



Commissioner Marilyn Brown • Commissioner Paula Brooks • Commissioner John O’Grady  
President

Economic Development & Planning Department  
James Schimmer, Director

# Franklin County Board of Zoning Appeals

Franklin County Courthouse  
Commissioner’s Hearing Room – 26th Floor  
Columbus, OH 43215

Monday, October 20, 2014  
1:30 p.m.

1. Call roll for board members
2. Introduction of staff
3. Swearing in of witnesses
4. Approval of minutes from the September 15, 2014 meeting
5. Old Business:

**A. VA-3822 – Anthony Hray – *Tabled at September 15, 2014 Meeting***

<b>Applicant:</b>	Jeffrey Hoffman
<b>Owner:</b>	Steve C. Lytton
<b>Township:</b>	Pleasant Township
<b>Site:</b>	7009 London-Groveport Road (PID #230-002471)
<b>Acreage:</b>	0.67-acres
<b>Zoning:</b>	Rural District
<b>Utilities:</b>	On-site water and public wastewater
<b>Request:</b>	Requesting a Variance from Sections 302.041(a) and 504.011 to allow the creation of a lot that will fail to meet the minimum lot size requirement and to allow the construction of a single-family dwelling that will fail to meet the required setback.

**6. New Business**

**A. VA-3825 – Jonathan Lee**

<b>Applicant/Owner:</b>	Daryl F. and Carol M. Bakenhaster
<b>Township:</b>	Hamilton Township
<b>Site:</b>	1743 Bixby Road (PID #150-002469)
<b>Acreage:</b>	2.497-acres
<b>Zoning:</b>	Rural District
<b>Utilities:</b>	On-site water and wastewater
<b>Request:</b>	Requesting a Variance from Section 512.02(2) of the Franklin County Zoning Resolution to allow the construction of an accessory building that will fail to meet the required property line setback.

**7. Adjournment of Meeting to November 17, 2014**



**Commissioner** Marilyn Brown • **Commissioner** Paula Brooks • **Commissioner** John O'Grady  
President

**Economic Development & Planning Department**  
James Schimmer, Director

## **MINUTES OF THE FRANKLIN COUNTY BOARD OF ZONING APPEALS**

**Monday, September 15, 2014**

The Franklin County Board of Zoning Appeals convened on the 26th floor, Franklin County Courthouse, 373 South High Street, Columbus, Ohio, 43215, on Monday, September 15, 2014.

Present were:

Gary Dever, Chairperson  
Christopher Baer, Vice Chairperson  
Tim Guyton  
Nancy Hunter

Franklin County Economic Development and Planning Department:

Matt Brown, Planning Administrator  
Anthony Hray, Planner  
Jonathan Lee, Planner

Chairperson Dever opened the hearing, which was followed by the swearing in of all witnesses by Mr. Brown.

The first order of business being approval of the minutes of the August 18, 2014, Franklin County Board of Zoning Appeals hearing. Mr. Baer made a motion to approve the minutes. It was seconded by Mr. Guyton. The minutes were approved by a four-to-zero vote.

**OLD BUSINESS:**

The next order of business being Variance and Conditional Use Case No. VA/CU-3813. The applicant is AT&T Mobility. The agent is Ed Block with GPD Group. The site is located in Pleasant Township at 8684 Alkire Road.

The request is for a variance from Section 302.0394(17) and a conditional use from Section 302.0394 to allow the construction of a telecommunication tower that will fail to meet the required setback from a public park, resource protection district and greenway.

A motion was made by Mr. Guyton to remove Case No. VA/CU 3813 from the table. It was seconded by Mr. Baer. The motion was approved by a four-to-zero vote.

Mr. Hray read and presented the case to the Franklin County Board of Zoning Appeals. Mr. Guyton made a motion to approve Case No. CU-3813. Ms. Hunter seconded the motion. The motion failed by a vote of four nos.

Mr. Guyton made a motion to adopt findings of fact. Mr. Baer seconded the motion. The motion was approved by a vote of four-to-zero.

NEW BUSINESS:

The next order of business being Variance Case No. VA-3821. The applicant owner is Terri Newsome. The site is located in Franklin Township at 1364 Brown Road. The site is just under a quarter of an acre in size. It is in the Rural District and is served by public water and wastewater.

The request is for a Variance from Section 501.024 Subsection B of the Franklin County Zoning Resolution to allow chain link fence between a street and a principal structure.

Mr. Brown read and presented the case to the Franklin County Board of Zoning Appeals. A motion was made by Ms. Hunter approve Variance Case VA-3821. It was seconded by Mr. Baer. The motion failed by a vote of three nos and one yes.

Ms. Hunter made a motion to adopt findings of fact. It was seconded by Mr. Guyton. The motion was approved by a vote of four-to-zero.

The next order of business being Variance Case No. VA-3822. The case was moved to the end of the agenda.

The next order of business being Variance Case No. VA-3823. The applicant is Timothy and Tamara Marcum. The site is located in Madison Township at 1021 Obetz Road. It is 0.925 acres in size. It is zoned Limited Suburban Residential and served by on-site water and wastewater.

The request is for a Variance from Section 512.02(2) to allow the construction of an accessory building that will exceed the size permitted on a lot less than one (1) acre in size.

Mr. Lee read and presented the case to the Franklin County Board of Zoning Appeals. Ms. Baer made a motion to approve Variance Case No. VA-3823. It was seconded by Ms. Hunter. The motion was approved by a four-to-zero vote.

The next order of business being Variance and Conditional use Case No. VA/CU-3824. The applicant is Ed Block with GPD Group. The property owner is Hamilton Meadow Baptist Church. The site is located in Hamilton Township at 2239 Rohr Road, also known as 2225 Rohr Road. It is 9.092-acres and is served by on-site water and wastewater.

The request is for Variance from Sections 501.012 and 501.013 and a Conditional Use from Section 302.0394 of the Franklin County Zoning Resolution to allow the construction of a telecommunication tower and the construction of a barbed wire fence that will exceed the permitted height.

