



1368 Research Park Dr
Beavercreek, Ohio

BEAVERCREEK BOARD OF ZONING APPEALS
Regular Meeting - July 9, 2025, 6:00 p.m.
Council Chambers

- I. CALL TO ORDER
- II. ROLL CALL
- III. APPROVAL OF AGENDA
- IV. APPROVAL OF MINUTES
 - A. June 11, 2025 Regular Meeting
 - B. June 11, 2025 Work Session
- V. PUBLIC HEARINGS
 - A. BZA-25-1, Sean & Andrea Daily
- VI. ADJOURNMENT

BEAVERCREEK BOARD OF ZONING APPEALS
REGULAR MEETING, June 11, 2025, 6:00 PM

PRESENT: Ms. Barhorst, Mr. Essman, Mr. Rader, Mr. Roach, Ms. Vest

ABSENT: None

Chairman Essman called the meeting to order followed by roll call.

APPROVAL OF AGENDA

Mr. Roach MOVED approval of the agenda, seconded by Mr. Rader. Motion PASSED by majority voice vote.

MINUTES

Mr. Roach MOVED approval of the May 14, 2025 minutes as amended, seconded by Mr. Rader. Motion PASSED by majority voice vote.

PUBLIC HEARING

V-25-2, Frank Rine, 2255 Whitey Marshall Drive

Clerk Gillaugh read the notice of public hearing on an application filed by Frank Rine, PO Box 164, Alpha, OH 45301. The applicant is requesting a variance from Chapter 158.043 (E)(2) to allow a access platform to be constructed in the required side yard setback on the northeast side of the building. The property is located at 2255 Whitey Marshall Drive further described as Book 6, Page 25, Parcel 65 on the Greene County Property Tax Atlas.

Mr. Funk summarized the staff report dated June 4, 2025, which stated the applicant is requesting a variance from Chapter 158.043 (E)(2) to allow an access platform to be constructed in the required side yard setback on the northeast side of the building. He discussed the location of the property, and showed a video of the site. Mr. Funk explained the property is located in the floodplain, and the applicant is being required to raise the electric meter by the building department above the flood level for safety reasons. He said the applicant is also being required to build a platform and stairs to access the electric meter by the building department. He showed a couple sketches of what the applicant is proposing. Mr. Funk reviewed the Duncan standards, and gave his opinion of each standard. Staff recommended approval of the case.

Frank Rine, owner of property, explained the building has had electricity since it was built back in the late 1970's, and Mr. Marshall ran it underground from his house. He stated Mr. Marshall passed away, and the property was split but the electric is still being fed by the residential home. Mr. Rine said he could continue to pay the neighbor part of the electric bill, but he would rather have his own meter and the building should have its own electric source since he does not own both the properties. Mr. Rine explained the platform size would be approximately 8 feet by 5 feet.

In public input, Martin Miller, 843 Stewart Drive, said he is opposed to the variance and requested they deny electric to the building and for it to be in operation. He explained he has seen the building under four feet of water and has flooded at least eight times in the last 30 years. Mr. Miller said he has

runoff concerns that comes from that, and the owner has recently cut some trees and the debris has settled along everyone properties that surrounds the floodwaters. He discussed his concern about the building being undermined by the flooding and improper gutter placement and drainage. He was concerned about noise violations, and the hours of operation. Mr. Miller stated they tolerated Mr. Marshall in the past because he was kind of like family, and believed the only reason that garage existed was because the City was there. He said since the city has vacated that area, they made promises to them that area would be turned into greenspace and would not be used anymore. Mr. Miller thought it did not make sense to have an operating business there after Mr. Marshall passed, and it was there understanding when Mr. Rine purchased the lot it was going to be used for his own personal use. He said it is a full operation automotive shop, and is wholly inappropriate in its location. Mr. Miller explained it is a wildlife corridor there, and it on the edge of the wetlands.

In written input, Martin Miller, 843 Stewart Drive, submitted a letter in opposition of the variance.

Mr. Essman questioned where the easement access was. Mr. Funk showed the location using a layout of the site, and explained the City granted them access across their properties. Mr. Essman asked if the property had side yards on all four sides. Mr. Funk said yes since the property does not have a front yard. He explained the property is zoned I-1, so it has a 20-foot side yard setback. Mr. Funk discussed the building is non-conforming, which contributes to the need for a variance.

