

ORANGE TOWNSHIP ZONING HEARINGS/MEETINGS REPORT
Updated on Wednesday, March 13th 2024

Please note that the following hearings/meetings are held at the Orange Township Hall, 1680 E. Orange Road, Lewis Center, Ohio 43035. Phone: 740-548-5430. All meetings are open to the public

BOARD OF ZONING APPEALS: THURSDAY, MARCH 21st 2024 at 6:00PM

- i. **VARIANCE APPLICATION #VA-24-01 (continued from 2/15/24)**
Applicant/Owner: Orange Self Storage 2 LLC c/o Cory Bonda
Site: 175 Orangepoint Dr., Lewis Center, Ohio 43035 (PID# 318-230-01-011-014)
Acreage: 3.720 +/- acres
Zoning: Planned Commercial and Office (PC) District
Request: Seeking two Area Variances from the Orange Township Zoning Resolution for two wall signs to be above the allowed height of fifteen feet (15'0").



ii. **VARIANCE APPLICATION #VA-24-04**

Applicant: Omni Pools c/o Lydiana St Juste

Owner: Michael Molino

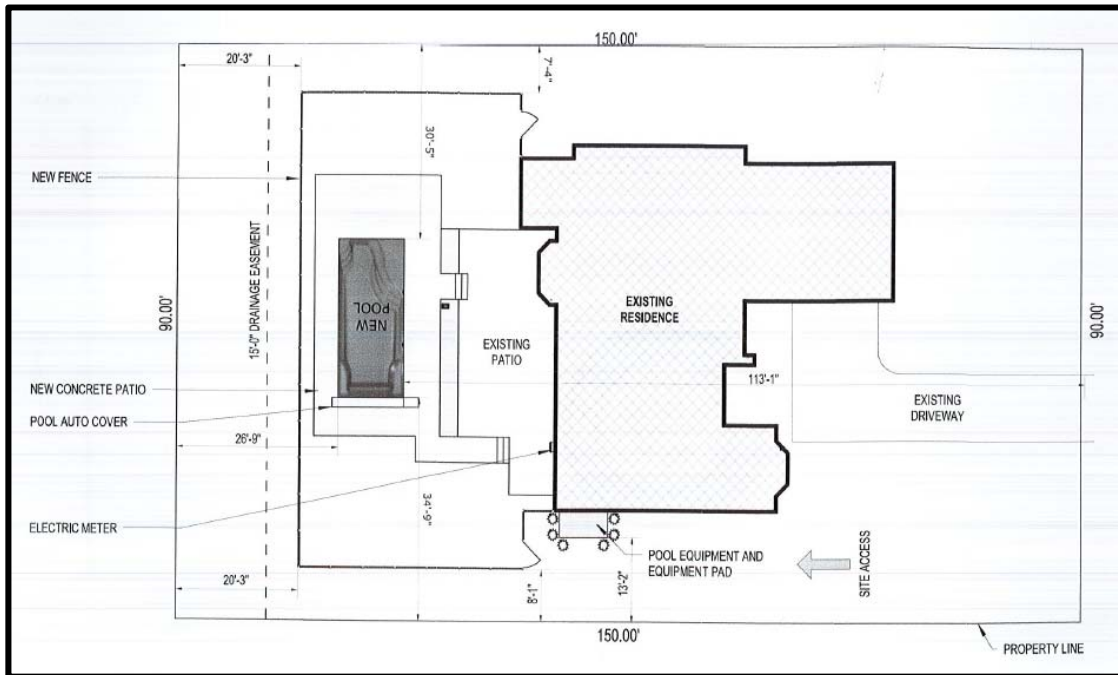
Site: 6965 Jennifer Ann Dr., Lewis Center, Ohio 43035 (PID# 318-134-11-007-000)

Acreage: 0.310 +/- acres

Zoning: Single Family Planned Residential (SFPRD) District

Request: Seeking an Area Variance from Rezoning Case #13250

McCammon Chase for a pool to encroach into the rear setback.



