

MINUTES

WASHINGTON TOWNSHIP ZONING COMMISSION (ARCHITECTURAL REVIEW BOARD)

August 17, 2026

Present: B. McLoughlin, B. Santanello, S. Sharpnack, P. Wilkerson, Members of the Washington Township Zoning Commission, sitting as the Architectural Review Board (the “Board”) as required under Section 650.020 of the Washington Township Zoning Resolution; E. Richter, Township Administrator and Zoning Inspector; A. Lawler, Township Administration; R. Princehorn, Legal Counsel; Applicant, J. Tomey, Architect, on behalf of K. and J. Frye, Owners; and Owner’s legal counsel, E. Alexander and B. Voight.

Princehorn called the meeting to order. Princehorn reported that all legal requirements had been met in order for the Board to properly consider the application for a Zoning Certificate under Section 650 of the Washington Township Zoning Resolution (Architectural Review Overlay District) for constructing a home located at 7029 Rings Road, Dublin, Ohio 43016. The Applicant submitted the proper application, filing fee and property description. Notice was mailed to surrounding property owners as listed on the application. Notice was provided by publication on the Township website on August 6, 2026, and on the Township’s Facebook site on August 6, 2026, as permitted under Ohio Revised Code Section 519.12 (eff. April 3, 2025). No written objections were received from Township residents.

Princehorn summarized the Township’s architectural review authority under RC 519.171 and the delegation of that to the Zoning Commission under Section 650.020 of the Zoning Resolution. The Township’s Architectural Review Overlay District includes the Village Center Overlay District, which in turn includes the Amlin Residential Area under Section 640.011 of the Zoning Resolution. The primary architectural guidelines for the Amlin Residential Area where the Applicant’s proposed home is to be located are in Section 640.050 of the Zoning Resolution. These include elements architecturally appropriate for a rural village, including home size and porches.

Richter briefly outlined the role of the Township’s zoning staff and the Staff Report related to the Applicant. He noted that the Applicant had substantially complied with most of the architectural guidelines, including changing the overall design of the proposed home to a farmhouse style. The Staff Report concluded, however, that the size and mass of the proposed home was out of scale with existing homes in the Amlin Residential Area.

McLoughlin asked whether Zoning Commission action had to be further approved at the Township Trustees level. Princehorn responded no since the Applicant was not requesting a rezoning of the property.

Alexander and Tomey then reviewed the proposed home’s siting on the lot, dimensions, style, etc., via slides that are attached hereto and incorporated herein. It was noted that the home was significantly set back from the street (over 169’ from the property line) thus placing the bulk of the home to the rear as seen from the street.

Discussion ensued regarding water-related issues, e.g. pooling, storm drains, clay soil, etc. K. Frye indicated a civil engineer has been hired to prepare a drainage plan for the property.

Final discussion addressed the front porch design as regards Section 640.050.4 of the Zoning Resolution. The length of the porch extends 8' from the front of the house, but the width is less than 2/3 of the front façade. Tomey indicated that to stretch the porch width beyond the entryway across the garage compromised the design of the home (see page 19 of the slides). The Board had no questions or concerns regarding the porch.

Wilkerson moved, Sharpnack seconded, comprehensive approval of the Zoning Certificate. All voted aye. Motion passed.

Richter then updated the Board on the procedural status of the proposed Gateway Crossing development involving five Washington Township parcels, approximately 4.70 acres, bisected by the Franklin/Union county line.

The Board unanimously moved to adjourn. All voted aye.

The meeting was adjourned.

THESE MINUTES WILL STAND APPROVED AS DISTRIBUTED UNLESS CORRECTIONS ARE RECEIVED BY SEPTEMBER 17, 2026. IF YOU HAVE ANY CORRECTIONS, PLEASE CONTACT REBECCA PRINCEHORN AT 614-227-2302.



