

**MINUTES OF BOARD OF ZONING APPEALS
CAUCUS ROOM & VIA ZOOM
CITY OF INDEPENDENCE
April 20, 2023**

New Business:

- 1. 5776 East Ash Rd., Shadrach Property –**
 - a. Requesting a variance to section 1163.04 requiring a seventy-five-foot front setback, to allow a reduction in the front setback of 6’6” for a setback of 68’6”.
 - b. Requesting a variance to section 1165.01 requiring a 15’ side yard, to allow a reduction in the side yard requirement of 7’8” for a side yard of 7’4”.
 - c. Requesting a variance to section 1165.02 requiring a minimum 40’ rear yard, to allow a reduction in the rear yard requirement of 11’ 9” for a rear yard of 28’ 3”.
- 2. 5959 Rockside Woods Blvd., Welty Building –**
 - a. Requesting a variance to section 1151.13(e) allowing one wall sign, to allow a second wall sign on a building.
 - b. Requesting a variance to section 1151.13(e) allowing 30 square feet for a wall sign, to allow the wall signs to exceed the maximum 30 sq. ft. by 99.64 sq. ft. for a total of 129.64 sq. ft. for each sign.

The meeting was called to order by Chairman Mark Moreal at 5:30 p.m. and the following responded to Roll Call:

PRESENT: **Mark Moreal, Chairman**
 Councilperson Chris Walchanowicz
 Pasquale Monteleone, Jr.
 Charles Bredt
 Carol Fortlage

ALSO
PRESENT: **William Doyle, Assistant Law Director**
 Anne Lynch, City Planner
 Michael Gero, Building Official

Chairman Moreal stated good evening and welcome to this evening’s meeting of the Independence Board of Zoning of Appeals, the 20th day of April 2023.

At this time, I’d like to ask the Board if there are any corrections, changes or additions to the March 16, 2023, meeting?

There were none.

A motion was made by Pasquale Monteleone Jr., seconded by Councilperson Walchanowicz to approve the minutes of the Board of Zoning Appeals meeting of March 16, 2023.

**MINUTES OF A REGULAR MEETING OF THE BOARD OF ZONING APPEALS
CITY OF INDEPENDENCE, OHIO
April 20, 2023**

**ROLL CALL: Yeas: Monteleone, Walchanowicz, Moreal, Bredt, Fortlage
Nays: None
MOTION CARRIED**

Chairman Moreal stated before we get started, I'd like to read the Board of Zoning Appeals opening statement.

The Board of Zoning Appeals is a quasi-judicial body and, as such, its role is similar to a judge in a court case. The Board will hear evidence and testimony that is factual and will make decisions based upon the facts which are presented, and the rules as set forth in the Zoning Code principles of Ohio law.

The City of Independence has adopted a Zoning Code and, per the City's Charter, has appointed a five-member Board of Zoning Appeals. This Board is empowered to hear and decide appeals and to authorize variances from the strict terms of the Zoning Code where the variance will not be contrary to the public interest and where, due to special conditions, a literal enforcement of the Zoning Code will result in practical difficulty or undue hardship, depending on the type of variance requested.

With this being stated, the Board's proceedings are relatively informal; but, in order to conduct an orderly meeting and allow all parties of interest, mainly contiguous property owners (or their legal representatives), the opportunity to present the evidence, certain procedures need to be followed:

All interested parties must be sworn in. The applicant will be asked to present evidence to support the requested appeal, the Board will ask questions, and then all interested parties (contiguous property owners) may present evidence concerning the appeal and ask questions regarding previously presented evidence. Any party may ask questions to another party.

It is the applicant's burden to produce evidence to support the application. The Board will not make the applicant's case for them. In order to prepare appropriate meeting minutes, each person who speaks will need to state, for the record, his or her full name and address. The meeting may be continued by either the applicant or the Board. The Board must base their decision upon facts and not on expressions of concerns or non-factual matters. The action of the BZA does not become final until 30 days after the date of the meeting that the minutes are approved by the BZA. Any appeal may be made to the Cuyahoga County Court of Common Pleas by an interested party within 30 days of the date the minutes are approved.

5776 East Ash Rd., Shadrach Property – Ron and Bonnie Shadrach were in attendance and sworn in.

Chairman Moreal asked are there any neighbors present on Zoom?

The Secretary stated no, no neighbors.

