



Orange Township Board of Zoning Appeals

Orange Township Hall – Moffett Room
1680 E. Orange Rd. Lewis Center, OH 43035
Thursday, November 20th, 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-25-23

Applicant:	Revive My Home Remodeling c/o Michael Pirwitz
Owner:	Christopher Mabry
Site:	2495 Roe Dr., Lewis Center, OH 43035 (PID# 318-133-15-016-000)
Zoning:	Single Family Planned Residential (SFPRD) District
Request:	Seeking an Area Variance from Rezoning Case #3752 Cross Creek to allow for a deck to encroach into the thirty foot (30'0') rear yard setback.

b. Application #CU-25-24

Applicant/Owner:	Erin Kieser
Site:	7343 Africa Rd., Galena, OH 43021 (PID #318-414-01-019-000)
Zoning:	Farm Residential (FR-1) District
Request:	Seeking a Conditional Use from the Orange Township Zoning Resolution Section 7.04 (a) to allow for a home based business (home occupation) which includes an office, inside storage of supplies and parking of company vehicles for a small roofing company. This business will not have any retail activity or customer traffic.

c. Application #VA-CU-25-25

Applicant:	John Hamlett, The Cleary Company
Owner:	Anthony J Petitti
Site:	8090 Orange Ave., Delaware, OH 43015 (PID #318-233-03-001-000)
Zoning:	Farm Residential (FR-1) District
Request:	Seeking a conditional use for the enlargement of a non-conforming structure as per Orange Township Zoning Resolution Section 24. Also seeking an area variance from Orange Township Zoning Resolution Section 24.03(e) for an enlargement of a non-conforming use exceeding 50% of the existing non-conformity.

d. Application #VA-25-26

Applicant:	DaNite Sign Company, Logan Dilts
Owner:	Tom Pritchard, Creative Palette
Site:	8337 Green Meadows Dr., Lewis Center, OH 43035 (PID #318-313-04-007-000)
Zoning:	Planned Industrial (PI) District
Request:	Seeking an Area Variance from the Orange Township Zoning Resolution for a wall sign to be above the allowed height of fifteen feet (15'0")

4. **Approval of Minutes Approval of August 28, 2025 Minutes (Zoning Resolution Rewrite Discussion)**
5. **Approval of Minutes Approval of September 18, 2025 Minutes (VA-CU-25-15; VA-25-17; VA-25-18; & VA-25-19)**
6. **Approval of Minutes Approval of October 16, 2025 Minutes (VA-25-20; CU-25-21; & VA-25-22)**
7. **Adjournment of meeting**