

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

11420 Millersport Rd., Millersport, OH 43067

**HEARING #25-111 7 #25-112 MEETING MINUTES**

SEPTEMBER 25, 2025 – 7:11 PM

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

Members present - Alex Fant, Martha Snavely, Mark Helms, Ken Rienshield, Keri Melfi,

**Zoning Inspector:** Mike Berry – present

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

**Advertised purpose of meeting:** Applicant Larry Hohle, President of Moline Mgmt. Co. Ltd. is requesting a variance for the property located on the West side of Elm, North of Alder Rd. on Fairfield Beach. He is requesting to make the lots sizes more in line with the size of homes to be built. He is requesting 7 lots (4804-4810) to be split into 2 lots, each 70' wide.

Chair administered the oath to all members addressing the Board of Zoning Appeals. Chair administered the oath to all members addressing the Board of Zoning Appeals. 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 "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 #25-111 & #25-112 - A (4 pgs.):** Zoning Application

**Exhibit #25-111 & #25-112– B – (1 pgs.)** Notice to Property Owners (contiguous)

**Exhibit #25-111 & #25-112– C – (1 pgs.)** List of Property Owners (contiguous)

**Exhibit #25-111 & #25-112 – D – (1 pgs.)** Auditor's Site Survey

**Exhibit #25-111 & #25-112 – E – (1 pgs.)** Boundary Survey Split

**Discussion:** Chair Fant asked the applicant to explain the request for variance. Mr. Kohle addressed the Board and stated the reason for his request for variance is that he is working with a builder for big trac homes. The builder wants to build 1800-1900 sq. ft. homes. The builder likes to have larger lots that measure 70' – 80' wide and would like to have more depth in the lot. To accommodate the builder, splitting the lots seemed reasonable for the size of the homes being projected, 70' lots would be sufficient. Chair Fant said he wants to consider what would be more beneficial for the property in regard to density and tax valuation. Chair Fant asked if sewer, electric, etc. existed on these lots? Mike Berry replied no.

Board member Keri Melfi asked Mr. Kohle why the builder prefers a 70' size lot? Mr. Kohle replied that the builder is used to building large trac homes and he prefers these size lots for the style of houses that he builds. He would prefer to build two homes rather than one home on the larger size lot.

Is the applicant asking for a variance dealing with?

- I. **Area Variance:** If the applicant is asking for a variance in the area requirements of the Code (size, setbacks, etc.), a variance should be granted if strict adherence results in practical difficulties with the use of the property. To determine if there is a practical difficulty, using the variance application and testimony from the applicant at hearing, review the following:
  - a. In granting an Area Variance, the Board shall determine that one or both of the following factors are met by the request:
    - i. The conditions upon which an application for a Variance is based are particular to the subject property with respect to the physical size, shape or other characteristics of the premises or adjoining premises, differentiating it from other premises in the same district; or "we have a lot that is abnormally large and no matter how you split it, you can't split it any other way."
    - ii. The Variance would result in an improvement of the property that is more appropriate and more beneficial to the community than would be the case without

granting of the Variance. "looking at value, density, benefit to the surrounding community, it is more beneficial."

- b. In granting an Area Variance, the Board shall also determine that all of the following factors are met by the request:
  - i. The essential character of the neighborhood would not be substantially altered, and adjoining properties would not suffer a substantial detriment as a result of the Variance; "there are already many non-conforming lots existing in the community."
- c.
  - i. The spirit and intent behind the subject zoning requirement would be observed and substantial justice done by granting the Variance; "establishing and maintaining a single-family home neighborhood."
  - ii. The Variance is not substantial and is the minimum necessary to afford relief to the applicant and achieve an appropriate and beneficial improvement of the property; and "it is the minimum necessary by splitting the lot evenly."
- d. The Variance would not adversely affect the delivery of governmental services (e.g., water, sewer, garbage). "will not be affected."
- e. In granting an Area Variance, the Board shall also consider the following factors:
  - i. Whether the property owner purchased the property with knowledge of the restriction; "he did, purchased in 2020, so he purchased knowing that the zoning restriction existed."
  - ii. Whether the property in question will yield a reasonable return or whether there be any beneficial use of the property without the Variance; and "it is a buildable lot now as it exists."
  - iii. Whether the property owner's predicament feasibly can be obviated through some method other than a Variance. "for what he wants, no."

Chair Fant asked for a Motion to Approve Variance Application #25-111 & #25-112, Martha Snavelly made a motion to approve, Mark Helms seconded the motion.

**Fant, - Yes, - for the reasons stated above in red.**

**Helms, - Yes, - "For the reasons stated by Chair Fant and that it will be beneficial to the community."**

**Snavelly - Yes, - "She feels it will be beneficial to the community and not alter the surroundings."**

**Rienschield - Yes, - "For the greenspace."**

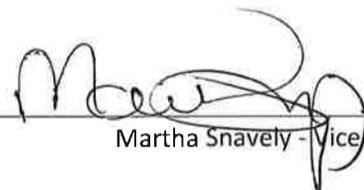
**Melfi - Yes, - "It fits the community."**

**Applicant's proposed variance Application #25-111 & #25-112 with 5 yes votes.**

**Adjournment:** At 7:30 p.m. Chair Fant asked for a motion to adjourn, Martha Snavelly a motion to adjourn, Mark Helms seconded the motion. The motion passed with yes votes.

Minutes Recorded By: Patricia McLoughlin

  
Alex Fant – Chair

  
Martha Snavelly - Vice Chair

