



# Orange Township Board of Zoning Appeals

Orange Township Hall – Moffett Room  
1680 E. Orange Rd. Lewis Center, OH 43035  
Thursday, June 18th, 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. New Business

#### a. Application #VA-26-10

<b>Applicant:</b>	Plan 4 Land LLC
<b>Owner:</b>	Joseph T. III Pichert & Jennifer M. Pichert
<b>Site:</b>	8023 W. Orange Ave, Delaware, Ohio 43015 (PID# 318-233-04-003-002)
<b>Zoning:</b>	Farm Residential (FR-1) District
<b>Request:</b>	Seeking an Area Variance from Orange Township Zoning Resolution Article 7.01.A to allow for an accessory structure to encroach fifteen feet, (15'-0") into the twenty five feet (25'-0") side yard setback.

#### b. Application #VA-26-11

<b>Applicant/Owner:</b>	Erik Bertelsen
<b>Site:</b>	18 Butterfield Lane, Powell, OH 43065 (PID# 318-324-07-008-000)
<b>Zoning:</b>	Single Family Planned Residential (SFPRD) District
<b>Request:</b>	Seeking an Area Variance from Rezoning Case #547 Green Meadows Village to allow for an accessory structure to encroach nineteen feet, (19'-0") into the twenty five feet (25'-0") rear yard setback.

**c. Application #VA-26-12**

<b>Applicant:</b>	Shawn Hensley c/o Creekside Coverings
<b>Owner:</b>	Dan & Alexis Cousineau
<b>Site:</b>	1719 Sunflower St., Lewis Center, OH 43035 (PID# 318-240-36-001-000)
<b>Zoning:</b>	Single Family Planned Residential (SFPRD) District
<b>Request:</b>	Seeking an Area Variance from Rezoning Case #12451 Estates of Glen Oak to allow for an accessory structure to encroach fourteen feet, nine inches (14'-9") into the thirty five feet (35'-0") rear yard setback.

4. **Approval of Minutes Approval of April 16, 2026, Minutes (VA-CU-26-04; VA-26-05; VA-26-06 & VA-26-07)**
5. **Approval of Minutes Approval of May 21, 2026, Minutes (VA-CU-26-06; VA-26-08; & VA-26-09)**
6. **Adjournment of meeting**