Mr. Hray read and presented the case to the Franklin County Board of Zoning Appeals. Mr. Guyton made a motion to approve Variance and Conditional Use Case No. VA/CU-3824 with staff's recommendations. The motion was seconded by Mr. Baer. The motion was approved by a vote of four-to zero.

The next order of business being Variance Case No. VA-3822. The applicant is Jeffrey Hoffman. The site is located in Pleasant Township at 7009 London-Groveport Road. It is 0.67-acres in size. It is zoned Rural and is served by on-site water and public wastewater.

The request is a Variance from Sections 302.041(a) and 504.011 to allow the creation of a lot that will fail to meet the minimum lot size requirement and to allow the construction of a single-family dwelling that will fail to meet the required setback.

The applicant requested to table the case until the October 20, 2014 hearing. Mr. Guyton made a motion to table the case until the October 20, 2014 hearing of the Franklin County Board of Zoning Appeals. It was seconded by Mr. Baer. The motion was approved by a vote of four-to zero.

There being no further new business to come before the Board of Zoning Appeals, a motion was made by Mr. Baer to adjourn the hearing. It was seconded by Ms. Hunter.

And, thereupon, the hearing adjourned at 3:26 p.m.

Minutes of the September 15, 2014, Board of Zoning Appeals hearing were approved this 20<sup>th</sup> day of October, 2014.

---

*Signature*



Commissioner Marilyn Brown • Commissioner Paula Brooks • Commissioner John O’Grady  
President

Economic Development & Planning Department  
James Schimmer, Director

## STAFF REPORT

Board of Zoning Appeals  
October 20, 2014

### Case VA-3822

Prepared by: Anthony Hray

<b>Applicant:</b>	Jeffrey Hoffman
<b>Owner:</b>	Steve C. Lytton
<b>Township:</b>	Pleasant Township
<b>Site:</b>	7009 London-Groveport Road (PID #230-002471)
<b>Acreage:</b>	0.67-acres
<b>Zoning:</b>	Rural District
<b>Utilities:</b>	On-site water and public wastewater
<b>Request:</b>	Requesting a Variance from Sections 302.041(a) and 504.011 to allow the creation of a lot that will fail to meet the minimum lot size requirement and to allow the construction of a single-family dwelling that will fail to meet the required setback.

### Summary

The applicant is requesting variances to allow the creation of a lot that will fail to meet the minimum lot size in the Rural Zoning District and to allow the construction of a single-family dwelling that will fail to meet the required front setback. Staff recommends denial as the request fails to meet the criteria for approving a variance.

### Description of the Request

The site is located on the south side of London-Groveport Road, approximately two-tenths (0.20) of a mile east of Norton Road. The site is comprised of lots 139-145 of the Covered Bridge Subdivision, which was platted in 1927. The site is developed with a 732 square foot single-family home that was built in 1927. The applicant is proposing to demolish the existing dwelling and construct a new 1,500 square foot single family home and split the lot along a previous lot line. The site was once six (6) individual lots of record, however, the previous property owner combined all six (6) lots in 1987-1988. The applicant wishes to split the lot resulting in a 0.30 and 0.37-acre tract. The new home will be constructed on the 0.30-acre tract and the residual 0.37-acre tract will remain open yard space and be maintained in association with the current property owner’s residence, which is located immediately to the west of the site, at 5556 Fern Drive. The 0.37-acre tract cannot be combined with his property because it is separated by a 10 foot wide alley that was dedicated for public use at the time the subdivision was platted in 1927. However, the alley was never developed or improved with any kind of public infrastructure and would need to be officially vacated before the two properties could be combined. The unimproved alley is currently maintained by property owners of the subdivision as open yard area.

## Surrounding Area

Direction	Zoning	Land Use
North	Rural	Darbydale Elementary School
South	Rural	Single-Family Home
East	Rural	Single-Family Home
West	Rural	Single-Family Home

## Comprehensive Plan

The site is located within the planning areas of the Big Darby Accord Watershed Master Plan and the Pleasant Township Comprehensive Plan, adopted in 2006 and 2009 respectively. Both the Accord Watershed Master Plan and the Pleasant Township Comprehensive Land Use Plan recommend the area remain high density suburban residential. The site is not located within any of the tiered conservation areas; however, the southern half of the site, consisting primarily of the area proposed to be split, is located within the Big Darby Creek Riparian Setback. New construction of any type or size is strictly prohibited in the setback.

The Pleasant Township Comprehensive Plan also encourages reductions in household energy use by incorporating alternative, renewable energy sources, such as geothermal heating and solar hot water heaters, with new development. Low impact development (LID) techniques, such as bioswales, native landscaping, pervious pavement, and rain gardens should be incorporated into new development when feasible to decrease costs and maintenance and to integrate more natural solutions for stormwater management.

The request does not conflict with the land use recommendations of either planning document but will result in the creation of an unbuildable lot without the approval of variances from the stream setback standards.

## Staff Review

### Variance from Section 302.041(a) –Lot Size:

- » For each dwelling unit there shall be a lot area not less than 2.5-acres
  - The applicant is proposing to subdivide the site into two (2) tracts of land
    - The northern tract will consist of 0.30-acres
    - The southern tract will consist of 0.37-acres

### Variance from Section 504.011-Required Setback :

- » A structure or other use of land, except parking, shall locate no closer to a street right-of-way than the established building line.
  - The established building line along London-Groveport Road is 120 feet, measured from the centerline of the roadway
    - The applicant is proposing to construct a new home that will maintain a setback of only 60 feet from the centerline of London-Groveport Road
      - A variance of 60 feet is being requested

## Ohio Department of Transportation

The Ohio Department of Transportation maintains London-Groveport Road and posed no concerns with the request.

