



Orange Township Board of Zoning Appeals

Orange Township Hall – Moffett Room
1680 E. Orange Rd. Lewis Center, OH 43035
Thursday, June 12th, 2025
6:00 p.m.

1. Call roll for board members
2. Swearing in of witnesses

“Anyone who intends to testify, please raise your right hand and be sworn. Do you solemnly swear that the testimony that you shall give shall be the truth, the whole truth, and nothing but the truth? State “I do” and when it’s your turn to offer testimony, please state your full name, address, and affirm that you’ve been sworn in.

3. New Business

a. Application #VA-25-07

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| Applicant/Owner: | Richard E. Bale |
| Site: | 6210 Bale-Kenyon Road, Lewis Center, OH 43035 (PID# 318-143-01-001-000) |
| Zoning: | Farm Residential (SFPRD) District |
| Request: | Seeking an area variance from the Orange Township Zoning Resolution Section 7.06(a) to allow a new parcel to be less than the minimum allowable lot area. |

b. Application #VA-25-08

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| Applicant/Owner: | Joseph & Ann Johnston |
| Site: | 7001 Holderman Street, Lewis Center, OH 43035 (PID# 318-2410-25-016-000) |
| Zoning: | Single Family Planned Residential (SFPRD) District |
| Request: | Seeking an area variance from Rezoning Case #12451 Glen Oak, to allow for a sports court to encroach into the thirty-five foot (35'0") rear yard setback. |

c. Application #CU-25-09

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| Applicant: | Sign Vision CO |
| Owner(s): | NewGen Racquet Club LLC |
| Site: | 6853 Green Meadows Drive, Lewis Center, OH 43035 (PID# 318-230-25-001-001) |
| Zoning: | Planned Commercial and Office (PC) District |
| Request: | Seeking a conditional use from the Orange Township Zoning Resolution Section 22.04 to allow for the installation of a monument style sign. |

d. Application #VA-CU-25-10

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|-------------------------|---|
| Applicant/Owner: | Nationwide Realty Investors |
| Site: | 100 Green Meadows Drive S., Lewis Center, OH 43035 (PID# 318-342-02-004-000) |
| Zoning: | Planned Commercial and Office (PC) District |
| Request: | Seeking (4) area variances from Orange Township Zoning Resolution Article 22 to allow for a monument sign that exceeds the maximum allowable display area, exceeds the maximum permitted height, to have a base that is less than the width of the display area, and to exceed the restriction of one freestanding sign per parcel. Also seeking a Conditional Use from the Orange Township Zoning Resolution to allow for a monument sign. |

e. Application #VA-CU-25-11

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|-------------------------|--|
| Applicant/Owner: | Nationwide Realty Investors |
| Site: | 370 Green Meadows Drive S., Lewis Center, OH 43035 (PID# 318-313-05-001-000) |
| Zoning: | Planned Commercial and Office (PC) District |
| Request: | Seeking (3) area variances from Orange Township Zoning Resolution Article 22 to allow for a monument sign that exceeds the maximum allowable display area, exceeds the maximum permitted height, and to have a base that is less than the width of the display area. Also seeking a Conditional Use from the Orange Township Zoning Resolution to allow for a monument sign. |

- 4. Approval of Minutes Approval of March 20, 2025 Minutes (CU-25-02 & VA-25-03)**
- 5. Approval of Minutes Approval of April 17, 2025 Minutes (VA-CU-25-04 & VA-CU-25-05)**
- 6. Approval of Minutes Approval of May 15, 2025 Minutes (VA-CU-25-04 & VA-25-06)**
- 7. Adjournment of meeting**