iii. **VARIANCE APPLICATION #VA-24-05**

Applicant: Chad Headlee and Stephanie Garner c/o Luke Pavlas

Owner(s): Chad Headlee and Stephanie Garner

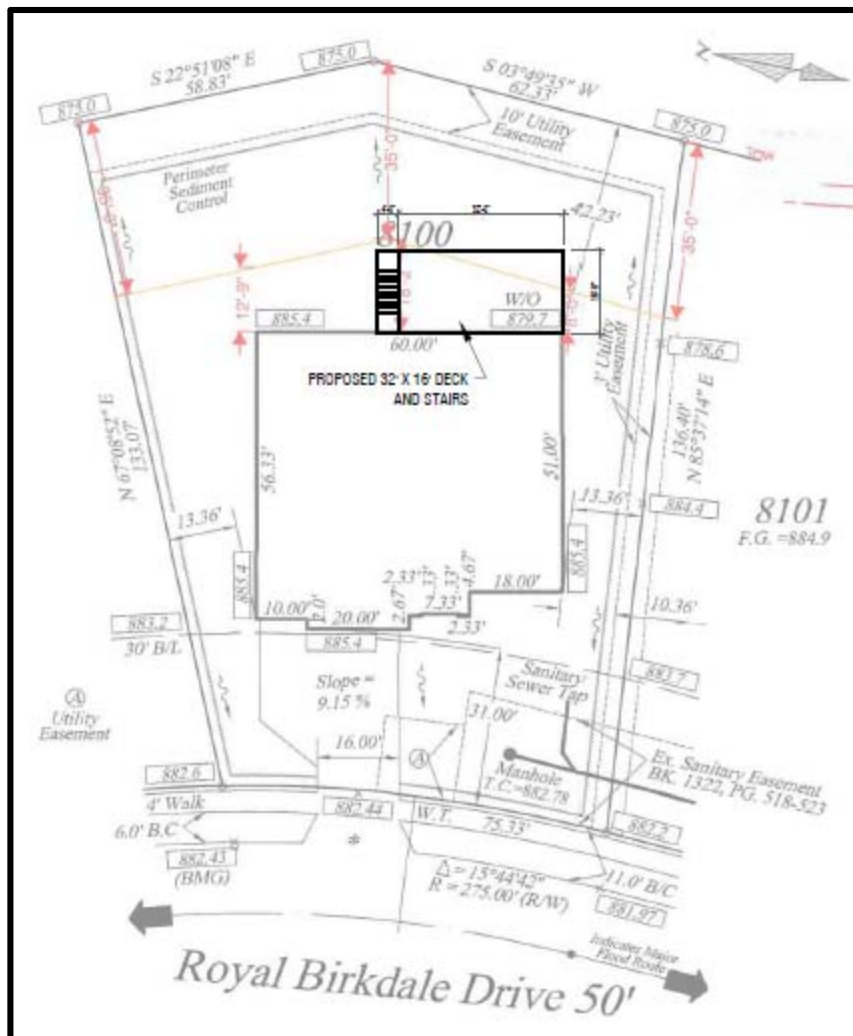
Site: 4898 Royal Birkdale Dr., Westerville, Ohio 43082 (PID# 318-140-15-013-000)

Acreage: 0.309 +/- acres

Zoning: Single Family Planned Residential (SFPRD) District

Request: Seeking an Area Variance from Rezoning Case #12-0223

Sanctuary at the Lakes to allow for a deck to encroach into the thirty five foot (35'0") rear setback.