## Franklin County Engineer's Office

The Franklin County Engineer's Office posed no concerns with the request. The applicant will be required to obtain a driveway permit from the appropriate entity if a new access point is proposed along Dawn Drive.

### **Franklin County Public Health**

The site receives water from an on-site well located on the southern portion of the site. If the variances and a lot split are approved, the well will be located on the 0.37-acre tract and the applicant has stated that he wishes to continue using this well for the new home proposed on the 0.30-acre tract. The Franklin County Public Health Department has reviewed the request and stated that the well can continue to be used for the new home even if it is located on a separate lot of record; however, access to, use, and maintenance of the well must be provided in a recorded easement prior to the construction of the new home.

### **Franklin County Sanitary Engineer's Office**

The existing home is served by public wastewater supplied and maintained by the Franklin County Sanitary Engineer's Office. Their office has confirmed that the new residence would have access to wastewater services via sewer mains located along both London-Groveport Road and Dawn Drive. The applicant would be responsible for obtaining any permits necessary at the time of home construction.

### **Section 810.41 – Approval of Variance from Section 504.011**

The Board of Zoning Appeals shall only approve a variance if all of the following findings are made:

- 1) *Special conditions and circumstances do not exist which are peculiar to the structure/property involved which are not applicable to other structures/property in the same zoning district;*
  - » The site is currently non-conforming with respect to the minimum lot size standards of the Rural Zoning District. Subdividing the lot as requested would create two lots that would be less conforming with respect to the minimum lot size standards.
- 2) *A literal interpretation of the provisions of this Zoning Resolution will not deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this Zoning Resolution;*
  - » A literal interpretation will not deprive the applicant of any right commonly enjoyed by other properties in the same zoning district. The applicant would be able to develop the lot in accordance with the applicable development standards if the lot remains in its current configuration.
- 3) *The special circumstances and conditions of this request are a result from action of the applicant;*
  - » By splitting the lot, the applicant would be creating the special circumstances and conditions surrounding this request.
- 4) *Granting the variance requested will confer on the applicant special privileges that are denied by this Zoning Resolution to other lands or structures in the same Zoning District;*
  - » Allowing the applicant to deviate from the zoning requirements will grant special privileges denied to other properties in the Rural District. Allowing the lot split will create an unbuildable lot since it is not able to be combined with the owner's property to the west. The applicant has stated that the southern tract being created would be retained by the current property owner and maintained as yard space in conjunction with his residence located immediately to the west. However, the properties are separated by a 10 foot wide alley that was dedicated for public use at the time the area was platted in 1927. The alley was never improved and has been privately maintained as open yard area. The alley would need to be officially vacated before the newly created tract could be combined with the owner's property to the west.

5) *Granting the variance will not adversely affect the safety of persons residing in the vicinity of the proposed development, however, it will be materially detrimental to the public welfare and be injurious to private property in the vicinity;*

- » The required building setback is in place to protect the public welfare and private property. Furthermore, allowing the lot split would set a precedent for allowing the creation of a lot which would require approval from the Board of Zoning Appeals to allow development in the Big Darby Stream Riparian Setback. Although the applicant claims that no new development would occur on the newly created lot, there is nothing to prevent the owner from selling the lot at some point in the future to someone who may have interest in doing so and who may not be aware of the environmental concerns and zoning restrictions in place.

**Recommendation**

Staff’s recommendation is that the BZA deny a Variance from Sections 302.041(a) and 504.011 to allow the creation of a lot that will fail to meet the minimum lot size requirement and to allow the construction of a single-family dwelling that will fail to meet the required setback. Staff recommends denial because the applicant has failed to satisfy the criteria necessary to approve a variance under Section 810.041.

**Resolution**

For your convenience, the following is a proposed resolution:

(a) **Proposed Resolution for Request:**

\_\_\_\_\_ moves to approve a Variance from Sections 302.041(a) and 504.011 to allow the creation of a lot that will fail to meet the minimum lot size requirement and to allow the construction of a single-family dwelling that will fail to meet the required setback as outlined in the request above for the applicant identified in Case No. VA-3822.

Seconded by: \_\_\_\_\_

Voting:

**Findings of Fact**

For your convenience, the following are proposed findings of fact:

If the resolution fails for lack of support, the following are proposed findings of fact for adoption by the BZA:

\_\_\_\_\_ moves that the basis for denying the applicant’s request for the variances and as outlined in the request above for Case No. VA-3822 results from the applicant’s failure to satisfy the criteria for granting a variance under Section 810.041 as detailed in staff’s analysis.

Seconded by: \_\_\_\_\_

Voting:

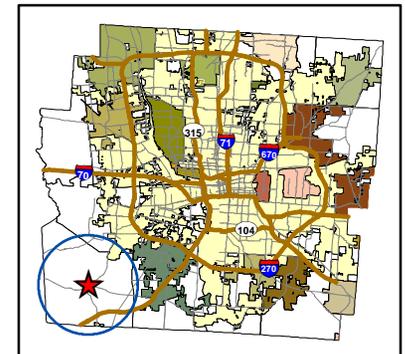


# VA-3822

Requesting a Variance from Sections 302.041(a) and 504.011 to allow the creation of a lot that will fail to meet the minimum lot size requirement and to allow the construction of a single family dwelling that will fail to meet the required setback.

