

MINUTES

WASHINGTON TOWNSHIP BOARD OF ZONING APPEALS

August 12, 2024

Present: J. Huffman, J. Skolnicki, M. Deaton, Members of the Board of Zoning Appeals (the “Board”); E. Richter, Township Administrator and Zoning Inspector; A. Lawler, Township Administration; R. Princehorn, Legal Counsel; Applicant Romanelli and Hughes, represented by Brad Hughes; Ron Adams, Tracy Adams, Miranda Souders.

Princehorn called the meeting to order. Those present introduced themselves and Hughes and R. Adams were sworn in pursuant to the Rules and Regulations of the Board.

Princehorn reported that all legal requirements had been met in order for the Board to properly consider the variance requests under the Washington Township Zoning Resolution. The Applicant had submitted the proper applications, filing fees and property descriptions. Notice was given and published in the Columbus Dispatch, July 19, 2024. No objections were received from any adjacent property owners.

The Applicant requested variances to: 1) Section 302.041 (Lot Area – Reduced Lot Size) and 2) Section 302.044 (Front Yard – Setback). The property is located at 5876 Dublin Road, Dublin, OH, 43017.

Richter presented the Staff Report on these requests. This home was damaged by fire and demolished in order to rebuild. The Township has precedent for this for a house of similar status. The Township has no issues with these requests. The Township’s zoning has changed since the home was originally built.

Hughes described the plan for rebuilding a home on this property. It will be oriented to a master bedroom on the first floor with two bedrooms upstairs and pushed back from the Scioto River due to septic concerns. R. Adams noted that the garage will be turned from its prior position so it will be facing south and perpendicular to Dublin Road. He confirmed to Deaton that it will continue to be a three-car garage and surrounded by trees.

Discussion ensued regarding the front setback from Dublin Road. Skolnicki noted the front yard setback would be reduced from 69’ to 46’. Huffman noted houses along this portion of Dublin Road were all of a similar front yard setback. Deaton and Skolnicki noted there were no side yard setback concerns.

Huffman moved to approve the variances requested. Deaton seconded. All voted aye on a roll call vote. Motion passed.

The meeting was adjourned.

THESE MINUTES WILL STAND APPROVED AS DISTRIBUTED UNLESS CORRECTIONS ARE RECEIVED BY SEPTEMBER 15, 2024. IF YOU HAVE ANY CORRECTIONS, PLEASE CONTACT REBECCA PRINCEHORN AT 614-227-2302.