

# RECORD OF PROCEEDINGS

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

11420 Millersport Rd., Millersport, OH 43067

## HEARING #23-49 MEETING MINUTES

April 13, 2023 – 7:00 PM

### Board of Zoning Appeals members present/absent:

Members present - Alex Fant, Mark Helms, Ken Rienschield, Ron Sharpe, Martha Snavelly, Rick Singer – Alternate.

**Zoning Inspector:** Mike Berry - present

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

1. Diane Sanford 12100 Bright Street
2. Kevin and Maureen Loy 5252 Bateson Beach NE
3. Steve Schneider 12092 Bright Street

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 Variance Application #23-49 by Kevin and Maureen Loy for the property located at 5252 Bateson Beach Dr. NE, Thornville, OH 43076. Subdivision Batesons Beach Amended Lots, Parcel No. 0460037100.

R2-LF front yard setback variance per Zoning Resolution 9.7.F.3 required front yard shall be twenty-five feet (25'). The applicants are requesting a Variance for a seventeen foot (17') front yard setback, allowing for a covered porch to extend eight feet (8') (at furthest point) over the 25' front yard setback.

**Chair administered the oath to all members addressing the Board of Zoning Appeals.**

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

**Exhibit 23-49 - A (4 pgs.):** Variance Application #23-49 and site plan

**Exhibit # 23- 49 - B (6 pgs.):** Survey Plat Plan & Drawings

**Exhibit #23-49 - C (1 pgs.):** Auditor Site Picture

**Exhibit #23-49 - D (1 pgs.):** Letter to Contiguous Property Owners dated April 3, 2023

**Exhibit #23-49 – E (1 pgs.):** Property Owners contiguous

Chair Fant asked the applicants the purpose of the variance. Kevin Loy addressed the board and stated that there is a well on the location. Mr. Loy showed Chair Fant where the well was located on Exhibit 23-49B. He also stated that the sewer is located on the lake side of the property and it was suggested that they move the sewer to the roadside for easier access. Mr. Loy is in the process of purchasing the property from the State. Once he purchases the property there will not be an issue of a non-conforming structure because the well is already there.

**Discussion:** The Loy's will have to return for an additional variance since the well and the sewer will be less than 50 ft. Chair Fant stated moving the sewer tank off of the lake front would definitely be an improvement to the property and it is a unique property that meets the character of the neighborhood.

### To approve or disapprove the applicant's submission:

Motion made by Martha Snavelly to approve the Variance 23-49 seconded by Ron Sharpe

### Roll Call Vote:

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

Applicants proposed Variance was approved.

**Adjournment:** At 7:19 PM, Martha Snavelly made a motion to adjourn. Ron Sharpe seconded the motion. The Minutes Recorded By: Patricia McLoughlin

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Alex Fant – Chair

Martha Snavelly – Vice Chair