**MINUTES OF A REGULAR MEETING OF THE BOARD OF ZONING APPEALS
CITY OF INDEPENDENCE, OHIO
April 20, 2023**

Chairman Moreal stated okay, let me read the application. **A)** requesting a variance to section 1163.04 requiring a seventy-five-foot front setback, to allow a reduction in the front setback of 6'6" for a setback of 68'6". **B)** requesting a variance to section 1165.01 requiring a 15' side yard, to allow a reduction in the side yard requirement of 7'8" for a side yard of 7'4". **C)** requesting a variance to section 1165.02 requiring a minimum 40' rear yard, to allow a reduction in the rear yard requirement of 11' 9" for a rear yard of 28' 3".

Mr. Commissioner, do you want to explain?

Building Official Gero stated actually, you did very well explaining that. The agenda was very clear.

Chairman Moreal asked Ron, would you want to explain to us the need for the request of all the variances?

Mr. Shadrach stated first, thank you for putting us on the agenda. As you see we had a little change there, and you were able to handle that and get that in good order for us. We do have some letters from the neighbors.

Chairman Moreal stated I was going to ask you that.

Mr. Shadrach stated I can speak to the need for the variances. The house is a good house, and well built. It served my parents very well, but it just doesn't have the room we need today. We're retiring, we watch a lot of grandkids, we want to have a nice family room, and a little bigger kitchen for the same thing. All of our kids live locally, so we visit all the time. We're planning on doing some camping during retirement and have a small camper, so we can't get everything in the garage right now, and I have things stored in another barn. And in my siblings (inaudible) in town, so we're hoping to get things (inaudible), and consolidated to have a little action space.

Because there isn't much side lot with garage space, we're requesting to go forward a small amount, and then have enough room for their garage, and with that it kind of speaks to having that, giving us that family room, an extra laundry room, storage space behind it helps fill that in. So, that's where we're at.

Would you like to see the letters? I don't think we have enough copies for everyone. One is from 5804 Ash, that's the neighbor who's to the east that will be building for us. We did point out the magnolia tree that's probably been there since 1959. It's beautiful, and my dad loved it, and we love it.

Mr. Monteleone stated you may have to clean it up a little bit, but it shouldn't be a problem.

**MINUTES OF A REGULAR MEETING OF THE BOARD OF ZONING APPEALS
CITY OF INDEPENDENCE, OHIO
April 20, 2023**

Mr. Shadrach stated, and the other one is from DiGeronimo who is behind us. Then, I spoke to the young woman at 5706 East Ash next to us, and she said she would send an email and she was all for it, but I didn't press her when I didn't get an email. There's a property behind us that's not contiguous by land, but it's contiguous by view, and that's Berteau's, so I went over and talked with Bob and his wife, and they were all for and excited about it. He was volunteering to help me do the electrical, and at that point I didn't even want to ask him for a letter, so I didn't cross that bridge with him.

Chairman Moreal stated I stopped there today; I spoke with your wife. In looking at it, until you get there, you question the sideyard. I see you're heading out 12', but that still left you 7.5', and from the street I go it doesn't look like he has 15'. You actually have more than 15', you have almost 20'.

Mr. Shadrach stated right.

Chairman Moreal stated, and those neighbors, there's a letter from them. The rear yard, most of the rear yard is your covered porch.

Mr. Shadrach stated that's the only part that goes beyond the 40' but we're putting a kitchen and family room (inaudible) shorter than that 40'.

Chairman Moreal asked is that an enclosed cover? No, it's open cover.

Mr. Shadrach stated it's open cover. We may put screens on it.

Mr. Monteleone stated it's wooded in the back too. I don't know if you noticed.

Chairman Moreal stated, and the front is 6'6", so you're moving your whole garage forward.

Mr. Shadrach stated yes.

Chairman Moreal asked anybody have anything?

Mr. Monteleone stated I have no concerns. I just appreciate you staying here in the city and making our city better.

Chairman Moreal asked Carol, anything?

Mrs. Fortlage stated no, they are significant variances, but reasonable in the way they affect the neighborhood.

**MINUTES OF A REGULAR MEETING OF THE BOARD OF ZONING APPEALS
CITY OF INDEPENDENCE, OHIO
April 20, 2023**

Chairman Moreal stated it's a nice quiet street there, obviously the extra room, it looks pretty nice.

Councilperson Walchanowicz stated I'll make a motion. I don't have any issues.

Mr. Monteleone stated I'll second it.