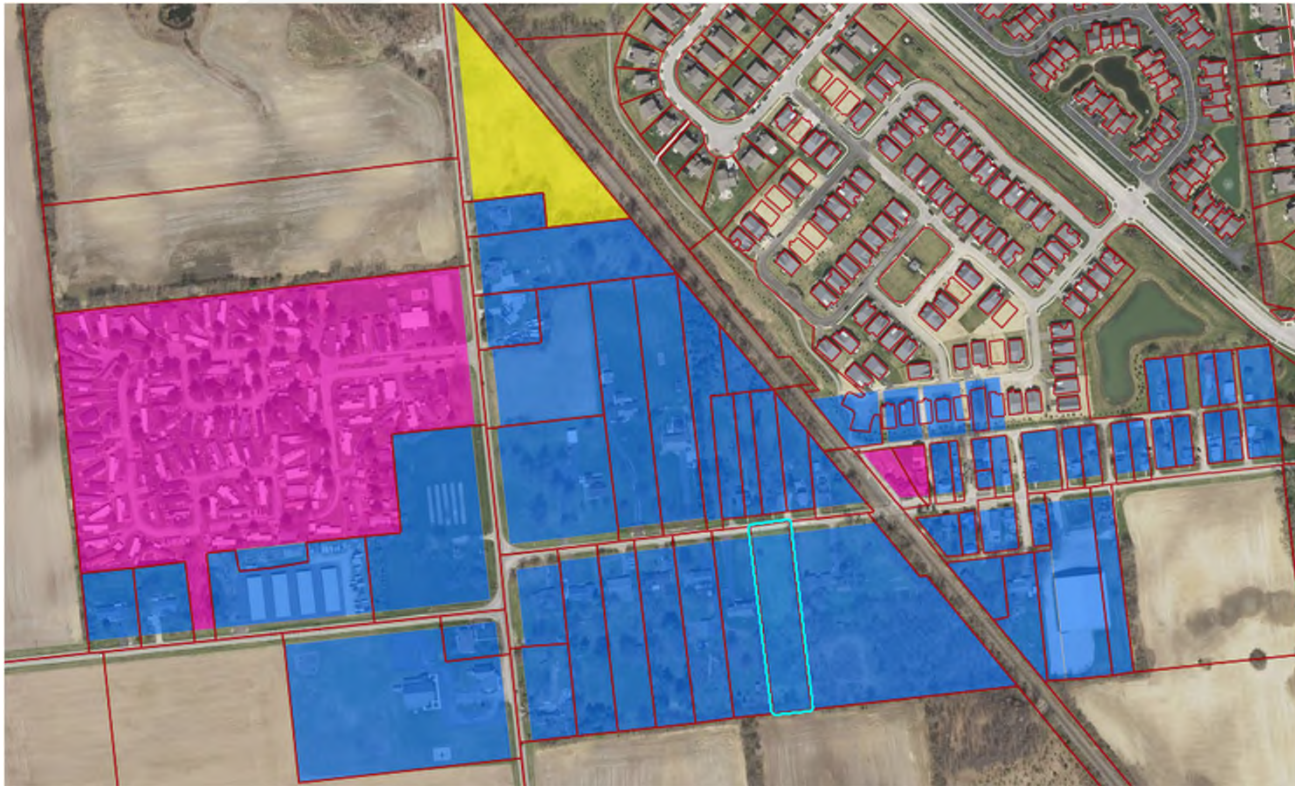
The Frye Home

Application for Zoning Certificate

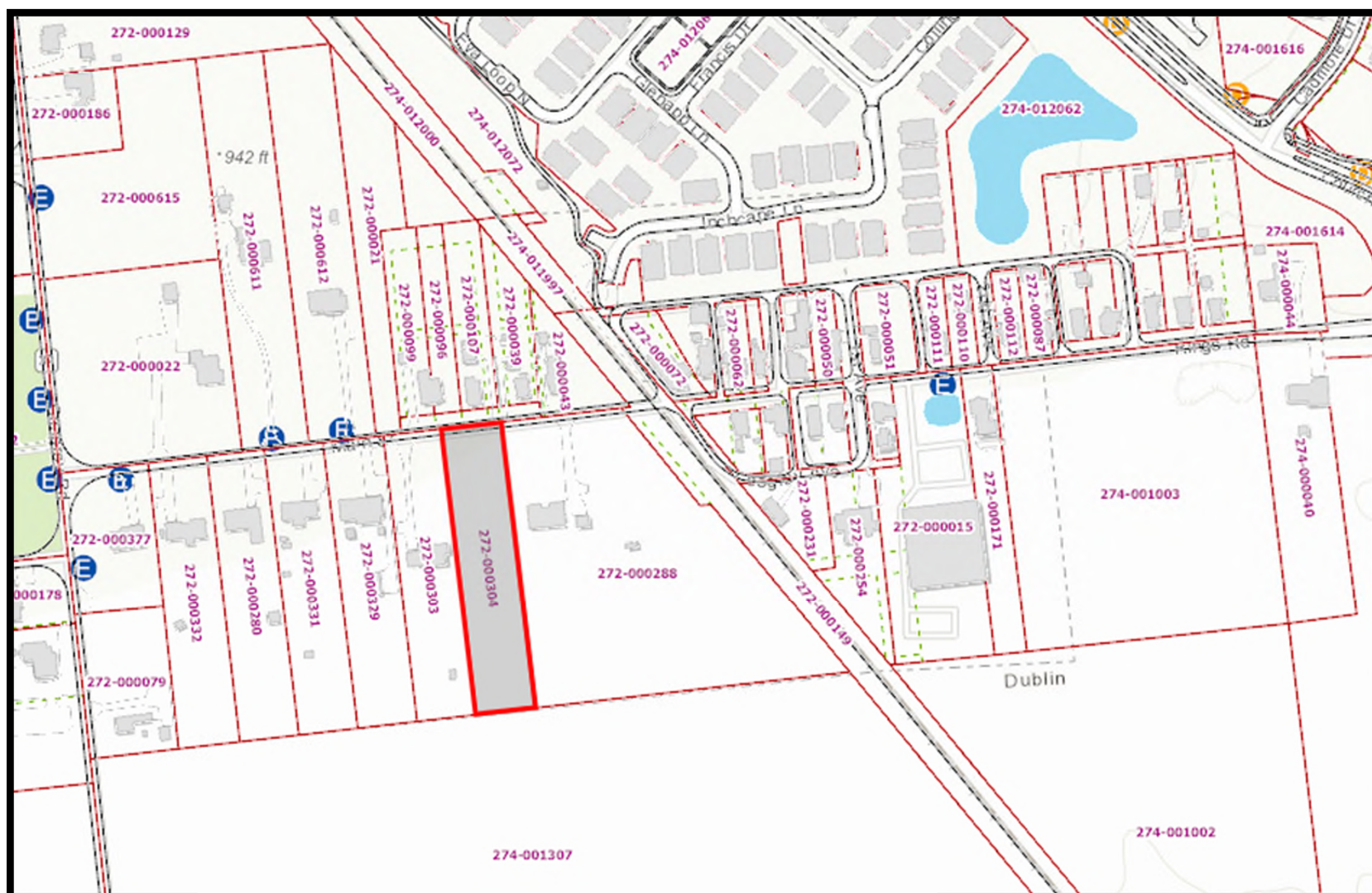
7029 Rings Road, Dublin, Ohio 43016

Washington Township Architectural Review Board
August 17, 2026

The Property



- 7029 Rings Road, Dublin, Ohio 43016
- Parcel No. 272-000304-00
- Approximately 1.337 acres
- Zoned Suburban Residential
- Village Center Overlay District



Property Timeline

- Property sold 5 times since 2019
- The property sat vacant and undeveloped
- Prior to purchasing the property, Ms. Frye researched the property and zoning restrictions to ensure she could build the appropriate size home for her family
- Ms. Frye then spent two years securing septic approval
- Both septic and water permits now approved
 - Septic Permit #2026029 — approved May 19, 2026
 - Private Water System Permit #2026040 — approved June 4, 2026

