



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 43034  
Thursday, March 22, 2018  
7:00 p.m.

1. Call roll for board members
2. Swearing in of witnesses
3. Approval of Minutes from December 14, 2017 (VA-17-09, VA-17-10, VA-17-11, VA-17-12, CU-17-13), January 18, 2018 (CU-17-14) and February 15, 2018 (VA-18-01, VA-18-02)
4. New Business
  - i. Variance Application #VA-18-03

<b>Applicant:</b>	3 Pillar Homes
<b>Owner:</b>	Ahtasham Ashraf & Seema Mudassir
<b>Site:</b>	2475 McCumber Lane (PID# 318-210-12-027-000)
<b>Acreage:</b>	0.269 +/- acres
<b>Zoning:</b>	Single Family Planned Residential (SFPRD) District
<b>Utilities:</b>	Public water and wastewater
<b>Subdivision:</b>	Lot No. 7740 of Meadows at Lewis Center Sec 1 Ph B Pt 1
<b>Request:</b>	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. Conditional Application #CU-18-04

<b>Applicant:</b>	Sean Clark
<b>Owner:</b>	101 Green Meadows LLC
<b>Site:</b>	101 Green Meadows Dr (PID# 318-342-03-014-000)
<b>Acreage:</b>	1.14 +/- acres
<b>Zoning:</b>	Planned Industrial (PI) District
<b>Utilities:</b>	Public water and wastewater
<b>Subdivision:</b>	Lot No. 415 of Green Meadows Business Center
<b>Request:</b>	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.

**iii. Variance Application #VA-18-05**

<b>Applicant/Owner:</b>	JK 2010 Properties LLC
<b>Site:</b>	47, 53, 57 and 61 Ravine Ridge Drive (PID# 318-323-07-135-000, 318-323-07-134-000, 318-323-07-133-000 and 318-323-07-132-000)
<b>Acreage:</b>	unknown
<b>Zoning:</b>	Multi Family Planned Residential (MFPRD) District
<b>Utilities:</b>	Public water and wastewater
<b>Subdivision:</b>	Lot No. 600, 601, 602 and 603 of Highmeadows Village
<b>Request:</b>	Requesting an Area Variance from the approved Development Plan in Zoning Application #547 of Metzger Brothers Company Inc to remediate the construction of four (4) decks that fail to meet the rear yard setback requirement in an area zoned Multi Family Planned Residential (MFPRD) District.

**iv. Variance Application #VA-18-06**

<b>Applicant/Owner:</b>	Robert D. Little
<b>Site:</b>	6680 Africa Road (PID# 318-411-03-001-003)
<b>Acreage:</b>	3.04 +/- acres
<b>Zoning:</b>	Farm Residential (FR-1) District
<b>Utilities:</b>	Public water and private wastewater
<b>Subdivision:</b>	n/a
<b>Request:</b>	Requesting an Area Variance from Section 7.06(a) of the Orange Township Zoning Resolution to allow the construction of a garage that will fail to meet the required side yard setback requirement in an area zoned Farm Residential (FR-1) District.

**v. Variance Application #VA-18-07**

<b>Applicant:</b>	Northstar Realty
<b>Owner:</b>	Continental Olentangy Crossings LLC
<b>Site:</b>	East of US 23 and South of Olentangy Crossings (PID# 318-220-01-058-023)
<b>Acreage:</b>	2.42 +/- acres
<b>Zoning:</b>	Planned Commercial and Office (PCD) District
<b>Utilities:</b>	Public water and wastewater
<b>Subdivision:</b>	Lot No. 7510 of Olentangy Crossings Sec 2
<b>Request:</b>	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.

**5. Adjournment of meeting**