iv. **VARIANCE APPLICATION #VA-24-06**

Applicant: Adams Signs

Owner(s): JLP Orange LLC

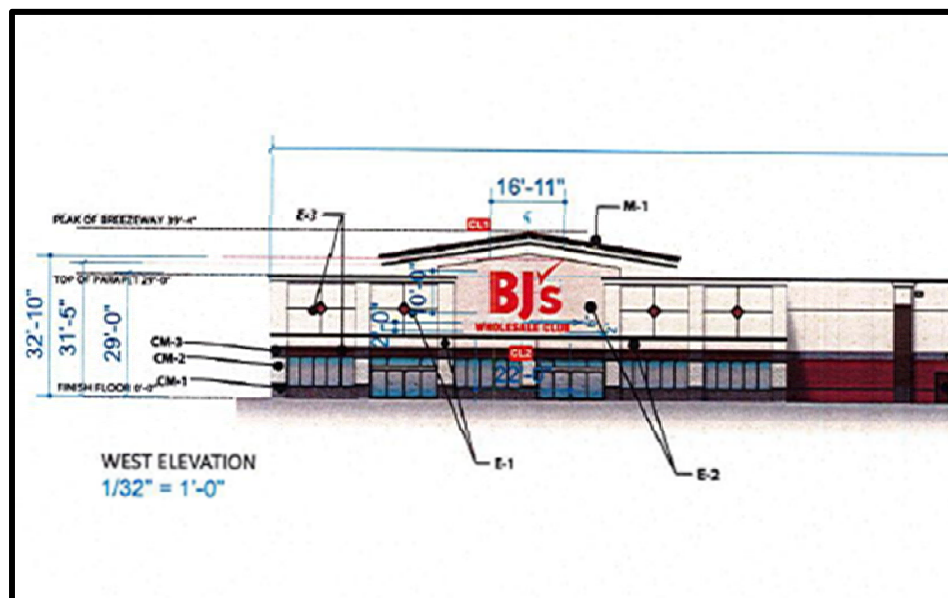
Site: 8425 Orange Centre Dr., Lewis Center, OH 43035 (PID# 318-321-01-010-000)

Acreage: 24.397 +/- acres

Zoning: Planned Commercial and Office (PC) District

Request: Seeking two (2) Area Variances from Rezoning Case #ZON-21-03

Hidden Ravine Crossings for two wall signs to be above the allowed heights.



v.

VARIANCE APPLICATION #VA-24-07

Applicant: B3 Event Management (c/o Chanakya Gandhi)

Owner(s): MGS Partners LLC

Site: E. Orange Rd., Lewis Center, OH 43035(PID# 318-312-03-001-002 & 318-312-03-001-003)

Acreage: 4.078 +/- acres

Zoning: Planned Commercial and Office (PC) District

Request: Seeking three (3) Area Variances from Rezoning Case #19127

Orange Centre Villas: One variance to allow for "three sided architecture," one to allow a roof pitch of 3:12, and one to allow a black roof for two proposed buildings.



