



Trustee Lisa Knapp • **Trustee** Debbie Taranto • **Trustee** Ryan Rivers
Chair

Zoning Department
Michele Boni, Planning and Zoning Director

Orange Township Board of Zoning Appeals

Orange Township Hall - Moffett Room
1680 E. Orange Road, Lewis Center, OH 43035
Thursday, April 19, 2018
7:00 p.m.

1. Call roll for board members
2. Swearing in of witnesses
3. Old Business

i. Variance Application #VA-18-03 – tabled at March 22, 2018 hearing

Applicant:	3 Pillar Homes
Owner:	Ahtasham Ashraf & Seema Mudassir
Site:	2475 McCumber Lane (PID# 318-210-12-027-000)
Acreage:	0.269 +/- acres
Zoning:	Single Family Planned Residential (SFPRD) District
Utilities:	Public water and wastewater
Subdivision:	Lot No. 7740 of Meadows at Lewis Center Sec 1 Ph B Pt 1
Request:	Requesting an Area Variance from the approved Development Data Chart is Zoning Application #19680 of Jones/Lewis Center LLC to remediate the construction of a raised concrete patio that fails to meet the rear yard setback requirement in an area zoned Single Family Planned Residential (SFPRD) District.

ii. Variance Application #VA-18-07 – tabled at March 22, 2018 hearing

Applicant:	Northstar Realty
Owner:	Continental Olentangy Crossings LLC
Site:	East of US 23 and South of Olentangy Crossings (PID# 318-220-01-058-023)
Acreage:	2.42 +/- acres
Zoning:	Planned Commercial and Office (PCD) District
Utilities:	Public water and wastewater
Subdivision:	Lot No. 7510 of Olentangy Crossings Sec 2
Request:	Requesting an Area Variance from Section 21.01(a) of the Orange Township Zoning Resolution to allow the construction of a parking lot that will fail to meet the parking dimension requirements in an area zoned Planned Commercial and Office (PCD) District.

4. New Business

i. Conditional Use Application #CU-18-08

Applicant:	Greg Bunger – Lehner Signs
Owner:	Plymouth 8288 Green Meadows LLC
Site:	8288 Green Meadows Drive. (PID# 318-313-02-001-000)
Acreage:	16.6 +/- acres
Zoning:	Planned Industrial (PI) District
Utilities:	Public water and wastewater
Subdivision:	n/a
Request:	Requesting a Conditional Use from Section 22.04(a) of the Orange Township Zoning Resolution to allow the construction of a monument style free standing sign in an area zoned Planned Industrial (PI) District.

ii. Variance Application #VA-18-09

Applicant:	Dublin Building Systems
Owner:	Hoshisaki North Central Distribution Center, Inc.
Site:	Creekside Industrial Park (PID# 318-230-01-003-000)
Zoning:	Planned Commercial and Office (PCD) District
Utilities:	Public water and wastewater
Subdivision:	Creekside Industrial
Request:	Requesting an Area Variance from Section 21.01(e) of the Orange Township Zoning Resolution to allow the construction of a parking lot that will fail to meet the minimum parking space requirements in an area zoned Planned Industrial (PI) District.

iii. Variance Application #VA-18-10

Applicant:	Scott Smith – Scott Consulting
Owner:	CT Delaware Road
Site:	99 Orangepoint Drive (PID# 318-230-01-011-013)
Zoning:	Planned Commercial and Office (PCD) District
Utilities:	Public water and wastewater
Subdivision:	Orangepoint Outparcels
Request:	Requesting an Area Variance from Section 22.03(c(1)) of the Orange Township Zoning Resolution to allow the placement of two (2) wall signs that will exceed the maximum height requirement in an area zoned Planned Commercial and Office (PCD) District.

5. Adjournment of meeting