

Walnut Township Board of Zoning Appeals Meeting

Date: May 13, 2021

Time: 7:00 p.m.

Recorder: Patricia McLoughlin

The Pledge of Allegiance was recited

Attendee	Present	Attendee	Present	Attendee	Present
Alex Fant, Chairman	X	Marty Snavely, Alternate	X		
Mark Helms	X	Mike Berry, Zoning Inspector	X		
Ronald Sharpe	X	2 guests	X		

Discussion Summary	Action/Decision/Follow-Up
<p>The hearing was to consider Variance 21-53 regarding Travis Falk for property located at 11259 Lake Road NE, requesting to tear down the garage and rebuild in the same footprint. Mia Law of Woodgrain Construction spoke on behalf of Mr. Falk as contractor and the request is to move the garage 3 ft. outside of the right-of-way. She indicated that they are currently impeding on the front and side setbacks. The lot size is 190 ft. at the front, width is 100 ft. The existing garage is 1 ½ ft. into the road right of way. The Board is considering a front and side setback for the new garage. The property is currently zoned B3 (heavy commercial) as zoned back when Alexander’s Landing was built and all property was zoned the same. The current garage was built in 1970. All connecting property owners were notified of this hearing by mail and public notice at least 10 days prior to this hearing.</p> <p>Ms. Law stated that the middle would be utilized for car storage, another part as a workout area, and the remainder to be a scullery to store cold food storage and a bathroom. Mr. Fant asked the condition of the current garage and Ms. Law replied that “it is standing”. Initially they thought tearing down the current garage and rebuild the same structure, but due to current construction costs, they decided to try and improve the entire property. Mr. Fant asked Mr. Berry about remodeling the existing structure and he replied that the County will not allow them to do so. Tearing down and rebuilding is the only option.</p> <p>Mr. Berry stated that a current 4 ft. overhang impedes 1 ½ ft. into the right-of-way.</p> <p>Ms. Law said there had been discussions with Jeff Commechis, Assistant to the Fairfield County Engineer’s Office about vacating the road at some point and that Mr. Falk was agreeable to it.</p>	
<p><u>New Business:</u> Motion to accept Variance 21-53 to a 3 ½ ft. setback</p>	<p>Motion to accept Variance 21-53 by Ron Sharpe, second by Alex Fant. <u>Roll call:</u> 4 YES</p>

