

**MINUTES OF THE:  
WALNUT TOWNSHIP BOARD OF ZONING APPEALS (BZA)  
VARIANCE HEARING # 22 - 97  
August 11, 2022 – 7:30 PM**

**Board of Zoning Appeals members present:**

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

Jane Hanley was absent

**Zoning Inspector:** Mike Berry - present

**Invited guest(s) present:**

Rexley Lozier, representing Variance #22-97

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 on the south side of the existing home. We want to vary from the property line on the south side. Existing house is 24.5 feet from the property line and we are asking for it to be 8.5 feet from the property line, to add on 16 feet to the south side of 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 #22-97 - A:** Application for Zoning Variance # 22-97, pages 1-4

**Exhibit #22-97- B:** Site Survey Drawing, page 1

**Exhibit #22-97- C:** Picture Auditor's Photo, page 1

**Exhibit #22-97- D:** Notice to Property Owners, Letter, page 1

**Exhibit #22-97-E:** List of Contiguous Property Owners page 1

**Opening comments by applicant:** Rexley Lozier, having been duly sworn in states that “I want to build a larger home to the existing one. Each side has obstacles: a garage, the driveway/septic and , 105’ frontage to the road (100’). Nonconforming structures (house and garage, that’s existed for 100 years)

Home owner has spoken to farmer who owns the land and he has no problem with the expansion.

Chair Fant goes through the sides of the house with all the obstacles. He has currently 1100 square feet in his house. It’s already nonconforming due to the size and he’s trying to rectify that and expand the home. The house predates the zoning code, and he’s coming to compliance of the code. It doesn’t change the character of the farmhouse. No government services will be affected, so I think I’d approve the variance.

Do I hear a motion to approve variance #22-97?

Motion by Martha Snavelly to approve Variance # 22-97, second by Ron Sharpe.

**Roll Call Vote:** 5 yes votes

Applicants proposed Variance is hereby approved.

Chair Fant: Do I hear a motion to adjourn the hearing?

**Adjournment:** At 7:40, Martha Snavelly made a motion to close this Hearing. Ron Sharpe seconded the motion. The motion passed with 5 yes votes.

Minutes Recorded By: Diane Powell

---

Alex Fant – Chair

Mark Helms – Vice Chair