0.67 acres  
Pleasant Township

-  709 London-Groveoprt Rd.
-  Parcels
-  Streets
-  Big Darby Creek Setbacks
- County Zoning**
-  Rural
-  Neighborhood Com.
-  Community Com.
- Franklin County Floodplain**
-  Floodway Fringe
-  Floodway



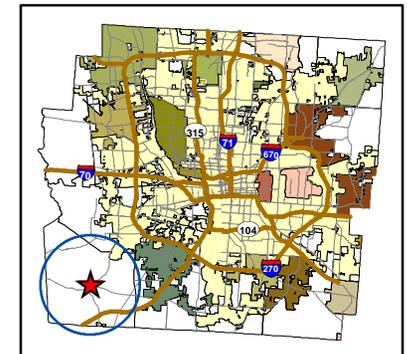


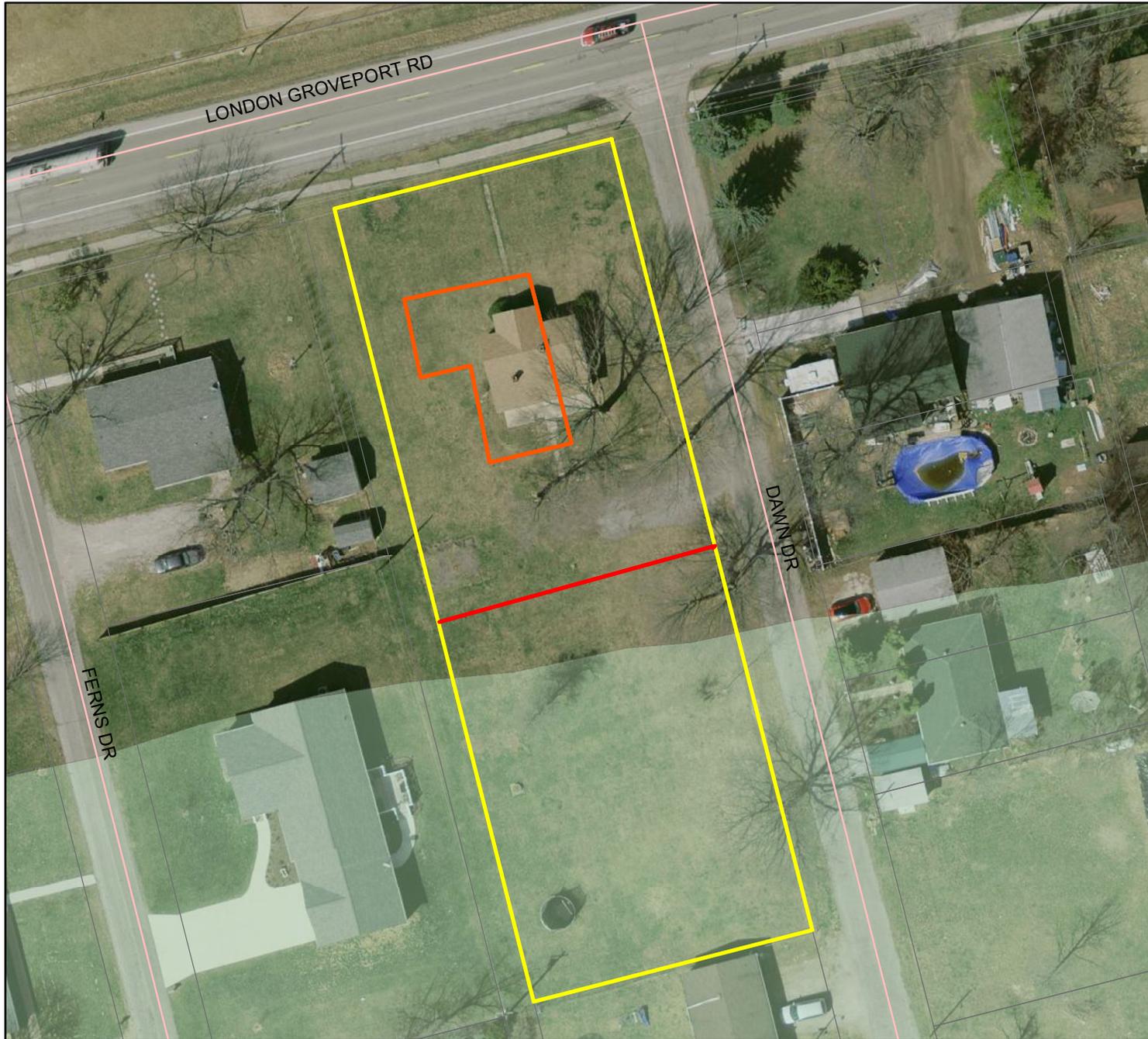
## VA-3822

Requesting a Variance from Sections 302.041(a) and 504.011 to allow the creation of a lot that will fail to meet the minimum lot size requirement and to allow the construction of a single family dwelling that will fail to meet the required setback.

0.67 acres  
Pleasant Township

-  7009 London-Groveport Rd.
-  Parcels
-  Streets
-  Big Darby Creek Setbacks
- Franklin County Floodplain**
-  Floodway Fringe
-  Floodway