A motion was made by Councilperson Walchanowicz, seconded by Pasquale Monteleone Jr., to approve the front yard setback, the side yard setback, and the rear yard setback.

**ROLL CALL: Yeas: Walchanowicz, Monteleone, Moreal, Fortlage, Bredt
Nays: None
MOTION CARRIED**

Chairman Moreal stated okay, good luck.

Mr. Monteleone stated good luck to you. When are we breaking ground, soon?

Mr. Shadrach stated we're hoping by the end of the summer.

Chairman Moreal stated you do know you have so many days, what is it, Mike?

Building Official Gero stated 270 days, basically 9 months.

Mr. Shadrach stated thank you.

5959 Rockside Woods Blvd., Welty Building – John McRae with Brilliant Electric Signs, and Tom Charek, the owner was in attendance and sworn in.

Chairman Moreal stated **A)** requesting a variance to section 1151.13(e) allowing one wall sign, to allow a second wall sign on a building. **B)** Requesting a variance to section 1151.13(e) allowing 30 square feet for a wall sign, to allow the wall signs to exceed the maximum 30 sq. ft. by 99.64 sq. ft. for a total of 129.64 sq. ft. for each sign.

Mike, anything on that?

Building Official Gero stated they were before the Architectural Board of Review today, and we approved that sign subject to receiving the variances by the BZA. These signs are being placed on the building screen on the top of the building, so it's quite a distance from the ground. I've heard no objections from anyone as far as the (inaudible).

Chairman Moreal asked so, do you want to explain to us your need for the variances.

**MINUTES OF A REGULAR MEETING OF THE BOARD OF ZONING APPEALS
CITY OF INDEPENDENCE, OHIO
April 20, 2023**

Mr. McRae stated yes. (inaudible).

Chairman Moreal stated you may have to speak a little louder so Carol can hear.

Mrs. Fortlage stated that's right. I was not able to make out any of that. I would appreciate it.

Chairman Moreal stated feel free to come up here.

Mr. McRae stated hi Carol, how are you?

Mrs. Fortlage stated fine, thank you.

Mr. McRae stated we supplied a letter of bullet points that was attached to the applications. It went through our variance request rationale.

So, for the 2 exterior building signs, basically, there's a large setback to the freeway and the main road, which justifies the installation of 2 sign requests, and the signs are in character with the surrounding buildings. They do fit proportionately on the building; they don't look out of character. If you get much smaller than what you're showing there it starts to dwarf, and not become legible, especially from I-480, which from a northern vantage point the sign won't be visible from there.

Second bullet point, the building footprint encompasses a large property which would justify multiple exterior building signs, again in character with the surrounding buildings and similar situations we've seen with buildings of this type. Granting the variance would ease use and smooth traffic flow into the facility for both visitors, employees, and emergency service vehicles, etc. for the city.

Granting the variance would not substantially alter the neighborhood nor be a detriment to the neighborhood based on the character of the neighborhood and surrounding buildings and signage that's there, etc. The requested variance, in no form or fashion, adversely affects the delivery of government services.

The last point, by granting the variance, the spirit and intent behind the zoning requirements would be observed and substantial justice would be done simply because governments aren't that restrictive when it comes to these kinds of applications.

We have very similar bullet points for the additional square footage. Again, you have a very large mass and a large setback on a very tall building that has proportionately set letters and logo on them.

Chairman Moreal asked how much of the building does CBIZ occupy? Or will occupy.

**MINUTES OF A REGULAR MEETING OF THE BOARD OF ZONING APPEALS
CITY OF INDEPENDENCE, OHIO
April 20, 2023**

Mr. Charek stated 44%.

Mrs. Fortlage asked was that 40?

Chairman Moreal stated 44%.

Chairman Moreal stated you do know that with this sign you're not allowed other signs on the building for new tenants coming in. Is that something you probably don't want anyways?

Mr. Charek stated no.

Chairman Moreal stated okay.

Mr. McRae stated very good to know.

Mr. Bredt stated I see on your elevations there is no side view of how these signs are affixed to the wall.

Mr. McRae stated I can explain that. We have a screen wall, a mechanical screen wall on top that's basically (inaudible) the panel system along with other structural members you need to flush to that fascia, so you have no gaps, you don't have any potential for birds etc.

Mr. Bredt asked how deep are the letters?

Mr. McRae stated 5".

Mr. Bredt stated 5". Do you intend to light it 24/7?

