

**MINUTES OF THE:
WALNUT TOWNSHIP BOARD OF ZONING APPEALS (BZA)
VARIANCE #22-151
December 8, 2022– 7:00 PM**

Board of Zoning Appeals members present:

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

Zoning Inspector: Mike Berry - present

List of members of the public present:

1. Aric Moriarty (Applicant) - 11793 Summerland Beach Rd., Millersport
2. Terry Horn - 5140 Baltimore-Somerset Rd., Pleasantville

The Hearing was called to order at 7:02 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 purpose of the Hearing was for a Zoning Variance Application. An application was submitted by Aric Moriarty of 11793 Summerland Beach Rd. Millersport, Ohio for an increase in the square footage allowed for an Accessory Building in a R-2 Zoning District. The applicant requested for an increase of 1728 Sq. Ft. for a total of 3328 square feet for an Accessory Building. The Zoning Resolution allows 1600 square feet for an Accessory Building in an R-2 Zoning District per Section B. 7. D. of the Zoning Resolution.

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 #22-151 A 1-4 (4 pgs.): Variance application

Exhibit # 22-151 B (1 pg.): Building Diagram

Exhibit #22-151 C (1 pg.): Survey Plat Plan

Exhibit #22-151 D (1 pg.): Auditor website photo

Exhibit #22-151 E (1pg.): Notice to contiguous property owners

Exhibit #22-151 F (1pg): List of contiguous property owners

Information provided to the Board of Zoning Appeals during the proceedings:

Exhibit #22-151 G (1pg): Letter from Amy Brown-Thompson, Civil Division Chief, Prosecutor's Office

Exhibit #22-151 H (1pg): Letter from Kristopher Keller, President, Millersport Lions Club

Opening Summary Comments: Chair Alex Fant

Chair Fant asked who was present for the variance #22-151. Mr. Moriarty responded. Chair Fant went through all exhibits noted above provided to the Board.

Discussion:

Chair Fant asked Mr. Moriarty why he is asking for the variance. Mr. Moriarty responded that he would like to build an accessory building larger than the Zoning Resolution allowed of 1,600 square feet. The building will be a 40 ft. x 40 ft. building with three 12-foot lean-to's which will ultimately measure 64 ft. by 52 ft. or 3,328 square feet. Mr. Moriarty went on to explain the lean-to will be used to store a camper, boat, trailers and work vehicle, which is a bucket truck. Mr. Moriarty also explained the walls will be 15 ft. high which will put the height at 21'-8" keeping the height under the allotted 22 foot height restriction.

Chair Fant asked if there is an existing structure on the property now, at which Mr. Moriarty responded there is a 20 ft. x 20 ft. barn which will be removed and the proposed structure will be constructed in its place.

Chair Fant referenced exhibit #22-151 D, the Auditor website photo, and asked if the building will be on the northeast corner of the lot. Mr. Moriarty responded the building will be located on the southwest location of the lot. Chair Fant also referenced exhibit #22-151 C, noting all set backs will be met. He went on to ask why the 1,600 square feet is not feasible at the current time. Mr. Moriarty explained the larger size is needed to store vehicles and equipment.

Mr. Rienschild asked if the posts for the lean-to will be 8 feet on center referencing the ability to park a camper or boat if the posts are 8 feet apart. Mr. Moriarty stated he will park the camper and boat utilizing the entrance to the lean to on the south side and on the northwest side of the building. Mr. Rienschild also asked what direction the overhead doors will be facing. Mr. Moriarty said they will be facing east.

Mr. Horn, resident, stated if the variance is approved the applicant will need to be mindful of what is stored in the open, referencing what may be stored under the lean-to portion of the building

To approve the applicant's submission:

Motion made by Ms. Snively to approve the Variance, seconded by Mr. Rienschild

Roll Call Vote: (Yes, no, Abstain)

Rienschild -Y, Fant -Y, Sharpe -Y, Snively -Y

Applicants proposed Variance was approved.

Reason(s) for support of the Variance

Chair Fant stated the building will be used to store vehicles and equipment so they are housed properly. He went on to state the character of the neighborhood will not be altered. All set backs will be met and no delivery of government services will be interrupted.

Adjournment: At 7:26 PM, Ms. Snively made a motion to adjourn. Mr. Rienschild seconded the motion. The motion passed with 4 yes votes.

Minutes Recorded By: Mendi Rarey

Alex Fant – Chair

Ron Sharpe – Secretary