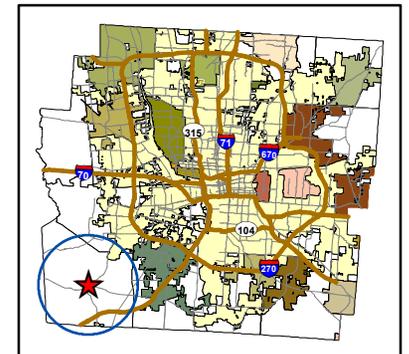


## VA-3822

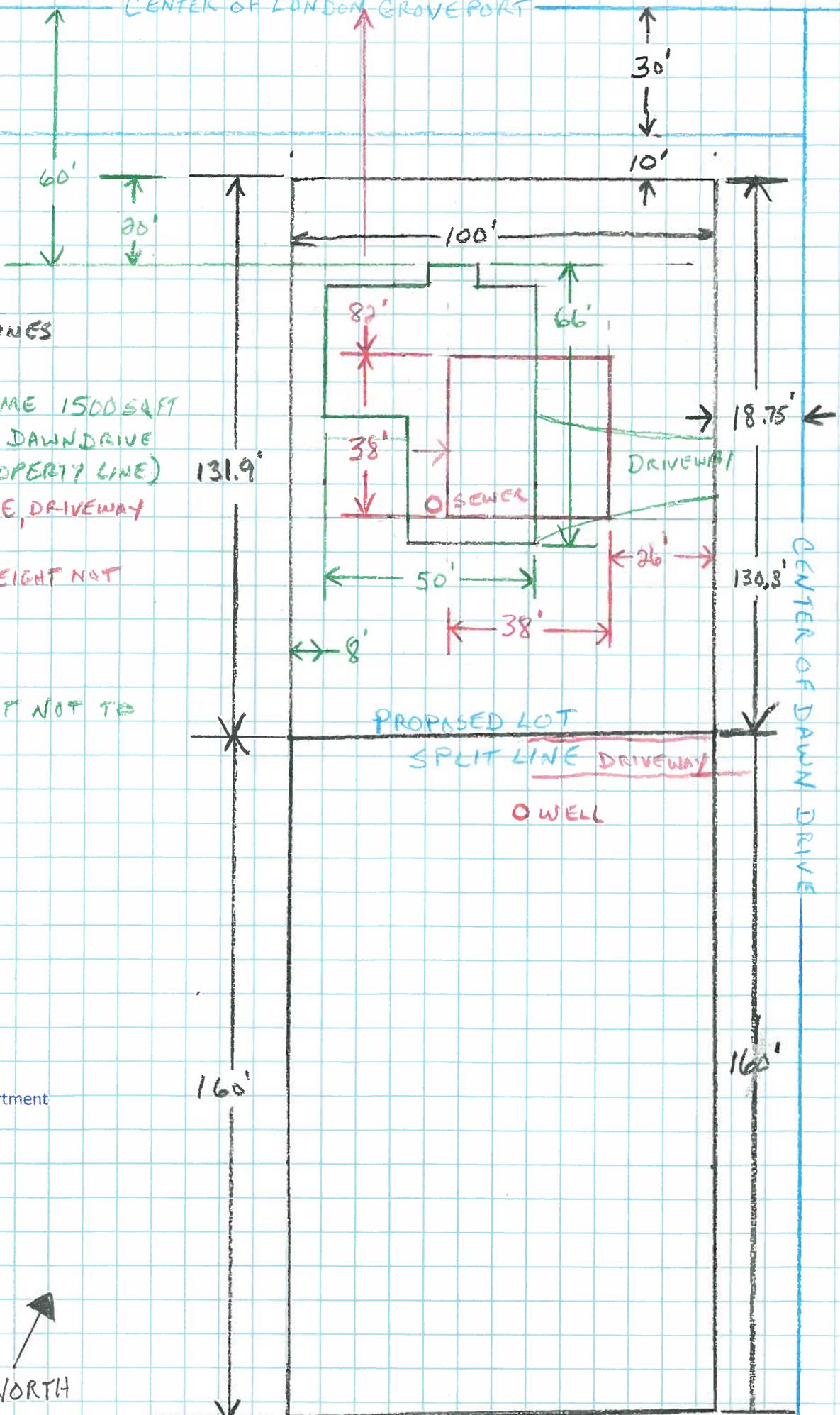
Requesting a Variance from Section 302.041(a) and 504.011 to allow the creation of a lot that will fail to meet the minimum lot size and lot width requirements and to allow the construction of a single family dwelling that will fail to meet the required setback.

0.67 acres  
Pleasant Township

-  7009 London-Groveport Rd.
-  Proposed Lot Line
-  Proposed New Home
-  Parcels
-  Streets
-  Big Darby Creek Setbacks



CENTER OF LONDON GROVEPORT



BLACK = PROPERTY LINES  
 BLUE = ROADS  
 GREEN = PROPOSED HOME 1500 SQ FT  
 (MAY MOVE TOWARD DAWN DRIVE  
 AND THE REAR PROPERTY LINE)  
 RED = EXISTING HOME, DRIVEWAY  
 AND WELL  
 732 SQ FT HEIGHT NOT  
 OVER 20'

NEW HOME HEIGHT NOT TO  
 EXCEED 20'

RECEIVED

AUG - 7 2014

Franklin County Planning Department  
 Franklin County, OH

VA-3022



SCALE 1/4" = 8'



Commissioner Marilyn Brown • Commissioner Paula Brooks • Commissioner John O'Grady  
President

Economic Development & Planning Department  
James Schimmer, Director

## STAFF REPORT

Board of Zoning Appeals  
October 20, 2014

### Case VA-3825

Prepared by: Jonathan Lee

<b>Applicant/Owner:</b>	Daryl and Carol Bakenhaster
<b>Township:</b>	Hamilton Township
<b>Site:</b>	1743 Bixby Road (PID #150-002469)
<b>Acreage:</b>	2.49-acres
<b>Zoning:</b>	Rural District
<b>Utilities:</b>	On-site water and wastewater
<b>Request:</b>	Requesting a Variance from Section 512.02(2) to allow the construction of an accessory building that will fail to meet the required property line setback.

#### Summary

The applicant is requesting a variance to allow the construction of an accessory building that will encroach the minimum property line setback on a 2.49 acre lot in an area zoned Rural. The request satisfies the criteria necessary to grant a variance. Staff recommends approval.

#### Description of the Request

The subject property is located on the east side of Bixby Road approximately 600 feet north of Rohr Road in Hamilton Township. The property contains a 1,824 square foot house in addition to a 1,260 square foot attached garage.

The applicant is proposing to construct a 960 square foot detached accessory building to the rear of the house. The accessory building will be used for personal storage. Properties between 2 and 3 acres in size are permitted accessory buildings with a required 20 foot setback from all property lines. The proposed accessory building will be 15 feet from the side property line.

#### Surrounding Area

Direction	Zoning	Land Use
North	Restricted Suburban Residential (R-1)	Low Density Residential
South	Rural	Low Density Residential
East	Rural	Railroad
West	Rural	Park

## **Comprehensive Plan**

The property is located within the Obetz and Hamilton Township Community Plan adopted by Hamilton Township in 1998. The plan recommends this property for a Passenger and InterModel Transfer station. The station would use existing rail lines to provide a transportation alternative to the southern Franklin County area.