Mr. McRae stated no. LED technology is great technology, but it's not designed for that. What you're seeing there is for the green section of the letters, that's going to light green at night. For the blue, that lights white at night. That is blue perforated vinyl that's applied to the face of the letters. So, at nighttime you're going to see a white CBIZ and a green logo.

Mr. Bredt stated oh, good.

Mr. McRae stated yeah, the intent for that is not to, if you did run them 24/7 the blue would wash out.

Chairman Moreal asked both signs are the same size, correct?

Mr. McRae stated yes.

**MINUTES OF A REGULAR MEETING OF THE BOARD OF ZONING APPEALS
CITY OF INDEPENDENCE, OHIO
April 20, 2023**

Mrs. Fortlage asked so, if it's not 24/7 lighting, what hours do you expect it to be lit?

Mr. McRae stated it would probably be timed on a system. Tom, what are you thinking?

Mr. Charek stated it's going to be at sunset.

Mr. McRae stated so, basically running through the night.

Mrs. Fortlage stated so, the only time it will be lit is in the dark. Meaning it might as well be 24/7.

Mr. McRae stated yes, but when you do that with that application the CBIZ letters themselves, that vinyl will wash out with that light from behind it. So, we shut them off so that condition does not happen. You'll see that sometimes in signs when you're driving, ground signs as well, they'll look almost like a grey, a greyish hue to them. So, we make sure that we time them out so that you get the full effect of the vinyl during the daytime.

Mrs. Fortlage stated yeah, but it means that at 4am they're lit.

Mr. McRae stated correct, that's the intention.

Mrs. Fortlage stated that is the usual intent, I mean the concern about 24/7 lighting.

Mr. McRae stated gotcha.

Councilperson Walchanowicz stated to me, it's a Class A office building, it's massive, it's going to be by far the best office building the city is going to have. A smaller sign isn't going to do it any justice. We want them here, so I am for the light being on. People know they're here, they stayed here, so I have no issue.

Chairman Moreal stated, and it's nowhere near residential area. We also look at if it's a building near a residential area, we want to monitor it.

Mr. McRae stated understood.

Councilperson Walchanowicz stated it's probably roughly about 70' off the ground, so.

Several people began speaking at once.

Mr. Monteleone stated I'd like to make a motion to approve.

Councilperson Walchanowicz stated I'll second it.

**MINUTES OF A REGULAR MEETING OF THE BOARD OF ZONING APPEALS
CITY OF INDEPENDENCE, OHIO
April 20, 2023**

A motion was made by Pasquale Monteleone Jr., seconded by Councilperson Walchanowicz, to approve the signs.

**ROLL CALL: Yeas: Monteleone, Walchanowicz, Moreal, Fortlage, Brett
Nays: None
MOTION CARRIED**

Councilperson Walchanowicz stated now we just have to get the building done.

Mr. McRae stated that's it and get the signs on it.

Several people began speaking at once.

Councilperson Walchanowicz stated Will, so it's old business, Mike might have the answer for it, but we did send that letter out to the house on Archwood with that chimney. Weren't they given 30 days from receiving the letter? Nothing has been done yet.

Building Official Gero stated Chris, sit tight.

Several people began speaking at once.

Building Official Gero stated this is the email chain, and Will I'll email you this. I warned him or told him that BZA wanted to know what was going on.

I said that at the BZA meeting on April 20th I will be presenting the information you have provided to the Board. With the guidance of the Law Department, they will decide if an extension will be granted or what the next steps will be. Then, he came back with some pictures of what he intends to do, some material pictures. He said this is what I'm proposing, it will be very similar to the images below. The first image is a panel from Home Depot, the second two are my model to follow. I will be constructing it using similar materials, obviously the one with the chase cover will have a hole in it for the existing stove pipe. I have gap specifications from the stove installer as well.

Then, my response was this Thursday, April 20th, at the Board of Zoning Appeals I will be presenting an update of what you have sent me. Do you have any additional information such as when this enclosure project is planned to be completed?

He emailed back, weather permitting I plan on having it done by the end of June, thanks. Then, my final response was I will present this information to the BZA, and they will make the decision as to how they want to proceed.

Councilperson Walchanowicz asked when did we grant this? I can't remember the date that we granted this variance. Does anybody recall?

**MINUTES OF A REGULAR MEETING OF THE BOARD OF ZONING APPEALS
CITY OF INDEPENDENCE, OHIO
April 20, 2023**

Assistant Law Director Doyle stated we didn't grant a variance to this guy, did we?

