

**MINUTES OF THE:  
WALNUT TOWNSHIP BOARD OF ZONING APPEALS (BZA)  
VARIANCE #22-131  
November 10, 2022– 7:00 PM**

**Board of Zoning Appeals members present:**

Ken Rienschild, Alex Fant, Ron Sharpe, Martha Snavelly (Alternate). Mark Helms & Jane Hanley absent.

**Zoning Inspector:** Mike Berry - present

**List of members of the public present:**

1. Ben Patterson – 13603 Juniper Rd., Thornville 43076
2. Terry Horn – 5140 Baltimore-Somerset Rd., Pleasantville 43148
3. Barb Matos – 13975 Custer’s Point, Thornville 43076
4. Dale Durthalea
5. Richard Reinhhorn

The Hearing was called to order at 7:00 PM by Board of Zoning Appeals Chair Fant and the Pledge of Allegiance to the Flag was recited.

**HEARING PROCEEDINGS**

**Advertised Purpose of Hearing:**

The hearing was for a Zoning Variance Application. An application was submitted by Benjamin Patterson of 13603 Juniper Rd. Thornville, OH for a variance in the setback to place an accessory structure on the property. The applicant requested a reduction in the front yard setback from 25 to 15 feet. The zoning resolution allows for the front setback of 25 feet. Parcel number 0461003300 is currently zoned R2 (One- and two-family residential district).

**Swearing in of ALL members of the public that intend to speak by the Chair:** Chair stated. Any member of the public intending to speak or think they may want to speak during these proceedings shall rise to be sworn in. 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 the proceedings:**

**Exhibit #22-131 A (4 pgs.):** Variance application

**Exhibit # 22-131 B (1 pg.):** Survey plat plan

**Exhibit #22-131 C (1 pg.):** Fairfield County Auditor’s Office aerial map

**Exhibit #22-131 D (1 pg.):** Letter to contiguous property owners

**Exhibit #22-131 E (1 pg.):** List of contiguous property owners

**Opening Summary Comments:** Chair Alex Fant

Chair Fant went through all exhibits noted above provided to the Board.

**Discussion:**

Chair Fant asked the applicant Mr. Patterson to state his reason for the variance request.

Mr. Patterson stated he would like the put in a 10 foot by 20 foot accessory building (shed) beside the existing garage. The backyard setback is 25 feet at the back corner and 27 feet at the front corner of the property. At the side of the proposed shed that faces the existing garage there will be 3 feet between the garage and shed for electric or meter work as there is an existing electric meter pan on this side of the garage. The shed will be back 4 feet from the face of the garage which is facing Orchid Rd. He would like the setback at 15 feet, instead of the current 25 feet.

Mr. Fant stated the only variance needed is the front yard setback to orchid. Mr. Fant went on to state a variance will be needed because there is no other placement for the shed where a variance would not be needed. The uniqueness of the property, as a corner lot, makes the variance necessary. He went on to state, there has been no opposition from the contiguous property owners and there is nothing about the variance that will change the character of the neighborhood. The variance will not affect government services, in addition, the distance from the existing garage and the proposed shed of three feet will maintain emergency services.

Mr. Fant asked the board if they had any questions. Ron Sharpe, asked for the actual size of the garage to which Mr. Patterson replied 24 feet by 32 feet.

**To approve or disapprove the applicant’s submission:**

Motion made by Ron Sharpe to approve, seconded by Martha Snavelly.

**Roll Call Vote:** (Yes, no, Abstain)

Rienschield - Y , Fant - Y , Sharpe - Y , Snavelly - Y

Applicants proposed Variance was approved.

**Reason(s) for support of the Variance by the ZC members:**

As stated above, Mr. Fant stated there is there is no other placement of the shed where a variance would not be needed. Furthermore, government services will not be interrupted and the placement of the shed 3 feet from the existing house is a benefit to emergency services as the electrical meter is located on the side of the garage facing the proposed shed.

**Adjournment:** At 7:15 PM, Martha Snavely made a motion to adjourn. Ron Sharpe seconded the motion. The motion passed with 4 yes votes.

Minutes Recorded By: Mendi Rarey

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Alex Fant – Chair

Ron Sharpe – Secretary