The variance request is for an accessory building that would add to the comfort and convenience of the existing use. It would not negate the plan's recommendations.

## **Staff Review**

### Variance from Section 512.02(2):

- Accessory buildings on lots equal to or greater than 2 acres but less than 3 acres require a minimum setback of 20 feet from all property lines.
  - The proposed accessory building's setback from the side property line is 15 feet.

## **Franklin County Public Health**

Franklin County Public Health recommends the applicant locate the accessory building close to the house and existing driveway to avoid additional paving adjacent to the septic tank and leach field.

## **Franklin County Engineer's Office**

No comments

## **Franklin Soil and Water Conservation District**

No comments

## **Staff Analysis**

### Section 810.041 – Approval of Variance:

- 1) *Special circumstances and conditions exist that do not apply to other properties in the same zoning district.*
  - » The applicant states that location of the primary and reserve septic system directly behind the house creates the special circumstance and need for the variance request.
  - » Staff agrees the location of the existing septic system creates a special circumstance for this property. The accessory building must be located closer to the property line than the required setback in order to maintain clearance from the septic system and avoid additional impervious surface on any potential future reserve septic systems.
- 2) *A literal interpretation of the zoning resolution would deprive the applicant of rights enjoyed by other properties in the same zoning district.*
  - » A literal interpretation of the zoning resolution deprives the applicant the right to construct an accessory building that would otherwise be permitted on a lot located in the same zoning district that does not experience a similar special circumstance.
- 3) *No special circumstances or conditions apply to this property as a result of actions taken by the applicant.*
  - » Special circumstances or conditions that apply to this property are not a result of the applicant's action or inaction.
- 4) *Granting the variance will not confer on the applicant special privileges that are denied to other properties in the surrounding area.*
  - » The variance would allow the applicant to construct an accessory building that is permitted in size and adheres to all other standards applicable to accessory buildings.
- 5) *Granting the variance will not be injurious to the public welfare in the surrounding area.*
  - » Granting the variance will allow the construction of an accessory building that maintains all clearances from the primary septic system and will not infringe on any future reserve septic systems by increasing impervious surface on the lot.

**Recommendation**

Staff's recommendation is that the BZA approve a Variance from Section 512.02(2) to allow the construction of an accessory building that will fail to meet the required property line setback.

**Resolution**

For your convenience, the following is a proposed resolution:

**Proposed Resolution for Request:**

\_\_\_\_\_ moves to approve a Variance from Section 512.02(2) to allow the construction of an accessory building that will fail to meet the required property line setback as outlined in the request above for the applicant identified in Case No. VA-3825.

Seconded by: \_\_\_\_\_

Voting:

**Findings of Fact**

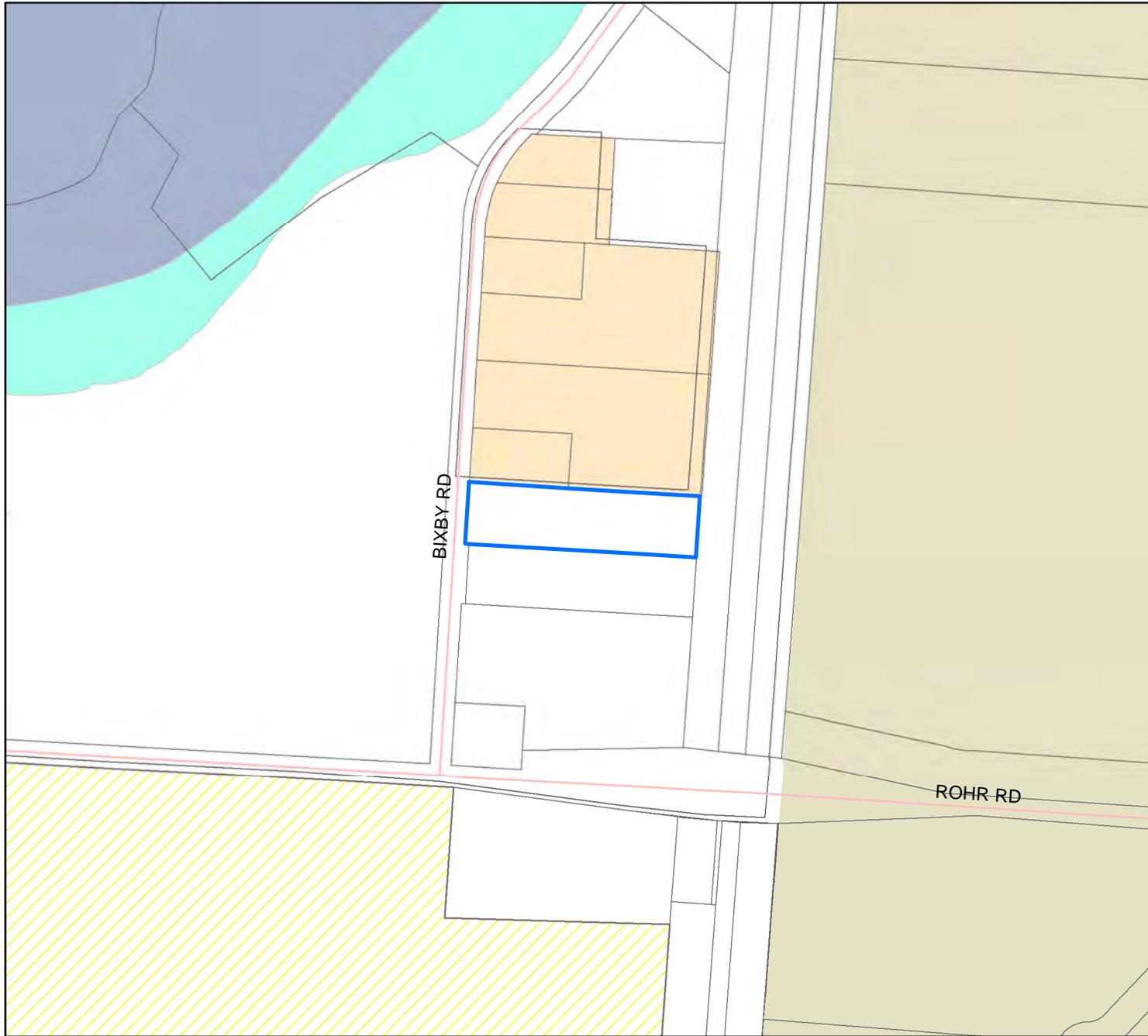
For your convenience, the following are proposed findings of fact:

If the resolution fails for lack of support, the following are proposed findings of fact for adoption by the BZA:

\_\_\_\_\_ moves that the basis for denying the applicant's request for a variance as outlined in the request above for Case No. VA-3825 results from applicant's failure to satisfy the criteria for granting a variance under Section 810.041.

Seconded by: \_\_\_\_\_

Voting:



## VA-3825

Requesting a Variance from Section 512.02(2) to allow the construction of an accessory building that will fail to meet the required property line setback.

2.497 acres  
Hamilton Township

1743 Bixby Rd.

Parcels

Streets

### County Zoning

R-1

RURAL

### Corporate Boundaries

Obetz

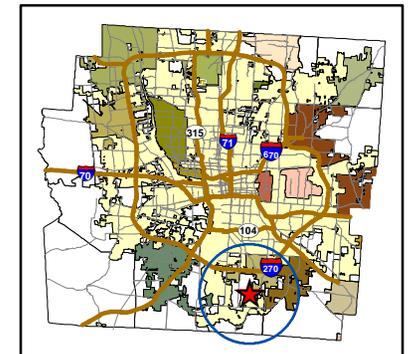
### Columbus Zoning

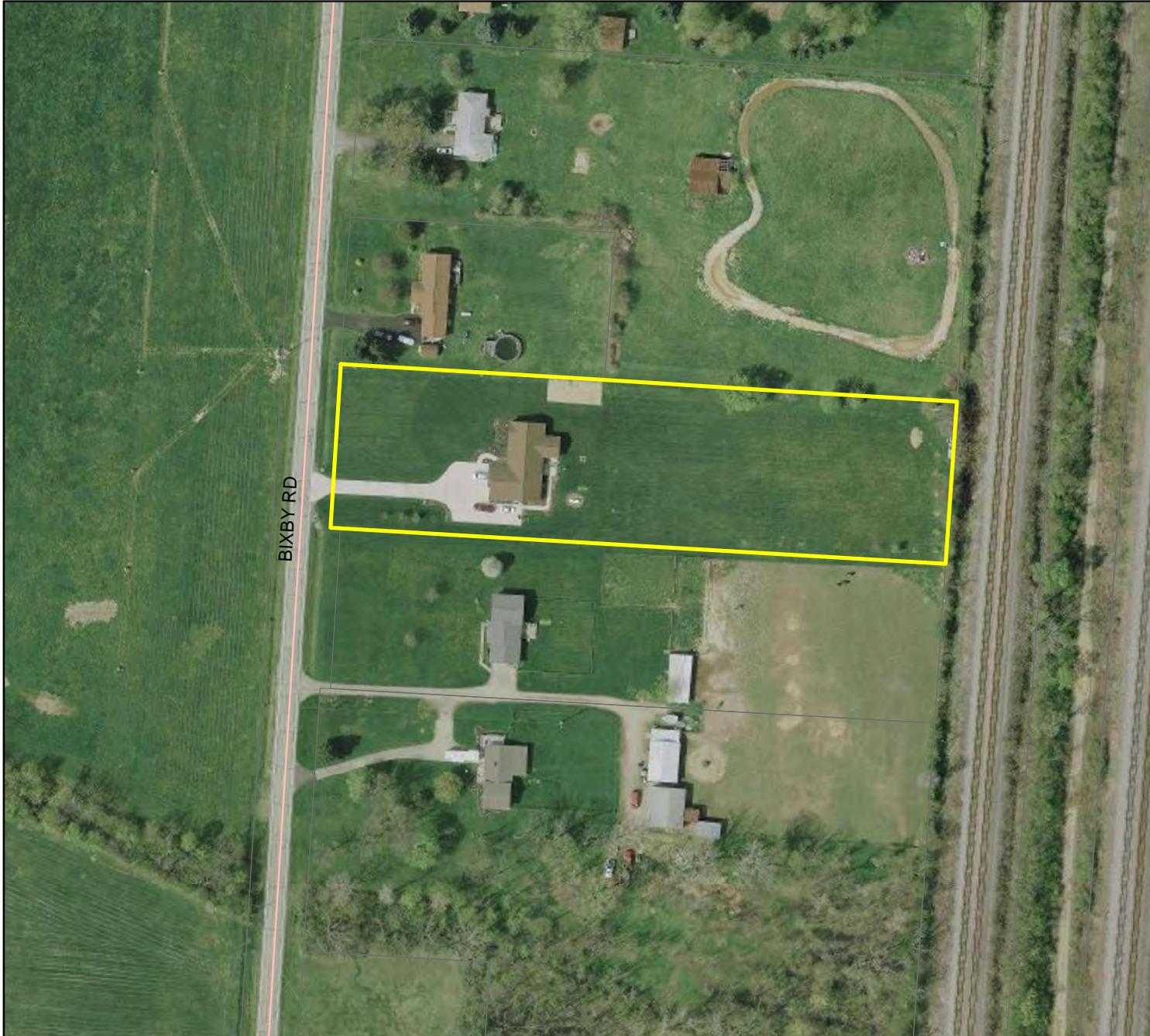
Residential

### Franklin County Floodplain

Floodway Fringe

Floodway



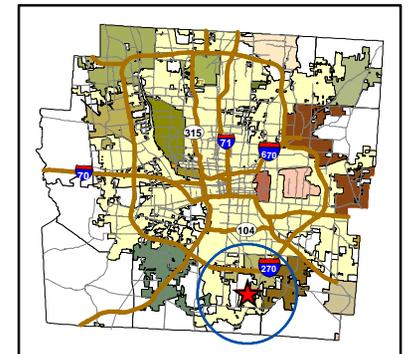


## VA-3825

Requesting a Variance from Section 512.02(2) to allow the construction of an accessory building that will fail to meet the required property line setback.