Councilperson Walchanowicz stated okay, so what was the date that he came to us?

Mr. Bredt stated over a year ago.

Building Official Gero stated it was denied by BZA on 3/24/2022.

Chairman Moreal stated yeah, we denied it. You're right.

Assistant Law Director Doyle stated he did the chimney, and then came to you guys after the fact looking for the variance. It was problematic in the first place, and I think that peeved everybody a little bit, understandably.

Chairman Moreal stated basically, wrap it up and do what you're supposed to do.

Councilperson Walchanowicz stated I feel a year has been long enough, and I don't think it'll be done by the end of June.

Chairman Moreal stated I mean it should have been done last year. It was in March, so you had all summer and fall.

Councilperson Walchanowicz stated so, I am all about taking whatever steps possible to have it removed.

Chairman Moreal asked he said by the end of June, right?

Councilperson Walchanowicz stated 2 ½ months. I can throw that up over the weekend.

Chairman Moreal stated over the weekend, I know, so.

Mr. Bredt asked how about May 15th?

Chairman Moreal stated yeah, a month from today.

Mr. Bredt stated that's 3 weeks.

Mrs. Fortlage asked Mike, did you ask him for any proof, you know like a contract or an invoice or something? There's nothing like that in what he submitted, is there?

Building Official Gero stated no.

**MINUTES OF A REGULAR MEETING OF THE BOARD OF ZONING APPEALS
CITY OF INDEPENDENCE, OHIO
April 20, 2023**

Mr. Monteleone asked he's doing it himself though, right?

Councilperson Walchanowicz stated sounded like it.

Mr. Monteleone stated he's going to buy it and build it himself.

Mrs. Fortlage asked did he show any materials purchases?

Building Official Gero stated no.

Chairman Moreal stated the weather could break a little bit.

Councilperson Walchanowicz stated it's supposed to be in the 80's next week.

Chairman Moreal stated yeah, to say the end of June, I get it, but no. May 15th, and like I said in one good weekend he's got it done.

Councilperson Walchanowicz stated, and taking into consideration about that fence in your neighborhood, you know we told him he needed landscaping, and what'd he do? He threw weeds in because we had to send a letter to him.

Chairman Moreal stated yeah.

Councilperson Walchanowicz stated to me, until we make a stand on something like this, people are just going to keep dragging their feet.

Chairman Moreal stated it's been long enough.

Several people began speaking at once.

Building Official Gero stated Will, will take the step.

Chairman Moreal stated yeah, Will, tell him May 15th. Charlie mentioned May 15th, I think that's reasonable.

Mr. Monteleone stated you have a month to do it.

Mr. Bredt stated if we give him until the end of June, we'll be sitting here again at the end of June.

Councilperson Walchanowicz stated right.

Mr. Bredt stated so, I'd rather push it to May 15th.

**MINUTES OF A REGULAR MEETING OF THE BOARD OF ZONING APPEALS
CITY OF INDEPENDENCE, OHIO
April 20, 2023**

Chairman Moreal asked when's our next meeting date?

Councilperson Walchanowicz stated May 19th.

Mr. Bredt stated so we would know at that point if we need to move forward legally.

Chairman Moreal stated let the City move forward. We denied it.

Assistant Law Director Doyle stated I have a question about that. Mike, is what he's proposing do, is it going to require a variance, or would it put it in compliance with the code?

Building Official Gero stated it would bring it up to code.

Assistant Law Director Doyle stated okay.

Chairman Moreal stated so, we're really out of it.

Councilperson Walchanowicz asked will he need a permit to put that up?

Building Official Gero stated it's part of his permit, but his permit expired, so he'll have to go through it again.

Chairman Moreal stated so, Will, the Zoning Board right now really, it's out of our hands, right? We denied it, and if he makes it compliant to what you wrote to him, he won't have to come back to keep it, so what does that have to do with us?

Several people began speaking at once.

Assistant Law Director Doyle stated yeah, I was just curious about if what he was proposing to do required another appearance in front of this board or not.

Councilperson Walchanowicz stated he's going to have to renew his permits. How long does that process take for the Building Department?

Building Official Gero stated he's going to have to submit plans, materials, and get a permit. We can issue a permit in 3-4 days.

Mr. Bredt stated since we don't have anything to do with it, we can give Mike support and ammunition to go to him and say I did bring it to BZA, and (inaudible), and unless you show a process by May 15th they support going forward legally or something like that.

