide the pool any closer to the house you would be getting pretty close to that roofline.

Mr. Gutoskey said it looks like the house is 73.1' off the property line.

Mr. Lamanna asked what the dimension is.

Ms. Endres said 11'.

Mr. Gutoskey said you could pull it forward and move it to the left a little because they do have some room on the side. He said the way it is now is kind of consistent to the rear property line.

Mr. Rion said he played with this just about every way you can get it, you are always fighting something so where it is at now is about as good as you are going to get it with the setbacks, adjacent to the house, site lines.

Mr. Lamanna said ideally it would be parallel with the rear lot line but then it is going to look out of whack with the house, it is not going to be lined up with the house and have it look good. He asked about landscaping and asked to go back to the picture from the back of the house to the property line. He asked Ms. Cronin if her house was to the right.

Ms. Cronin said yes.

Mr. Lewis asked if those evergreens are on most of the guy's lot behind him.

Mr. Lamanna said the four big evergreens are on the lot back there and asked Ms. Cronin if the other two are on her lot. He referred to the aerial photo.

Ms. Cronin said the evergreens are on Jamali's lot.

Mr. Lamanna asked all of them.

Ms. Cronin said no she takes that back, the very bottom is hers.

Mr. Lamanna asked which trees she put in.

Ms. Cronin said that one is hers.

Mr. Lamanna said but that other mounded area was put in by the previous owners.

Ms. Cronin said the ones that live there now, they took all of the hardwoods out much to the dismay of the entire neighborhood and put those in.

Mr. Lamanna asked off somebody else's property.

Ms. Cronin said no they are legitimately on Jamali's property, the house behind the previous owners of the house that we are discussing here started planting on the other side of the property line, the markers got removed by the previous owners.

Mr. Lamanna said they could add some additional evergreens in that area, from the deciduous trees.

The board discussed the addition of more trees.

Mr. Lamanna asked Mr. Rion if the owner will be acceptable to that.

Mr. Rion said yes.

Mr. Lamanna said the board would like to see four good sized trees.

Mr. Gutoskey said and then any other landscaping you said you were going to do.

Mr. Lamanna said we would like you to put together a landscape plan and submit it to the zoning inspector and then she will approve it based on its compliance with our decision.

Mr. Rion said okay.

Mr. Lamanna said there will be an understanding that there won't be any fixed lighting added.

Mr. Rion said correct, yes, it will only be in the pool and most of the time that is not on.

Mr. Lamanna said just so we don't find a whole bunch of spotlights installed, just so the owner understands that they won't be installing any additional lighting for the pool without coming back and getting approval.

Ms. Cronin said just respect your neighbors because since they are the only ones who have a pool in their backyard and it would be great if they just talked to us, this is the first we heard that a pool was even being considered and it is just nice if neighbors speak to neighbors.

Mr. Lewis said quite frankly if they didn't need a setback variance they would have never even been in this room, it made all of the code, the HOA approval.

Ms. Cronin said she understands.

Mr. Lewis said and actually their setback is pretty modest in what they were looking for.

Mr. Gutoskey said they did everything they could to make it fit, it is pretty much a standard size pool.

Ms. Cronin said she is relieved because again, she had no idea, the rumor of the neighborhood was the pool extravaganza going in.

Mr. Lamanna said that would be a problem.

Ms. Cronin said when you start hearing things like that, especially since we have basically Disneyworld living on the corner of Fossil and Bainbridge you start worrying about what is going to go in behind you, you know which one I am talking about. She said it is beautiful but you don't want it in your backyard.

Mr. Lamanna said this is a reasonable size pool structure and if somebody wants to do an extravaganza we would probably say no because you have small lots and sometimes you can only do so much on a small lot but this is a case that is more reasonable and added don't put up any lights out there so we won't have an issue of them shining in other people's backyards.

Ms. Cronin said plus no outdoor speakers.

Mr. Lamanna said if we could do that we would do it but we can't really and given the tightness here people should keep that in mind, not to be cranking up a lot of loud music.

Mr. Rion said sure.

Mr. Lamanna said people do that sitting in their backyard or deck, that could be happening now and there is nothing we could do about that.

The board discussed the variances requested.

Ms. Endres said the variance is for the patio and the pool.

Mr. Gutoskey said the closest is to the patio.

Ms. Endres said it is the closest to the patio.

Mr. Gutoskey said the pool is considered part of the patio so it is probably just the one.

Mr. Lewis said they are good on lot coverage.

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

#### Motion BZA 2021-15 – 7555 Cottonwood Trail

Mr. Lamanna moved to grant the applicant the following variance for the purposes of constructing a pool with a surrounding patio to be in accordance with the plans submitted by the applicant as to the specific location and nature and construction of the pool and patio area.

