

MINUTES

WASHINGTON TOWNSHIP BOARD OF ZONING APPEALS

April 10, 2019

Present: R. Kear, J. Nash, M. Deaton, Members of the Board of Zoning Appeals (the "Board"); E. Richter, Zoning Inspector; J. Robinson, Assistant Zoning Inspector; R. Princehorn, Legal Counsel; Courtney Mitchell, representative of Rockford Homes, on behalf of Applicant, Michael King.

Kear called the meeting to order. Those present introduced themselves and Applicant's representative was sworn in pursuant to the Rules and Regulations of the Board.

The only item of business was consideration of the Applicant's request for two variances to Washington Township Zoning Resolution Section 302.041 (Lot Area and Coverage) for 7055 Shier Rings Road and 7025 Shier Rings Road, Dublin, OH 43016. Richter noted the completeness of the application.

Mitchell presented written testimony, attached as Exhibit A. The property to be acquired will be attached to property owned by the Applicant. Deaton asked about the ultimate development of the combined property. Applicant responded it will build 34 cottage-style homes each under 3,000 square feet, three per lot. Kear noted the street necessary for access.

Princehorn reported that all legal requirements had been met in order for the Board to properly consider the variance request. The Applicant had submitted the proper application, filing fee and property description. Notice was given and published in the Columbus Dispatch, March 27, 2019. No objections were received from any adjacent property owners.

Nash moved to approve with the variance requests. Deaton seconded. All voted aye. Motion passed.

The meeting was adjourned.

THESE MINUTES WILL STAND APPROVED AS DISTRIBUTED UNLESS CORRECTIONS ARE RECEIVED BY MAY 1, 2019. IF YOU HAVE ANY CORRECTIONS, PLEASE CONTACT REBECCA PRINCEHORN AT 614-227-2302.

Good Evening, my name is Courtney Mitchell. My partner Mike King and I are the owners of the 6.8 acres at the corner of Shier Rings and Cosgray.

We are in contract to purchase 2.86 acres off the rear of the contiguous property, 7055 Shier Rings, and 1.70 acres off the rear of the adjacent property 7025 Shier Rings which are both zoned R-SR.

We are requesting a variance to Section 302.41 of the 2012 zoning code reducing lot size below the two acre requirement. 7055 Shier Rings would be reduced to 1.049 acres with dwelling and 7025 Shier Rings would be reduced to 1.159 acres with dwelling. We have included a plat map in your packet for your review.

In your packet you will also find a copy of the soil report, Franklin County Public Health approval letter, purchase contract and a plat map of the surrounding home owners. As you will note on the plat of the surrounding homeowners, all lots are less than 1 acre with dwelling.

Both properties are well and septic. We will be installing a new sand mound septic system at 7055 Shier Rings upon the lot split approval from Franklin County and eliminating the temporary easement as you will note on the soils report. The well and septic systems will be contained on the lot with the dwelling after the lot split is complete.

Upon approval of the variance and lot split, we will combine the rear of both properties with the parent property that we currently own. We will then take the combined 11.386 acres parcel to the City of Dublin and seek annexation and zoning to build high end detached homes for a mature age demographic.