

**MINUTES OF THE:
WALNUT TOWNSHIP BOARD OF ZONING APPEALS (BZA)
VARIANCE HEARING # 22 - 96
August 11, 2022 – 7:15 PM**

Board of Zoning Appeals members present:

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

Jane Hanley was absent

Zoning Inspector: Mike Berry - present

Invited guest(s) present:

Chuck Bosse, representing Variance #22-96.

Number of members of the public present; 3

The Hearing was called to order at 7:30 PM by BZA Chairman Fant.

HEARING PROCEEDINGS

Advertised Purpose of Hearing:

The purpose of this Hearing is to allow a variance of Front Yard setbacks from 25 feet to 15 feet to build an Inground pool on their property. We want to construct a 12' X 20' outdoor pavilion next to the pool. This structure will be open on all sides. With the existing setback, we would have to place the pavilion too close to our existing deck which is attached to our home.

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 #22-96 - A: Application for Variance Permit # 22-96, pages 1-4

Exhibit #22-96 - B: Site Survey Drawing, page 1

Exhibit #22-96 - C: Picture #1 and #2, 2 pages

Exhibit #22-96 - D: Notice to Property Owners (Letter), page 1

Exhibit #22-96 – E: List of Contiguous Property Owners

Opening comments by applicant: Chuck Bosse, having been duly sworn in states that “ he is requesting a front Yard Setback from 25 feet to 15 feet to build an accessory structure (pavilion) on their property.

Mr. Berry toured the property yesterday and there is no blockage to the neighbor’s home. If he maintains a 25’ setback, he would block the neighbors’ view of the lake.

No variance for the pool was required as it only needs to be 12’. It is not in yet.

Letter have been sent out and there have been no issues with the structure.

Mr. Sharpe where is the property line on the lake side?

Mr. Bosse responds that there is approximately 16 feet there. The neighbor has a boat house next to the property.

Chair Fant: A unique property where you’re trying to be most beneficial to you and your neighbor. Not substantial variance, so I’d be inclined to support. Do I hear a motion to approve the variance?

Motion by Mark Helms to approve Variance # 22-96, second by Ken Reinschield.

Roll Call Vote: 5 yes votes

Applicants proposed Variance #22-96 is hereby approved.

At 7:26 PM Ron Sharpe made a motion to adjourn the hearing. Martha Snavely seconded the motion. The motion passed with 5 yes votes.

Minutes Recorded By: Diane Powell

Alex Fant – Chair

Mark Helms – Vice Chair