Mr. Roach asked for some clarification about the difference between a non-conforming use and what they do with variances. Mr. Funk explained it is a legal non-conforming use meaning it does not conform with the current code but it was previously there. He said because the building is encroaching into the side yard setback a variance is required. Mr. Roach asked how old the building was. Mr. Rine guessed it was at least 45 years old.

Counsel Lounsbury said since they are talking about non-conforming use, he thought it would be helpful to talk about a use variance and an area variance. He knew they had a citizen discuss the use of the property and that is not an issue here, and the only issue is an area variance. Counsel Lounsbury explained the Code allows this type of business in this zoning district, and the Board does not have jurisdiction to address that. Mr. Funk stated the applicant does have zoning permit that allows the type of business to be located on the parcel under discussion.

Mr. Roach questioned if staff was aware of any flooding to the building itself. Mr. Funk said he was not aware of any, but the property is in the flood zone so the risk of flooding is there. He explained the building is outside the floodway, but in the flood zone. Mr. Funk said the field to the west of the building does flood hence the reason why the building department is requiring him to raise the meter off the ground to the level it is.

BEAVERCREEK BOARD OF ZONING APPEALS, 5/14/25

Mr. Rader MOVED to approve the variance based on the criteria in Chapter 158.172 (H)(5)(a) being met, seconded by Mr. Roach. Motion PASSED by a roll call vote of 5-0.

ADJOURNMENT

Ms. Barhorst MOVED adjournment at 6:21 p.m., seconded by Mr. Roach. Motion PASSED by majority voice vote.

Melissa Gillaugh
Deputy Clerk

BEAVERCREEK BOARD OF ZONING APPEALS
WORK SESSION MEETING, June 11, 2025, Following Regular Meeting

PRESENT: Ms. Barhorst, Mr. Essman, Mr. Rader, Mr. Roach, Ms. Vest

ABSENT: None

Chairman Essman called the meeting to order followed by roll call.

APPROVAL OF AGENDA

Mr. Roach MOVED approval of the agenda, seconded by Mr. Radar. Motion PASSED by majority voice vote.

DISCUSSION ITEMS

Board of Zoning Appeal Procedures

Josh Lounsbury, City of Beavercreek Attorney, stated he was here tonight to review some general guidelines and procedures for the Board. He discussed the jurisdiction of the Board, and the two types of variances.

Counsel Lounsbury reviewed the Duncan versus Middlefield standards from the Ohio Supreme Court. He stated the City of Beavercreek changed their standards to mimic the Duncan standards a couple years ago. Council Lounsbury explained these are the standards that are taken under consideration when reviewing a variance. He discussed several examples of cases, questioned how the Board thought the court ruled in these cases, and reviewed the results.

Counsel Lounsbury reviewed the importance of recusing, and gave examples of when it is necessary. He stated when taking cases into consideration, it is important not to discuss personal opinions, and to focus on the facts of the case only.

Counsel Lounsbury explained the Board of Zoning Appeals is a quasi-judicial administrative body and are often referred to as the lowest court. He said it is important the Board members do not do their own inspection of the property or talk to the applicant or anyone else from the community pertaining to the case prior to hearing the case. He stated the only information they should consider is what is presented to them and said at a meeting.

Counsel Lounsbury said variances are specific to the property and not the person. He explained the key is determining if there is something about the property that is prohibiting the structure from being built in compliance.

ADJOURNMENT

Ms. Vest MOVED adjournment at 7:15 p.m., seconded by Ms. Barhorst. Motion PASSED by majority voice vote.

Melissa Gillaugh
Deputy Clerk

CITY OF BEAVERCREEK
ADMINISTRATIVE APPEAL TO BOARD OF ZONING APPEALS
DOCUMENT STATING GROUND OF APPEAL

Date 5/27/2025 Application No. BZA-25-1
 Name of Applicant Sean / Andrea Dailey
 Applicant's Mailing Address 2187 Van Oss Dr Beaver Creek, OH 45431
 Applicant's Phone Number (937) 219-5672
 Applicant's Email Address sean-dailey6@eku.edu
 Location of Property Beavercreek City
 Parcel ID B42000 400150006900 Lot Number 51
 Subdivision Sunny Dale Estates

GROUND AND BASIS OF THE APPEAL: Describe precisely what decision or act the appellant is appealing. Applicant shall attach additional sheets and supplementary information. Please number all attached pages.