1. A variance to the rear yard setback from 50' to 29'.
2. The applicant will manage any water collecting in the area between the pool and the existing patio and the pool itself in the manner that has been described by the applicant in this hearing.
3. The applicant also has indicated that there is no new fixed lighting plans for this pool other than that within the pool itself.
4. The board notes that no additional fixed lighting will be installed for this pool area without obtaining a further variance from this board as such lighting could adversely affect the neighboring properties and change the character of the neighborhood.
5. In addition the applicant, for the same reasons, will add additional screening of four large evergreens and some additional landscaping to be determined by the applicant who will prepare and submit for approval of the zoning inspector a landscape plan for that purpose. The evergreens will be located on the applicant's property commencing somewhere approximately the middle of the rear lot line and going to the west.

Motion BZA 2021-15 – 7555 Cottonwood Trail - Continued

Based on the following findings of fact:

1. A practical difficulty exists because of the nature of this lot, it is an oddly shaped triangular lot on the side of a culdesac which forced the house location to be farther back on the property.
2. This pool is of reasonable size and it is not unreasonable to have such a pool behind the lot given the amount of space that there is and still allowing a significant distance to the adjacent property owner and there is a good landscaped area in between and therefore it should not adversely affect the adjacent property owners or change the character of the neighborhood.

Mr. Lewis seconded the motion.

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

Application 2021-16 by Diane Bija of New Creation Builders for Joe Kish for property at 8230 Tulip Lane

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

Secretary's note: The applicant was not present.

Motion BZA 2021-16 – 8230 Tulip Lane

Mr. Lamanna moved to table this application to the next regularly scheduled meeting to be held August 19, 2021.

Mr. Gutoskey seconded the motion.

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

Since there was no further testimony, the public hearing was closed at 8:55 P.M.

Respectfully submitted,

Brent Barr, Alternate  
Ted DeWater  
Ian Friedman, Alternate  
Joseph Gutoskey  
Michael Lamanna, Chairman  
Todd Lewis, Vice Chairman

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

Date: August 19, 2021

AUDIO RECORDING ON FILE



Bainbridge Township, Ohio  
Board of Zoning Appeals  
July 15, 2021

The regular meeting of the Bainbridge Township Board of Zoning Appeals was called to order at 8:55 P.M. by Mr. Michael Lamanna, Chairman. Members present were Mr. Ted DeWater; Mr. Ian Friedman, Alternate; Mr. Joseph Gutoskey and Mr. Todd Lewis. Ms. Karen Endres, Zoning Inspector was present. Mrs. Lorrie Benza, Bainbridge Township Trustee was present.

Mrs. Benza met with the Board to discuss current zoning issues in Bainbridge Township.

MINUTES

Mr. Gutoskey moved to adopt the meeting minutes of June 17, 2021 as written.

Mr. Lewis seconded the motion.

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

APPLICATIONS FOR NEXT MONTH

Application 2020-35 by Dangelo, Ltd. for property at 16965 Park Circle Drive -  
Continuance

The applicant is requesting area variance(s) for the purpose of maintaining a pavilion. The property is located in a LIR District.

Application 2020-37 by 7273 Miller Properties LLC/Handy Rents at 7812 E. Washington  
Street - Continuance

The applicant is requesting a substitution of a non-conforming use to permit a rental business in a residential district, variances relevant to lot consolidations *and area variance(s) for the purpose of constructing an accessory building*. The property is located in a R-3A District.

Application 2021-16 by Diane Bija of New Creation Builders for Joe Kish for property at  
8230 Tulip Lane - Continuance

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

Application 2021-17 by Patricia Pharo for property at 17713 Lost Trail

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

Application 2021-18 by SDC III OH, LLC for property at 7135 Aurora Road

The applicant is requesting area variance(s) for the purpose of constructing a freestanding restaurant with drive-through. The property is located in the MUP District.

Application 2021-19 by The Red Door – Mercantile LLC for property at 7130 Pine Street

The applicant is requesting a substitution of a non-conforming use for the purpose of establishing a small mercantile selling home goods. The property is located in a R-3A District.

The Bainbridge Township Board of Zoning Appeals set a public hearing on the above applications for August 19, 2021 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 9:21 P.M.

Respectfully submitted,

Brent Barr, Alternate  
Ted DeWater  
Ian Friedman, Alternate  
Joseph Gutoskey  
Michael Lamanna, Chairman  
Todd Lewis, Vice Chairman

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

Date: August 19, 2021