



Orange Township Board of Zoning Appeals

Orange Township Hall – Moffett Room
1680 E. Orange Rd. Lewis Center, OH 43035
Thursday, May 21st, 2026
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. Old Business

- a. Application #VA-26-06 *continued from 4/16*

Applicant:	Andrew Ong
Owner(s):	Ignition Holdings LLC c/o William Russmann
Site:	10030 Columbus Pike, Lewis Center, OH 43035 (PID# 318-334-01-003-000)
Zoning:	Planned Commercial and Office (PC) District
Request:	Seeking five (5) Area Variances from Orange Township Zoning Resolution Article 21.04.C to allow a plan with five (5) warehouse buildings to encroach into the one hundred feet (100'-0") setback to the west, south and north.

4. New Business

- a. Application #VA-26-08

Applicant/Owner:	Zachary and Lisa Austin
Site:	7720 Bale-Kenyon Road, Lewis Center, OH 43035 (PID# 318-414-02-008-000)
Zoning:	Farm Residential (FR-1) District
Request:	Seeking an Area Variance from Orange Township Zoning Resolution Article 20.01.A (2) to allow for the parking of trailers and a recreational vehicle, behind an existing privacy fence and in front of the front build line.

b. Application #VA-26-09

Applicant:	David Smallwood
Owner:	Adam Moritz
Site:	3730 Nicoya Ct., Lewis Center, OH 43035 (PID# 318-413-04-104-000)
Zoning:	Single Family Planned Residential (SFPRD) District
Request:	Seeking an Area Variance from Rezoning Case #1467 Nicoya to allow for a garage and breezeway to encroach six feet, eight inches (6'-8") into the thirty feet (30'-0") rear yard setback and four inches (4") into the fifteen feet (15') side yard setback.

5. **Approval of Minutes Approval of March 19, 2026, Minutes (VA-CU-26-03)**
6. **Approval of Minutes Approval of April 16, 2026, Minutes (VA-CU-26-04; VA-26-05; VA-26-06 & VA-26-07)**
7. **Adjournment of meeting**