

**MINUTES OF THE:  
WALNUT TOWNSHIP BOARD OF ZONING APPEALS (BZA)  
VARIANCE HEARING # 22 - 95  
August 11, 2022 – 7:00 PM**

**Board of Zoning Appeals members present:**

Ken Rienschild, Mark Helms, Alex Fant, Ron Sharpe, Martha Snavelly

Jane Hanley was absent

**Zoning Inspector:** Mike Berry - present

**Invited guest(s) present:**

Mitch Gay, representing Variance #22-95

**Number of members of the public present;** 4

The Hearing was called to order at 7:00 PM by BZA Chairman Fant and the pledge of allegiance was recited.

**HEARING PROCEEDINGS**

**Advertised Purpose of Hearing:**

The purpose of this Hearing is to allow a variance of setbacks for placement of an 8' X 10' accessory structure. Requesting a reduction of property line and existing structure setbacks. The property line setback reduces from 5' to 3' and existing structure setback from garage reduces from 10' to 7'.

**Swearing in of ALL members of the public that intend to speak by the Chair:** Please raise your right hand and repeat *"I state your name, agree to tell the truth the whole truth and nothing but the truth during these proceedings, so help me God"*.

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

**Exhibit #22-95 - A:** Application for Zoning Permit # 22-95, pages 1-4

**Exhibit #22-95 - B:** Survey Plat Pic, page 1

**Exhibit #22-95 - C:** Notice to Property Owners, Letter

**Exhibit #22-95- D:** List of Contiguous Property Owners page 1

**Exhibit #22 – 95 – E:** 4 photo montage of the property brought to the meeting by the applicant.

**Opening comments by applicant:** Mitch Guy, having been duly sworn in states that “he is seeking a variance for a reduction in the setbacks from 5 to 3 feet and 10 to 7 feet. He will use this accessory structure for dry storage – cushions, wheelbarrow, outdoor furniture, gardening pots, etc. His garage floods whenever it rains. Brought additional exhibit: #22-95 E - 4 photo montage of shed.

Chair Fant: This is a tight fit here with sheds, garages, etc. and keeping everyone safe is important.

Mr. Gay: Yes, it was originally on the lakefront and they had to move it. So it’s already in place.

Mr. Berry: Most properties are only 50 feet wide.

Mr. Sharpe: It looks like it’s close to the property line.

Mr. Gay: it’s about 3 feet. (Exhibit #22-95 B)

Notices have been sent out. Only one neighbor asked about the size of the shed.

Mr. Rienschild: Power pole close to the property line? Is the shed being anchored?

Mr. Gay: Yes, because of the flood plain regulations (flood certificate), it must be anchored.

Chair Fant: As far as government services is concerned, are we looking at a fire risk due to the close proximity of the properties, but it doesn’t look like it is. You were under the impression that this shed had already been approved?

Chair Fant: Do I hear a motion to approve the variance?

Motion by Martha Snavelly to approve Variance # 22-95, second by Ron Sharpe.

Roll Call Vote: 5 yes votes

Applicant’s proposed Variance is hereby approved.

Chair Fant: Is there a motion to adjourn the hearing?

Adjournment: At 7:13 PM, Ron Sharpe made a motion to close this Hearing. Martha Snavelly seconded the motion. The motion passed with 5 yes votes.

Minutes Recorded By: Diane Powell