

MINUTES

WASHINGTON TOWNSHIP BOARD OF ZONING APPEALS

September 21, 2022

Present: R. Kear, J. Huffman, J. Skolnicki, Members of the Board of Zoning Appeals (the “Board”); E. Richter, Township Administrator and Assistant Zoning Inspector; J. Robinson, Township Fiscal Officer and Zoning Inspector; R. Princehorn, Legal Counsel. The Applicant was absent.

Kear called the meeting to order. In the absence of the Applicant, Princehorn referred to Section 4 of the Rules and Regulations of the Board adopted April 23, 2014, which provides in part as follows:

...if the applicant or the applicant's representative is not in attendance at a meeting, the Board may move to consider the case in those circumstances where a dismissal without hearing would constitute a hardship for the surrounding property owners or other interested individuals. (emphasis added)

Given the vacancy on the Board, difficulty in obtaining a quorum, costs to the Township to reschedule and nature of the proposed variance, the Board determined to proceed without the Applicant being present.

Princehorn reported that all legal requirements had been met in order for the Board to properly consider the variance request under the Washington Township Zoning Resolution. The Applicant had submitted the proper application, filing fee and property description. Notice was given and published in the Columbus Dispatch, August 25, 2022. No objections were received from any adjacent property owners.

Todd Hemmert requested a variance to Section 512.012 (Accessory Structures - Height). The property is located at 5824 Houchard Road, Dublin, OH, 43016.

Richter presented the Staff Report on this request and recommendation for approval. The additional height amount requested is two feet on a patio structure located behind the home at the back of the property. The home on the property is two stories.

Skolnicki noted that the scale of the structure is actually better with the additional two feet of height. Otherwise, it looks squatty. Huffman agreed. Kear noted that the proposed roof is metal. Skolnicki moved to approve the variance request, Huffman seconded. All voted aye.

The meeting was adjourned.

THESE MINUTES WILL STAND APPROVED AS DISTRIBUTED UNLESS CORRECTIONS ARE RECEIVED BY OCTOBER 15, 2022. IF YOU HAVE ANY CORRECTIONS, PLEASE CONTACT REBECCA PRINCEHORN AT 614-227-2302.