If appeal involves or relates to a particular lot or parcel located in the City of Beavercreek, please attach list of property owners located within the 500-foot buffer area from the Greene County website. To obtain the list use the link:
<https://gis.greenecountyohio.gov/GIMS/>

Administrative appeals must be submitted within 15 days of date of decision or determination made by the Enforcing Officer.

I certify that the information contained in this application and its supplements, if any, are true and correct.

5/27/2025
Date

Sean Dailey
Appellant's Signature

Sean Dailey
Printed Name of Appellant

FOR OFFICIAL USE ONLY

Date Filed 5/30/25 Fee Paid \$200.00 Received by MG

CODE VIOLATION APPEAL FOR VIOLATION DATED MAY 23 2025

for the property located at

2187 Van Oss Drive, Beavercreek, OH 45431

I believe that the driveway improvements that were performed on my property located at 2187 Van Oss Drive, Beavercreek, OH 45431, (my "Property") in the fall of 2024 conform to the City of Beavercreek requirements for driveways pursuant to the City of Beavercreek (the "City") Code Section 158.118 for the following reasons:

1. In 2023-2024 I hired a contractor to make improvements to my Property. In order to make the improvements the contractor was required to have building permits and the work had to pass the City's inspections. However, the City DOES NOT require a permit or require any driveway improvements to be inspected. When I read the requirements for driveway improvements under Code Section Code Section 158.118(D)(2) the only requirement was the following: "If any part of the driveway and/or parking area is expanded, the full driveway and/or parking area shall be constructed of an improved surface and shall be maintained in a good state of repair." Requiring an improved surface is an ambiguous term. A lay person would never figure that an improved surface was a defined term. If it was a defined term I would have thought you would have referred to some definition or have the words capitalized such as: If any part of the driveway and/or parking area is expanded, the full driveway and/or parking area shall be constructed of an IMPROVED SURFACE (as defined in Code Section -----). Or if a permit was required, I would have had guidance from a City official when I purchased the ASPHALT for my driveway.
2. Nevertheless my driveway is constructed of an improved surface – ASPHALT. The City violation form I received said I was not in compliance with code Section 158.118 because my driveway is not ASPHALT. My driveway is ASPHALT and therefore, I am in compliance with the Code Section. My driveway improved surface is Bituminous Asphalt Concrete.



CITY OF BEAVERCREEK

STAFF REPORT



July 2, 2025

BOARD OF ZONING APPEALS

CASE NO.: BZA-25-1

APPLICANT: Sean and Andrea Dailey
2187 Van Oss Drive
Beavercreek, OH 45431

NATURE OF REQUEST:

The applicant is appealing the Notices of Violation to bring a driveway into compliance pursuant to Chapter 158.118 of the City of Beavercreek Code of Ordinances.

FINDINGS:

1. The property under discussion is located at 2187 Van Oss Drive, lot 51, within the Sunny Dale Estates subdivision.
2. The applicant expanded an existing gravel driveway with milled asphalt (can also be known as reclaimed asphalt, crushed asphalt, pavement millings).
3. The expansion of the driveway with milled asphalt was done in violation of Zoning Code Section 158.118 (D), which states "Driveways and/or parking areas must be constructed of an improved surface and shall be maintained in a good state of repair. New residential structures must have the driveway paved within six months of receiving a Certificate of Occupancy by the Greene County Building Department. All driveways and/or parking areas must be constructed by using standard engineering practices for the purposes of accommodating vehicular parking, ingress and egress to the property. *Existing driveways and/or parking areas of gravel or similar materials constructed prior to July 25, 2005 may be maintained as a gravel driveway so long as the area of the driveway and/or parking area is not expanded. If any part of the driveway and/or parking area is expanded, the full driveway and/or parking area shall be constructed of an improved surface and shall be maintained in a good state of repair.*"
4. Improved surface is defined in the definitions section of the Zoning Code, 158.003, as "A permanent and continuous hard surface constructed of either one or more of following: Portland cement concrete, bituminous/asphalt concrete, or a solid brick paver surface, excluding grass pavers, for the purpose of accommodating vehicular parking, and ingress and egress to the property."