2.497 acres  
Hamilton Township

-  1743 Bixby Rd.
-  Parcels
-  Streets





## VA-3825

Requesting a Variance from Section 512.02(2) to allow the construction of an accessory building that will fail to meet the required property line setback.

2.497 acres  
Hamilton Township

 1743 Bixby Rd.

 Parcels

 Streets

### Corporate Boundaries

 Columbus

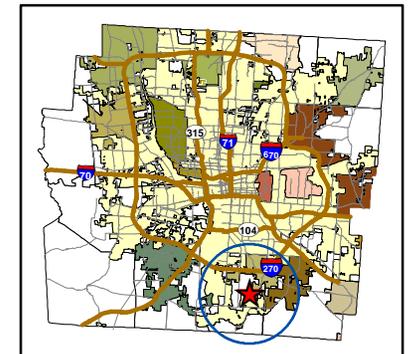
 Hamilton

 Obetz

### Franklin County Floodplain

 Floodway Fringe

 Floodway



RECEIVED

SEP 11 2014

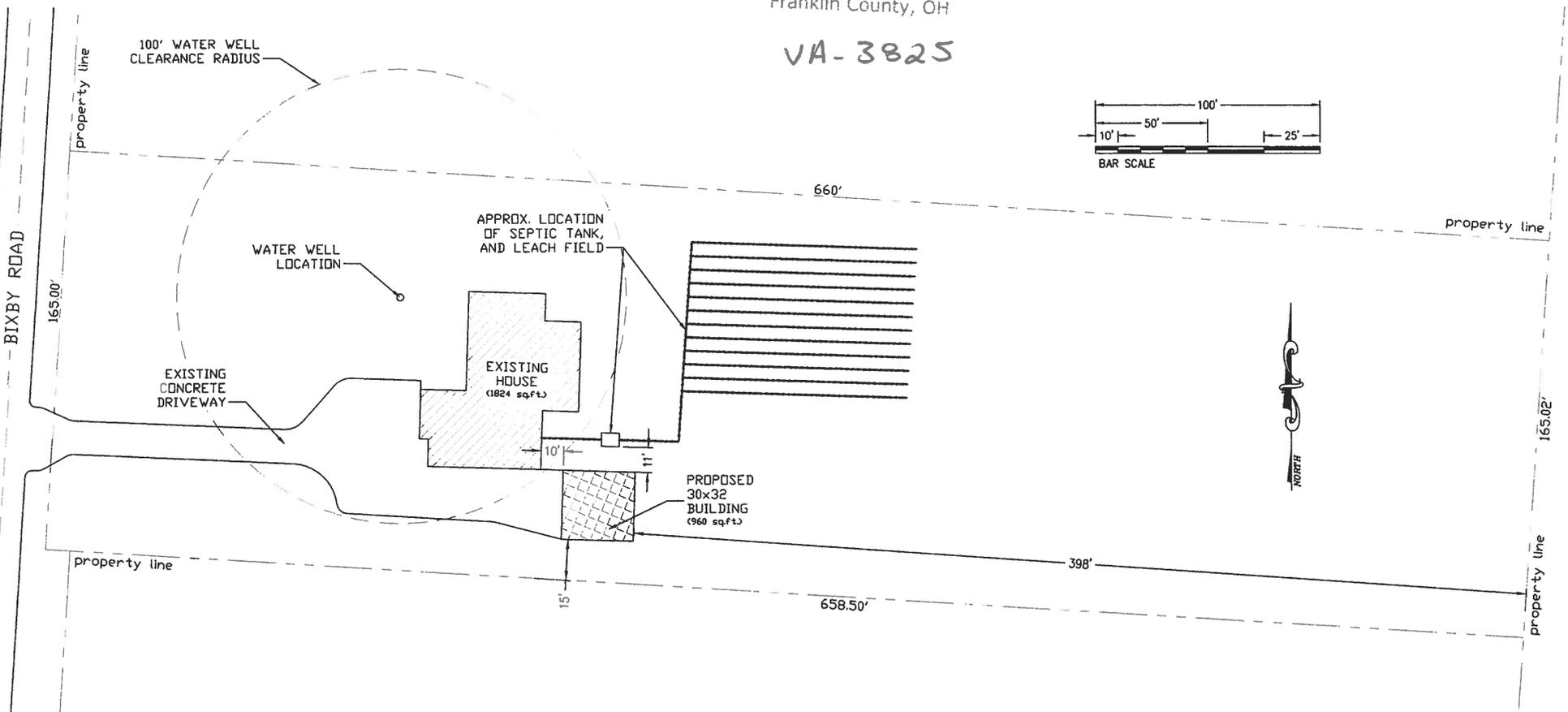
Franklin County Planning Department  
Franklin County, OH

VA-3825

ANOTHER QUALITY BUILDING BY:



EVERSOLE BUILDERS INC.  
2495 Election House Rd.  
Lancaster, Ohio 43130  
Phone# 1-740-654-2855  
Fax# 1-740-687-0203  
Website:  
www.eversolebuilders.com  
E-mail:  
matt@eversolebuilders.com



SITE PLAN

SCALE: N.T.S.

Drawing Number: 4-15-14BD.dwg		Revisions:
Scale: As Noted	Drawn By: MJB	
Plotted: Sep. 9, 14	PROPOSAL	
Project Title: Proposed building for <u>DARYL BAKENHASTER</u>		