

# MINUTES

## WASHINGTON TOWNSHIP BOARD OF ZONING APPEALS

July 23, 2025

Present: J. Huffman, J. Warino, D. Downs, J. Skolnicki, C. Wiser, 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 P. Doucher.

Huffman called the meeting to order. Those present introduced themselves and Doucher was later 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 provided by publication on the Township website and social media accounts and mailed hard copy to adjacent property owners. No objections were received from any adjacent property owners.

The Applicant requested variances to: 1) Section 512.010 (Accessory Structure Size); 2) Section 512.012 (Accessory Structure Location); and 3) Section 512.012 (Accessory Structure Height) of the Washington Township Zoning Resolution for a freestanding garage that would be an accessory structure. The property is located at 5945 Dublin Road, Dublin, OH, 43017.

Richter presented the Staff Report on these requests. Richter noted that the existing, attached one car garage did not provide much storage space.

Doucher described use of the current one car garage as storage for the lawn mower, etc., such that the family’s vehicles have to be parked outside. Size of the proposed garage is 30’ deep and 25’ wide, so approximately 750 sq. ft. in overall size. Building materials are planned to be a brick front, cost permitting, and stucco on the sides and rear to match the home. These are the building materials of the existing home when purchased. Doucher responded to Huffman’s question about vinyl and noted no vinyl is to be used.

Discussion next moved to the proposed location, northwest of the home. Skolnicki questioned the proposed garage’s 6’ offset from the home. Doucher noted that it was offset in order to permit direct access from a home door to the proposed garage door. Richter noted that septic location is not a concern since the septic system is located southeast of the home.

Regarding height, Warino and Skolnicki questioned the pitch of the proposed garage, expressing that the pitch of the proposed garage should match the existing pitch of the home to the west. Doucher indicated the goal was to make the proposed garage look as though it had always been there. Warino also questioned the height of the garage door, indicating that 8’ should be adequate for the type of vehicles Doucher described to be stored therein.

Warino moved to approve the accessory structure size variance requested. Skolnicki seconded. All voted aye on a roll call vote. Motion passed.

Huffman moved to approve the accessory structure height variance requested. Skolnicki requested an amendment of the motion to add the following conditions: (1) gables (pitch) of the proposed garage match the home; (2) the garage door be no higher than 8’ to avoid an industrial

appearance. Huffman amended his motion to include the conditions and Skolnicki seconded. All voted aye on the amended motion on a roll call vote. Motion passed.

Warino moved to approve the accessory structure location variance requested. Skolnicki 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 AUGUST 15, 2025. IF YOU HAVE ANY CORRECTIONS, PLEASE CONTACT REBECCA PRINCEHORN AT 614-227-2302.