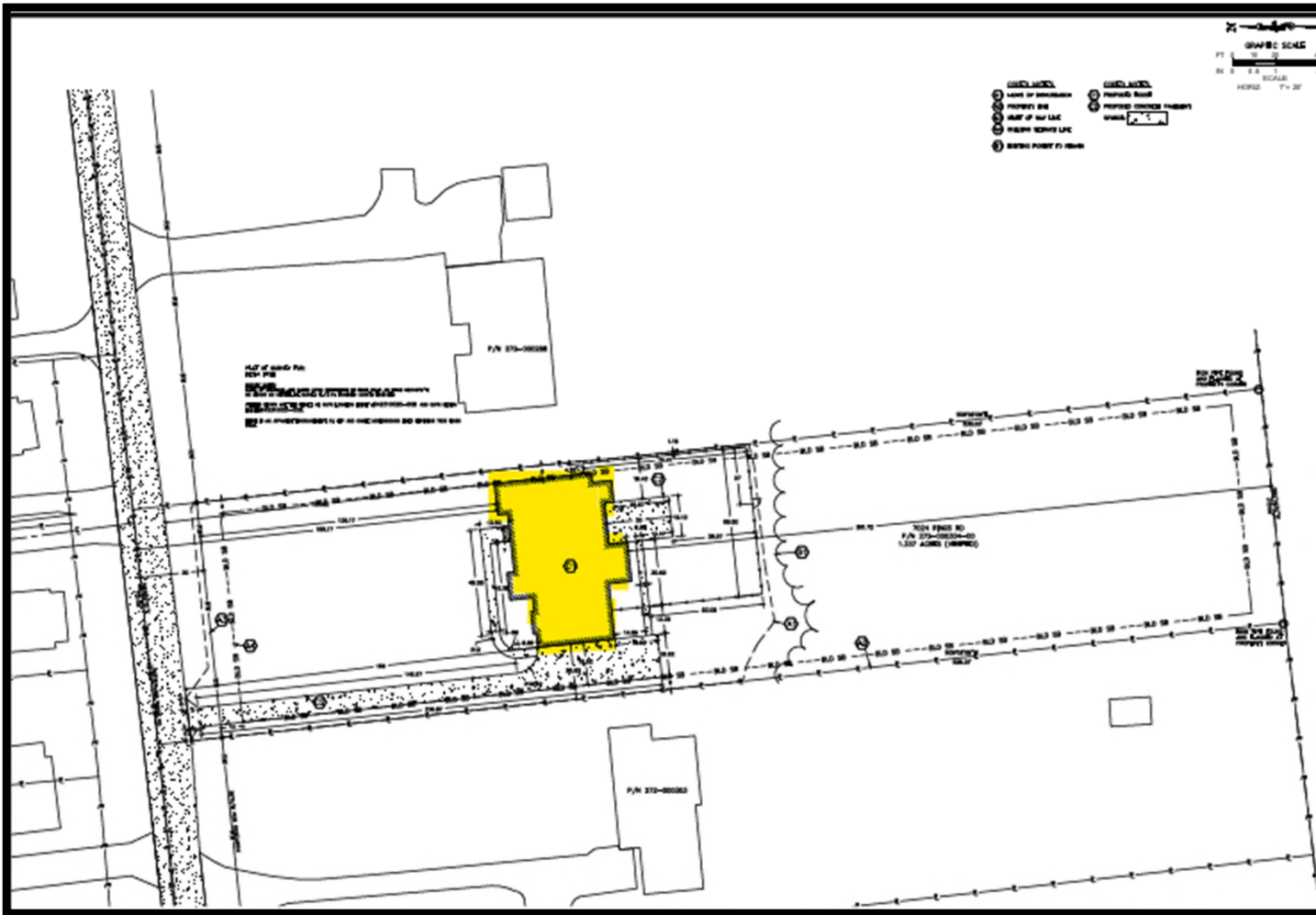
Project Timeline

- Engaged in the informal review process with Zoning Officer Eric Richter, as encouraged under the Zoning Resolution (§705.0231)
- The stated intent was always a 4–5 bedroom single-family home — this was known throughout the process
- The original design concept was a coastal/modern style home
- Mr. Richter provided feedback that the coastal/modern aesthetic was not desired for the Amlin village character

Based on staff feedback, the Fries made significant design changes:

- Removed coastal/modern aesthetic
- Raised roof pitch lines for a more traditional look
- Added stone masonry/veneer work
- Incorporated stucco exterior — consistent with rural village character
- Added heavy timber posts and pergola elements
- Adopted a farmhouse architectural style appropriate to Amlin

Site Plan



The Home



The Home



The Home as Viewed from the Road



All Measurable Standards Met

Applicable provisions of the General Development Standards

- ✓ Minimum lot size 7,000 square feet
- ✓ Maximum lot coverage of 50%
- ✓ Minimum lot width of 50 feet and lot depth of 150 feet
- ✓ Minimum total side yard of 10 feet, with 5 foot minimum per side
- ✓ Minimum front yard 25 feet
- ✓ Minimum rear yard 15 feet
- ✓ Minimum 1,000 square feet of living space