5. The Planning Department received a complaint about the driveway on April 17, 2025. The Code Enforcement Officer, Don Hutton, investigated the complaint on April 18, 2025. Notices of Violation were subsequently issued on April 21, 2025 and May 23, 2025.

DISCUSSION:

The property being discussed is located at 2187 Van Oss Drive, in the Sunny Dale Estates subdivision. On April 17, 2025 the City received a complaint about the driveway not being complaint. Upon investigation on April 18, 2025, Code Enforcement Officer Don Hutton determined that the driveway was out of compliance and discussed the matter with Sean Dailey. Don Hutton advised Mr. Dailey to contact his supervisor, Matt Funk, Zoning & Code Enforcement Supervisor, about the compliance issue. Mr. Dailey contacted Matt Funk on April 21, 2025. After a lengthy discussion with no resolution, Mr. Funk had the Code Enforcement Officer post a Notice of Violation for the non-compliant driveway.

On April 29, 2025, the City received a letter from the Daileys' attorney. The letter was forwarded onto the City Attorney for a response. Additional correspondence occurred between each parties' attorneys. On May 23, 2025, a second Notice of Violation was issued. On May 27, 2025, the Daileys submitted an application for an Administrative Appeal of the Notices of Violation.

The applicant is appealing the Notices of Violation and staff's decision based upon the claim that 1.) a permit was not required for the driveway and requiring an improved surface is an ambiguous term. The definition of which was not emphasized in the Code and 2.) the driveway is constructed of an improved surface.

The following is staff's analysis of the applicant's appeal:

- 1.) A permit was not required for the driveway and requiring an improved surface is an ambiguous term.

The applicant is correct, the City does not require a permit for driveways or parking areas on private property but that does not absolve the applicants of their responsibility to construct a driveway that is compliant with the City's Ordinances. However, any work done in the right-of-way, like a driveway apron, would require a permit from the Engineering Department.

The term "improved surface" is clearly defined in the section 158.103 of the Zoning Code, and is not ambiguous. The Zoning Code does not emphasis the terminology that is defined in the section 158.103 within the Code itself. The term "improved surface" is defined so that it is not left up to interpretation.

- 2.) The driveway is constructed of an improved surface.

The Zoning Code defines an improved surface as "A permanent and continuous hard surface constructed of either one or more of following: Portland cement concrete, bituminous/asphalt concrete, or a solid brick paver surface, excluding grass pavers, for the purpose of accommodating vehicular parking, and ingress and egress to the property."

The milled asphalt driveway is neither permanent nor a continuous hard surface. Additionally, there are distinct differences between milled asphalt and the required bituminous/asphalt concrete.

Material Source:

Milled Asphalt: Recycled ground material from old asphalt surfaces. When used, the material is not reheated or reprocessed. Milled asphalt may contain dirt and other debris. A small percentage of the material may be recycled into newly mixed asphalt concrete.

Asphalt Concrete: A newly mixed, engineered product consisting of virgin or recycled aggregate bound together with bitumen. The material is produced in a plant and installed hot with specialized machinery.

Binding:

Milled Asphalt: Material is loose or semi-bound but does not have the bonding cohesion of asphalt concrete.

Asphalt Concrete: Has a strong surface and is bound with bitumen, an asphalt binder. It is heated and compacted during installation.

Installation:

Milled Asphalt: Spread cold and may be compacted. It is easily installed with basic equipment.

Asphalt Concrete: Installed hot with specialized paving machinery and compacted with rollers. The product requires professional installation.

Durability:

Milled Asphalt: Much lower durability. Generates dust and loose material. Requires higher maintenance and can easily rut or wash out over time.

Asphalt Concrete: Permanent, smooth and durable surface that can withstand heavy use and weather.

Aesthetics:

Milled Asphalt: A coarser, gravel-like surface.

Asphalt Concrete: A consistent, smoother, hard surface.

Cost:

Milled Asphalt: A recycled material with a relatively low cost due to material, labor and equipment needed.

Asphalt Concrete: Higher cost due to new materials, production of the product and professional installation.

Staff believes that the Notices of Violation and decision are founded and warranted. The applicant expanded an existing gravel driveway with milled asphalt and not with a permanent and continuous hard surface constructed of bituminous/ asphalt concrete, as required in the Zoning Code.

