

RECORD OF PROCEEDINGS

WALNUT TOWNSHIP, FAIRFIELD COUNTY, OH - BOARD OF ZONING APPEALS (BZA)

11420 Millersport Rd., Millersport, OH 43067

HEARING #23-51 MEETING MINUTES

April 13, 2023 – 7:21 PM

Board of Zoning Appeals members present/absent:

Members present - Alex Fant, Mark Helms, Ron Sharpe, Martha Snavelly, Rick Singer – Alternate.

Zoning Inspector: Mike Berry – present

Members absent: Ken Rienschild

List of members of the public present, from sign-in sheet:

1. Diane Sanford 12100 Bright Street
2. Steve Schneider 12092 Bright Street

The hearing was called to order at 7:21 PM by Board of Zoning Appeals Chair Fant and the Pledge of Allegiance to the Flag was recited.

Advertised Purpose of Hearing:

The purpose of the Hearing was for the Variance Application #23-51 by Steven and Rise Schneider 12092 Bright St NE, Brights Revision, Parcel No. 0460162500.

Chair administered the oath to all members addressing the Board of Zoning Appeals.

Information provided to the Board of Zoning Appeals prior to the proceedings:

Exhibit 23-51 - A (1 pgs.): Zoning Application #23-51 and site plan

Exhibit # 23-51 - B (2 pgs.): Justification for Variance

Exhibit #23-51 - C (1 pgs.): Letter to Contiguous Property Owners dated April 13, 2023

Exhibit #23-51 - D (1 pgs.) Property Owners contiguous

Information provided to the Board of Zoning Appeals during the proceedings:

Exhibit #23-51 - E (5 pgs.): emails and drawing examples of parking

Exhibit #23-51 – F (1 pg.): drawing of building

Steve Schneider stated that he is requesting to add a garage to the back of his house. He is requesting to reduce the setback. Chair Fant asked if the structure is existing or would it be additional. Mr. Schneider replied it would be an additional building. He stated that it would be utilized for additional storage as well as storing garbage bins that are blowing about in the wind.

Diane Sanford addressed the Board stating that she is opposed to the garage, as Bright Street is extremely narrow. She also stated that in the summer there are everywhere as well as during summer church camp there are many cars parked along the side of the church. Chair Fant asked how she pulls out of her driveway currently, and she replied that she backs out.

The Board recessed at 7:38 PM to discuss. The Board reconvened at 7:55 PM. Chair Fant had additional questions for the applicant. How close to the power lines is he currently? The applicant stated that there is a pole South and to North to Ms. Sanford's property. Mr. Schneider stated that the power lines are not affected. Chair Fant asked zoning inspector Mike Berry that if there were a fire further up the road, how difficult in his estimation would it be for equipment to get through Bright Street. Chair Fant stated the 7-step variance guide and said that at least 2 factors were needed to support the Variance. Character of the neighborhood would not be affected, nor would delivery of government services be affected. Chair Fant asked the Board if there were any questions or further discussion before voting. There were none.

Motion was made by Martha Snavelly to approve Variance #23-51, it was seconded by Ron Sharpe.

To approve or disapprove the applicant's submission:

Roll Call Vote:

Rienschild - No, Helms -Yes, Fant - Yes, Sharpe - No, Snavelly - Yes

Applicants proposed Variance was approved.

Adjournment: At 8:04 PM Martha Snavelly made a motion to adjourn. Ken Rienschild seconded the motion. The motion passed with 5 yes votes.

Minutes Recorded By: Patricia McLoughlin

Alex Fant – Chair

Martha Snavelly – Vice Chair