

**MINUTES**  
**WASHINGTON TOWNSHIP BOARD OF ZONING APPEALS**  
February 12, 2020

Present: R. Kear, J. Nash, J. Skolnicki, M. Deaton, Members of the Board of Zoning Appeals (the “Board”); E. Richter, Zoning Inspector; J. Robinson, Assistant Zoning Inspector; R. Princehorn, Legal Counsel; Applicants, Mr. and Mrs. Matthew Rich and Mr. John R. Hetrick.

Kear called the meeting to order. Those present introduced themselves and Applicants 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 Applicants had submitted the proper applications, filing fees and property descriptions. Notice was given and published in the Columbus Dispatch, January 24, 2020. No objections were received from any adjacent property owners.

**Rich Variance Request**

Mr. Rich requested a variance to Section 512.012 (Accessory Structures-Required Location in Residential Zoning District) in order to locate a storage shed in front of the dwelling structure rather than to the rear. The property is located at 5247 Avery Road, Dublin, OH, 43016.

Richter reported on the proposed location in terms of the driveway turn-around and the screening from the existing evergreen tree.

Mr. Rich indicated 70% of the proposed shed would be surrounded by the evergreen and that it would be sheltered except from the extremely southerly view. The use would be personal: storage of light tools used in his business as a contractor. The front location would be secure and provide easy access from the driveway. Mrs. Rich added the shed would be placed on a gravel bed; there would be no foundation or concrete pad. Colors of the shed would be the same as the house and a metal roof would be added. An existing pole from a basketball hoop would be repurposed as a security light.

Skolnicki asked why the shed couldn't be placed at the end of driveway. Mr. Rich indicated utilities are clustered there. He also noted that the house is 240' from the street and shielded from the north. Mrs. Rich added it is 75' to the back shed, and septic, etc., would underlay any driveway to it.

Skolnicki moved to approve the variance request, Deaton seconded. All voted aye on a roll call vote. Motion passed.

## **Hetrick Variance Request**

Mr. Hetrick requested two variances: 1) Section 512.010 (Accessory Structures-Size); and 2) Section 512.012 (Accessory Structures-Height). The property is located at 5055 Cosgray Road, Dublin, OH 43016.

Richter reported that the property is large, approximately 2.50 acres, with a two-story home. Hetrick would tear down the existing shed. An evergreen wind break is also on the property.

Hetrick indicated he would be purchasing an aluminum two-section structure from Menards with a 48' x 72' footprint. There is a 4' difference between sections. The height variance for the structure is necessary to allow for a camper. The structure would be to the rear of the approximately 25' house and only visible from one side and at a distance. A creek runs behind the property. The property is adjacent to property in the City of Columbus and the 40 acre tract owned by the Rings family. For access, Hetrick plans to remove one pine tree so the driveway can be extended to go straight back and avoid the geothermal field. The higher portion of the structure will be on a concrete, which will have climate control in it. The lower section will be on gravel. The colors of the structure will be red and gray to match the house. The only utility for the structure would be electricity.

Deaton asked if the structure met the setback requirement. Hetrick responded yes. Hetrick, Skolnicki and Deaton discussed the need for the garage door to be of a certain height to accommodate the camper, thus the need for the height variance.

Skolnicki moved to approve the variance requests with a tree screen along the south of the property and a maximum structure height of 22'. 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 MARCH 1, 2020. IF YOU HAVE ANY CORRECTIONS, PLEASE CONTACT REBECCA PRINCEHORN AT 614-227-2302.