CONCLUSION:

The Board of Zoning Appeals is tasked with determining if the Notice of Violation and staff's decision was in accordance with the specified Codes and may choose to decide one of the following:

1. Approve the applicant's Administrative Appeal thus finding that it is valid and that the Notices of Violation and staff's decision were not lawful and not in accordance with Zoning Code Section 158.118. The applicant would not be required take additional corrective action.
2. Deny the Administrative Appeal thus finding the Notices of Violation and staff's decision lawful and in accordance with Zoning Code Section 158.118. Staff would continue to work with the applicant to bring the property into compliance.

NOTICE OF VIOLATION

Property in Violation: 2187 Van Oss Dr

The City of Beavercreek, in an attempt to ensure compliance with City Ordinances and to maintain the health, safety and welfare of its residents, as warranted, will investigate complaints and conduct inspections within the community. During an inspection of the property, the following violation(s) of the Beavercreek Code of Ordinances has been identified and must be corrected:

Violation	Corrective Action	Violation Location	Correction Date
<input type="checkbox"/> Trash and junk \$153.30	Remove and properly dispose of the trash and junk	Yard (front, rear, right, left) Porch Deck Patio Driveway	
<input type="checkbox"/> Brush and yard debris \$153.30	Remove and properly dispose of the brush and yard debris	Yard (front, rear, right, left) Porch Deck Patio Driveway	
<input type="checkbox"/> Junk vehicle(s) \$153.30	Make vehicle(s) licensed & operable; place within a completely enclosed building; or remove from the premises	Yard (front, rear, right, left) Driveway	
<input type="checkbox"/> Yard parking \$158.118	Relocate the vehicle(s) onto a compliant & paved surface	Yard (front, rear, right, left)	
<input type="checkbox"/> Firewood \$153.30	Firewood must be cut/split; in neat & stable stacks; not in the front yard; not for sale	Yard (front, rear, right, left) Driveway	
<input type="checkbox"/> Grass & weeds exceed 10 inches - \$97.10	Cut & maintain grass & weeds 10 inches or below	Yard (front, rear, right, left)	
<input type="checkbox"/> Overgrown/unsightly vegetation - \$97.12	Cut overgrown vegetation to eliminate the blighting factor to adjoining property.	Yard (front, rear, right, left)	
<input type="checkbox"/> Missing/ peeling paint \$153.32	Remove loose paint and repaint the exposed surface(s)	Porch Deck Fence Main Structure Accessory Structure	
<input checked="" type="checkbox"/> New or expanded gravel driveways or parking areas are prohibited - \$158.118	Remove the gravel & restore the lawn or pavo with concrete, asphalt or brick pavers	Yard (front, rear, right, left)	5/21/25
<input type="checkbox"/> Illegal structure \$158.173	Apply for a permit for the structure and ensure the structure is in compliance	Yard (front, rear, right, left)	
<input type="checkbox"/> Commercial Vehicles \$158.118	Commercial vehicle(s) must not be stored outside overnight in residential districts	Yard (front, rear, right, left) Driveway	
<input type="checkbox"/>			
<input type="checkbox"/>			

Comments: _____

Notice Of Your Right To Appeal: Any person having an interest in the property may appeal this Notice of Violation. An appeal shall be in writing and must be filed with the Planning & Development Department within 15 days from the date of Notice. Failure to appeal shall be deemed a waiver of all rights to an administrative hearing. Continued violations may result in you being charged, prosecuted and having to appear in court to answer to the charge. Additionally, any uncorrected violations may be abated through action taken by the City. The cost of such action may be charged against the real estate upon which the violation is located and, if unpaid, shall be a lien upon such real estate. To avoid this, you must comply on or before the correction deadline set forth above.

Code Enforcement: Don Hutton
1368 Research Park Drive
Beavercreek, Ohio 45432

CITY OF BEAVERCREEK
Planning & Development Department

Date: 5/12/25
www.beavercreekohio.gov
Phone: (937) 427-5512



2187 Van Oss Dr.

4/21/2025

NOTICE OF VIOLATION

Property in Violation: 3187 Van Oss

The City of Beavercreek, in an attempt to ensure compliance with City Ordinances and to maintain the health, safety and welfare of its residents, as warranted, will investigate complaints and conduct inspections within the community. During an inspection of the property, the following violation(s) of the Beavercreek Code of Ordinances has been identified and must be corrected:

Violation	Corrective Action	Violation Location	Correction Date
<input type="checkbox"/> Trash and junk \$153.30	Remove and properly dispose of the trash and junk	Yard (front, rear, right, left) Porch Deck Patio Driveway	
<input type="checkbox"/> Brush and yard debris \$153.30	Remove and properly dispose of the brush and yard debris	Yard (front, rear, right, left) Porch Deck Patio Driveway	
<input type="checkbox"/> Junk vehicle(s) \$153.30	Make vehicle(s) licensed & operable; place within a completely enclosed building; or remove from the premises	Yard (front, rear, right, left) Driveway	
<input type="checkbox"/> Yard parking \$158.118	Relocate the vehicle(s) onto a compliant & paved surface	Yard (front, rear, right, left)	
<input type="checkbox"/> Firewood \$153.30	Firewood must be cut/split; in neat & stable stacks; not in the front yard; not for sale	Yard (front, rear, right, left) Driveway	
<input type="checkbox"/> Grass & weeds exceed 10 inches - \$97.10	Cut & maintain grass & weeds 10 inches or below	Yard (front, rear, right, left)	
<input type="checkbox"/> Overgrown/unsightly vegetation - \$97.12	Cut overgrown vegetation to eliminate the blighting factor to adjoining property.	Yard (front, rear, right, left)	
<input type="checkbox"/> Missing/peeling paint \$153.32	Remove loose paint and repaint the exposed surface(s)	Porch Deck Fence Main Structure Accessory Structure	
<input checked="" type="checkbox"/> New or expanded gravel driveways or parking areas are prohibited - \$158.118	Remove the gravel & restore the lawn or pave with concrete, asphalt or brick pavers	Yard (front, rear, right, left)	6/13/25
<input type="checkbox"/> Illegal structure \$158.173	Apply for a permit for the structure and ensure the structure is in compliance	Yard (front, rear, right, left)	
<input type="checkbox"/> Commercial Vehicles \$158.118	Commercial vehicle(s) must not be stored outside overnight in residential districts	Yard (front, rear, right, left) Driveway	
<input type="checkbox"/>			
<input type="checkbox"/>			

Comments: This is a second notice on for the gravel driveway for violation issued on April 21, 2025

Notice Of Your Right To Appeal: Any person having an interest in the property may appeal this Notice of Violation. An appeal shall be in writing and must be filed with the Planning & Development Department within 15 days from the date of Notice. Failure to appeal shall be deemed a waiver of all rights to an administrative hearing. Continued violations may result in you being charged, prosecuted and having to appear in court to answer to the charge. Additionally, any uncorrected violations may be abated through action taken by the City. The cost of such action may be charged against the real estate upon which the violation is located and, if unpaid, shall be a lien upon such real estate. To avoid this, you must comply on or before the correction deadline set forth above.

Code Enforcement: Don Hutton

Date: 5/23/25

1368 Research Park Drive
Beavercreek, Ohio 45432

CITY OF BEAVERCREEK
Planning & Development Department

www.beavercreekohio.gov
Phone: (937) 427-5512



2187 Van Oss Dr.

5/23/2025



Memo

To: Matt Funk, Zoning & Code Enforcement Supervisor
From: Jeff Moorman, P.E., Public Service Director/City Engineer
Subject: Reclaimed Asphalt Pavement
Date: June 26, 2025

As a follow up to our conversation regarding the installation of the new driveway along Van Oss Drive that utilized reclaimed asphalt pavement, I thought that it might be helpful to provide some background on origin of this material and some of its common uses. As you know, reclaimed asphalt pavement is produced during the removal of existing asphalt pavements and when properly crushed and screened can be substituted for some aggregates (e.g. gravel), but it's most common use is to be recycled to be used in the production of new asphalt pavements.

The driveway along Van Oss Drive looks to be utilizing the reclaimed asphalt pavement as essentially a substitute for gravel, where the code prohibits the use of gravel or *similar materials* for new driveways. I also noted the code requires driveways to be constructed as an 'improved surface'. For reference, the definition of an 'improved surface' specifies "A permanent and continuous hard surface" where what was placed is comprised of pieces/lumps of crushed reclaimed pavement. Because of the above, it's my opinion that this new driveway does not meet the requirements of the City ordinance.

Please let me know if you have any questions, or if any additional information would be helpful.