Architectural Review Compliance

Mandatory Standards

- ✓ Structure shall not exceed two stories or 35 feet in height
- ✓ Building fronts shall face a public street
- ✓ There shall be no front yard parking spaces or turning pavement

Advisory Guidelines

- ✓ New buildings should be compatible in size, scale, mass, exterior materials and roods with existing buildings
- ✓ Exterior colors should be compatible with the existing atmosphere
- ✓ Exterior mechanical systems should be installed in places where visually unobtrusive
-  Covered porches should be considered for new one-family dwelling structures, which porches should extend a minimum of eight (8) feet from the front of the house long at least two-thirds (2/3) of the width of the front facade

Staff Report and Application

- Site plan for zoning compliance review submitted July 2, 2026
- Staff report issued July 20, 2026 identified two provisions for discussion:
 1. Size and Scale (§ 640.050.1): Staff determined the home did not appear compatible in size based on a square footage comparison to neighboring homes
 2. Front Porch (§ 640.050.4): Staff notes the proposed porch does not span two-thirds of the front facade width
- Submitted application seeking a Zoning Certificate from the Architectural Review Board

Section 640.050 of the Zoning Resolution Sets Forth Advisory Guidelines

640.050 **Architectural Guidelines.** All construction should be architecturally appropriate for a rural village. The following guidelines shall apply to all new structures and shall serve as general design goals for all remaining structures within the Village Center Overlay District:

- 1) **Residential Atmosphere.** New buildings should be compatible in size, scale, mass, exterior materials and roofs with existing buildings. Exterior colors should be compatible with the existing atmosphere.
- 4) **Porches.** Covered porches should be considered for new one-family dwelling structures, which porches should extend a minimum of eight (8) feet from the front of the house along at least two-thirds (2/3) of the width of the front facade.

Under Ohio law, Sections 640.050.1 and 640.050.4 Are Advisory and Discretionary

The word “should” imposes no duty on respondents . . . [T]he word ‘shall’ establishes a mandatory duty, but the word ‘should’ requires the use of discretion and judgment.” *State ex rel. Law Office Pub. Def. v. Rosencrans*, 2006-Ohio-5793, ¶ 31, citing *Dunlap v. W.L. Logan Trucking Co.*, 2005-Ohio-2386, ¶ 16 (10th Dist.).

Holding Private Property Owners to Vague Compatibility Standards Violates the Law

“[A] law is void for vagueness if persons of common intelligence must necessarily guess at its meaning. In this instance, a person of common intelligence would necessarily be required to guess what is meant by ‘consistent’ and ‘compatible’ with the neighborhood [The zoning ordinance] does not provide fair notice of what a proposed lot must look like to be deemed ‘consistent’ and ‘compatible’ with the neighborhood characteristics so as to comport with basic notions of due process. Therefore, as applied to appellant’s application . . . [the zoning ordinance] is void-for-vagueness.”

Compass Homes, Inc. v. City of Upper Arlington Bd. of Zoning & Planning, 2023-Ohio-2744, ¶ 20 (10th Dist.)

The Proposed Home Satisfies Section 640.050.1



6891 Rings Rd



7100 Rings Rd



7035 Rings Rd



7034 Rings Rd

The Proposed Home Satisfies Section 640.050.1

- The purpose of the Architectural Review Board is to evaluate visual impact and character
- From Rings Road, what you see is:
 - A farmhouse-style home with traditional materials
 - A building that is under 30 feet tall
 - Stone, stucco, and heavy timber
- Sits over 169 feet back from the property line minimizing visual impact
- Many existing homes along Rings Road are single-story but equally wide from the street view
- The additional square footage comes from the second story and depth of the lot — not from an oversized street presence

The Proposed Porch Satisfies the Purpose and Intent of Section 640.050.4

*"Covered porches **should** be considered for new one-family dwelling structures, which porches **should** extend a minimum of eight (8) feet from the front of the house along at least two-thirds (2/3) of the width of the front facade."*



- The home includes a covered front porch that extends 8 feet from the front of the house
- Extending to 2/3 of the facade was studied — it compromised the architectural design
- The width of the porch is a deliberate design choice that better suits the home

Request for Zoning Certificate

The proposed home meets every requirement of the Zoning Resolution. We respectfully request that the Washington Township Architectural Review Board approve the Zoning Certificate.