

MINUTES

WASHINGTON TOWNSHIP BOARD OF ZONING APPEALS

May 14, 2026

Present: R. Kear, 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; A. Meleshchuk, Applicant; D. Patch, resident.

Kear called the meeting to order. Those present introduced themselves and 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 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 640.042 (Lot Depth); and 2) Section 640.050.4 (Porch Extension); of the Washington Township Zoning Resolution for 6927 Rings Road, Dublin, Ohio 43016.

The Applicant briefly described the evolution of remodeling this property. Infestation and structural damage made remodeling untenable and the home became a safety hazard. A demolition permit was obtained and the home was demolished. The Franklin County Board of Health must approve the well and septic system. Applicant is planning to keep the garage.

Richter presented the Staff Report on these requests. The Staff Report noted the home is within both the Village Center Overlay District and the Architectural Review Overlay District, thus there are additional development standards beyond the General Development Standards and those of the Suburban Residential Zoning District. The Staff approves granting the variances requested: (1) lot depth from 150 feet to 124 feet; and (2) porch extension from 8 feet to 4 feet. The new home will be on the same footprint as the old and the lot depth is similar to other Amlin properties. Likewise, the porch extension is in keeping with other Amlin properties and the home’s front design. Staff noted the proposal has to return to the Zoning Commission, sitting as the Architectural Review Board, for approval also. That meeting is scheduled for May 20, 2026.

The Board discussed the lot depth variance first. Kear asked if the adjacent alley has been abandoned. Staff requested legal counsel to summarize the process for vacating alleys. Patch requested Applicant to continue to clean up the property, e.g. removing rocks and a tree stump. Warino moved to approve the lot depth variance requested. Skolnicki seconded. All voted aye. Motion passed.

The Board then discussed the porch extension variance. Skolnicki noted that a longer porch would upend the roof slope and not relate to the Amlin context. Patch noted that the new home would improve Amlin.

Downs moved to approve the porch extension variance requested. Warino seconded. All voted aye. Motion passed.

The meeting was adjourned.

THESE MINUTES WILL STAND APPROVED AS DISTRIBUTED UNLESS CORRECTIONS ARE RECEIVED BY JUNE 15, 2026. IF YOU HAVE ANY CORRECTIONS, PLEASE CONTACT REBECCA PRINCEHORN AT 614-227-2302.