**MINUTES OF A REGULAR MEETING OF THE BOARD OF ZONING APPEALS
CITY OF INDEPENDENCE, OHIO
April 20, 2023**

Mrs. Fortlage asked are we sure a permit is enough? I mean, a permit is nothing. He had one and let it run out. I don't think it's enough.

Mr. Bredt stated I'm just trying to support the process.

Chairman Moreal stated we do support it. We denied it, so the next step is up to Will and the Legal Department.

Mrs. Fortlage stated I don't see any reason not to proceed with the legal issue.

Councilperson Walchanowicz stated if it was up to me, I would tell him he has until May 15th to have it done.

Mrs. Fortlage asked why would you give him an extra month?

Chairman Moreal stated Carol, he would have to get a permit, it takes a couple of days.

Councilperson Walchanowicz stated once one person doesn't follow the rules, and nothing happens, somebody else is going to do it, and somebody else is going to do it.

Chairman Moreal stated I think it can be done in 2 weeks if he's got to file for a permit again.

Building Official Gero stated getting a permit isn't going to hold him up.

Chairman Moreal stated okay, so he can go ahead and order all of his materials. He should have it ordered by now if he was going to do this. He should have everything sitting in his garage.

Councilperson Walchanowicz stated waiting for nice weather.

Chairman Moreal stated yeah, that's come and gone, and now it's here again.

Councilperson Walchanowicz stated I think if we don't hit it heavy, I can drive through there in the fall and drop my kid off at school, and I'm still going to look at a stainless-steel chimney popping through the roof.

Chairman Moreal stated it's not even our call. I say do it now.

Assistant Law Director Doyle stated all you're really talking about now is timing. What we would do is the same, well it's not quite the same, but whether we're filing a suit, it might take us a week and a half to get a complaint together anyway. So, if you just gave him until May 15th, maybe the whole issue is done, and avoids the City having to file a lawsuit against a resident and

**MINUTES OF A REGULAR MEETING OF THE BOARD OF ZONING APPEALS
CITY OF INDEPENDENCE, OHIO
April 20, 2023**

deal with that whole situation. If he doesn't do it, he's been warned about the fact that we're serious about this, and we're going to seek an injunction to have it taken down. You could go either way, I don't think there's a right or wrong answer.

Councilperson Walchanowicz stated to me, sometimes I think people need to be scared to do something.

Assistant Law Director Doyle stated yeah, get a letter from Taft as opposed to an email from Mike, and it's a little different, and sometimes carries a little different authority to it.

Mr. Monteleone stated put the pressure on him, he has until May 15th.

Chairman Moreal stated it's like we tabled this and we're waiting on something.

Mrs. Fortlage stated we don't have anything to table.

Chairman Moreal stated no, no I'm saying if. We denied it, and I hate to say it, but it's in the Law Departments hands.

Assistant Law director Doyle stated yeah, you guys offering May 15th is a courtesy.

Several people began speaking at once.

Building Official Gero stated here's the thing, if you tell him May 15th and it comes from the Law Office, he might really realize that we're serious, and he might do it. The object is to get compliance, the object is not to take somebody to court because that is a major pain.

Assistant Law Director Doyle stated you'd rather have him fix it than us getting a judgment on an injunction and hiring the Sheriff and builders to come out there and keep the peace while our city builders come knock out the chimney.

Chairman Moreal stated so, against what we feel, giving him 3 weeks, and getting a letter to him so he knows we're serious might get the ball rolling. It should have been rolling, but it's not, so we have to face that. Like you said, you don't want to go to court.

Building Official Gero stated no, it's a process.

Chairman Moreal stated I know, so give him the 3 weeks, get a letter going as soon as he can, and say this is (inaudible) get this thing done.

Mrs. Fortlage stated be very sure that whatever has to be done within 3 weeks is clearly stated, and it's not something that just lets him push the can down the road.

**MINUTES OF A REGULAR MEETING OF THE BOARD OF ZONING APPEALS
CITY OF INDEPENDENCE, OHIO
April 20, 2023**

Mr. Bredt stated, and it doesn't come from BZA. It comes from the Law Department.

Chairman Moreal stated yes.

There being no further business, the April 20, 2023, meeting of the Board of Zoning Appeals was adjourned at 6:06 p.m.

Chairman Mark Moreal

Amanda Sharrer, Secretary

Minutes Unapproved at Time of Release 04/25/2023

