

# MINUTES

## WASHINGTON TOWNSHIP BOARD OF ZONING APPEALS

November 7, 2018

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; L. Willis and S. Willis, representatives of MEL Development, LLC, Applicant; D. King, Washington Township Trustee.

Kear called the meeting to order. Those present introduced themselves and Applicant representatives were sworn in pursuant to the Rules and Regulations of the Board.

The only item of business was consideration of the Applicant’s request for variances to Washington Township Zoning Resolution Section 302.041 (Lot Area and Coverage) for the demolition of an existing house and new construction of two single family homes on less than two acres per home located at 6044 Dublin Road and 6076 Dublin Road.

The existing house was owned by the Reckless family and is circa 1974. The Applicant representatives presented a plan for two houses with one common drive in the center, plus septic and well upgrades. House dimensions are as follows:

- House #1 – 1.95 acres; 2,900 + sq. ft. for the first floor, 1,600 sq. ft. for the second floor;
- House #2 – 1.91 acres; not as large, built second.

King raised concerns regarding septic systems generally in that vicinity and long term viability.

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, October 27, 2018. Three mailed notices to property owners were returned via U.S.P.S. as undeliverable (two to HMC Investment, LLC, at two different addresses and one to Darrell Cramblit. No objections were received from any adjacent property owners.

Deaton moved to approve with the variance request, including the preservation of the trees. Nash seconded. All voted aye. Motion passed.

The meeting was adjourned.

THESE MINUTES WILL STAND APPROVED AS DISTRIBUTED UNLESS CORRECTIONS ARE RECEIVED BY DECEMBER 1, 2018. IF YOU HAVE ANY CORRECTIONS, PLEASE CONTACT REBECCA PRINCEHORN AT 614-227-2302.