

RECORD OF PROCEEDINGS

WALNUT TOWNSHIP, FAIRFIELD COUNTY, OH - BOARD OF ZONING APPEALS (BZA)

11420 Millersport Rd., Millersport, OH 43067

VARIANCE #23-04

February 9, 2023 7:03 PM

Board of Zoning Appeals members present/absent:

Members present - Alex Fant, Mark Helms, Ken Rienschield, Ron Sharpe, Martha Snavelly,

Members absent – *Rick Singer, Alternate*

Zoning Inspector: Mike Berry - present

List of members of the public present from sign-in sheet:

1. Sherry Pymer
2. William and Paula Birch
3. Jim Phieffer from Trinity Home Builders, representing Matt and Kristin McClellan
4. Keith Heater

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.

Advertised Purpose of Hearing:

The purpose of the Hearing was for the Application #23-04, for a Variance Zoning Resolution. An application was submitted by William Bircher of 7500 Lancaster-Thornville Rd. Pleasantville Ohio for a reduction in the side and rear yard setbacks from 10 to 3 feet. The applicant is making a proposal to build an Accessory Building on Parcel Number 0470221500. The Zoning Resolution currently allows 10 feet for side and rear setbacks in a RR Zoned District for accessory structures.

Swearing in of ALL members of the public that intend to speak by the Chair: Chair Alex Fant administered the oath to members of the public that wanted to address the Board.

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

Exhibit #23-04 - A (4 pgs.): Zoning Permit #23-04 and Site Plan.

Exhibit # 23-04 - B (1 pgs.): Building Pic

Exhibit #23-04 - C 1, 2 (2 pgs.): Survey Plat Pics

Exhibit #23-04 – D 1, 3 (3 pgs.): Auditor Site Pics

Exhibit #23-04 – E (1 pg.) Letter to Property Owners

Exhibit #23-04 – F (1 pg.) Letter to Contiguous Property Owners

Opening Summary Comments: Chairman Alex Fant asked the applicants why they were before the Board.

Mr. Birch stated that he was requesting a variance to build a pole barn with less than the required 10 feet setback from the property line. Mr. Birch is requesting for a variance of 3 feet so that he can build the pole building at the end of the driveway. In addition, Mr. Birch requested a 1foot easement of the overhang. Chairman Fant stated that if the Board was so moved, they could agree to adjust the variance.

Discussion:

Ron Sharpe asked Mr. Birch if he had spoken with the power company regarding any overhead tension lines. Mr. Birch replied that the power lines are underground and that the one power line showing in the pic would not be affected by his structure.

To approve or the applicant's submission:

Motion made by Martha Snavelly to the Variance #23-04 for a 3 ft. MAX setback to the lot line, 2 feet to the side yard and 6 feet to the house, seconded by Ken Rienschield.

Rienschield – Yes, Helms, - Yes, Fant – Yes, Sharpe – Yes, Snavelly – Yes,

Adjournment: Martha Snively made a motion to adjourn at 7:19 PM, Ken Rienscheld seconded the motion. The motion passed with 5 yes votes.

Minutes Recorded By: Patricia J. McLoughlin

Alex Fant – Chair

Martha Snively – Vice Chair