vi. **VARIANCE APPLICATION #VA-24-08**

Applicant: Shaun Walker, Chick-Fil-A

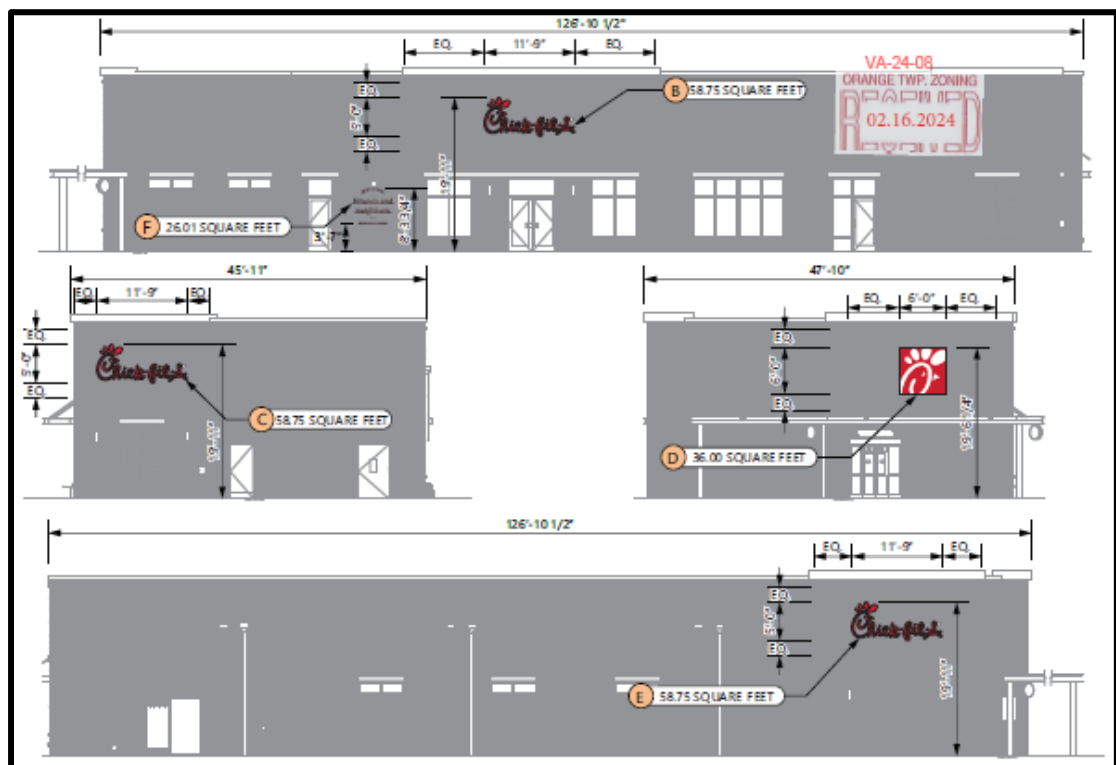
Owner(s): BRE DDR BR Lewis OH LLC

Site: 55 Meadow Park Ave., Lewis Center, Ohio 43035 (PID# 318-324-09-006-000)

Acreage: 12.657 +/- acres

Zoning: Planned Commercial and Office (PC) District

Request: Requesting two (2) Area Variances from the Orange Township Zoning Resolution to allow for two (2) wall signs above the allowed fifteen feet (15'0").



BOARD OF TOWNSHIP TRUSTEES: TUESDAY, APRIL 2, 2024 TABLED FROM 1/17/24

i. **Route 23 Corridor Overlay District**

ROUTE 23 APPLICATION #RCOD-23-02

Applicant: Rocky Point Partners, LLC

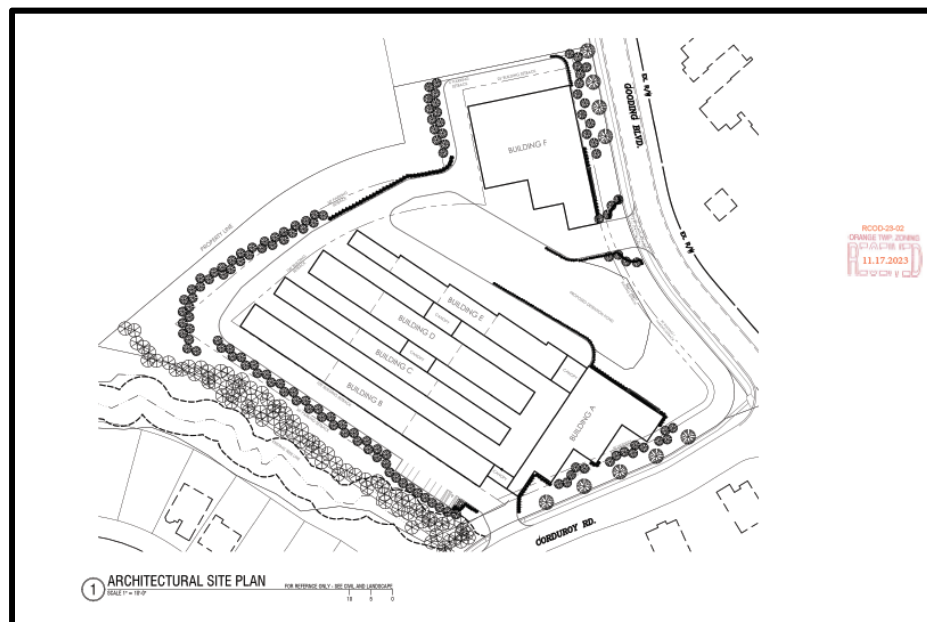
Owner: North Orange Development, LLC

Site: Gooding Blvd, Delaware, OH 43015 (PID(s)# 318-230-02-007-004 & 318-230-02-007-000)

Acreage: 8.770 +/- acres

Zoning: Planned Commercial and Office (PC) District

Request: Requesting approval of a development plan which includes a single story storage facility, and a three story storage facility.



BOARD OF TOWNSHIP TRUSTEES: DATE TO BE DETERMINED

i. Route 23 Corridor Overlay District

ROUTE 23 APPLICATION #RCOD-23-03

Applicant: Mekter Group, LLC

Owner: Lorgan Columbus Investments, LLC c/o Sharmila Samineni

Site: 79 Parkway Dr., Delaware, OH 43015 (PID(s)# 318-234-03-004-000 & 318-234-03-005-000)

Acreage: 5.806 +/- acres

Zoning: Farm Residential (FR-1) District

Request: Requesting approval of a commercial development plan which includes a supermarket, a restaurant and a retail building.

