

MINUTES

WASHINGTON TOWNSHIP BOARD OF ZONING APPEALS

February 5, 2025

Present: J. Huffman, M. Deaton, J. Warino, D. Downs, R. Kear, 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 J. Skolnicki; J. Rozanski, Trustee; and V. Holloway, Intern.

Princehorn called the meeting to order. Those present introduced themselves and Skolnicki and Richter 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 January 23, 2025. No objections were received from any adjacent property owners.

The Applicant requested variances to: 1) Section 302.043 (Side-Yard Setback) and 2) Section 512.014 (Automatic Pool Cover in Lieu of Fence). The property is located at 5922 Dublin Road, Dublin, OH, 43017.

Richter presented the Staff Report on these requests. The side-yard setback variance appears reasonable given precedent with this property in connection with a previous room addition. The variance for an automated pool cover in lieu of fencing is a case of first impression for the Township. Upon research, the Ohio Building Code has eliminated a fencing requirement for private residential swimming pools. Similarly, the City of Columbus exempts a barrier requirement for swimming pools with a power safety cover meeting ASTM F 1346 standards. The Franklin County Building Department permits automated pool covers in lieu of fencing. Separately, location of the pool based on renderings meets the Franklin County Health Department’s requirements of being 10 feet away from a septic aeration tank.

Skolnicki described her home’s 45 degree and 16’ backyard drop to the Scioto River. The pool will be 14’ by 24’ and of concrete construction. Based on renderings, the pool will be located near the home’s backyard fire pit. There is a walkway from the home’s backyard to the Scioto River that is not closed off. The power code for the automatic pool cover will be located inside the home. The automatic pool cover is vinyl with an aluminum bar, capable of supporting 250 pounds. Warino shared his experience with a similar product. Skolnicki checked with her home and umbrella insurance provider who said it had no concerns with automatic pool covers.

Deaton inquired about a water alarm as a safety precaution in addition to the automatic pool cover. Skolnicki expressed willingness to add that.

Deaton moved to approve the side-yard setback variance requested. Huffman seconded. All voted aye on a roll call vote. Motion passed.

Huffman moved to approve the automatic pool cover in lieu of a fence variance requested. Deaton seconded and moved to amend the motion to add the condition of installing a water alarm. All voted aye on the amended motion on a roll call vote.

The meeting was adjourned.

THESE MINUTES WILL STAND APPROVED AS DISTRIBUTED UNLESS CORRECTIONS ARE RECEIVED BY MARCH 15, 2025. IF YOU HAVE ANY CORRECTIONS, PLEASE CONTACT REBECCA PRINCEHORN AT 614-227-2302.