



Orange Township Board of Zoning Appeals

Orange Township Hall – Moffett Room
1680 E. Orange Rd. Lewis Center, OH 43035
Thursday, October 15th, 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-26-16 *continued from 9/17*

Applicant:	Trillium Builders, LLC
Owner:	Arhas Luxury Homes LLC
Site:	5301 Maple Dr., Lewis Center, OH 43035 (PID# 318-210-19-034-000)
Zoning:	Single Family Planned Residential (SFPRD) District
Request:	Seeking three (3) Area Variances from Rezoning Case #ZON-22-04 Evans Farm to allow for a residence to encroach into the thirty-five feet (35'0") rear yard setback and to allow two (2) window wells to encroach into the six feet (6'0") side yard setback.

4. New Business

a. Application #VA-26-17

Applicant/Owner:	Brad and Shaneen Beamish
Site:	3379 Abbey Knoll Dr., Lewis Center, OH 43035 (PID# 318-134-10-005-000)
Zoning:	Single Family Planned Residential (SFPRD) District
Request:	Seeking an Area Variance from Rezoning Case #13250 McCammon Chase to allow for a structure to encroach into the thirty-five feet (35'0") rear yard setback.

b. Application #VA-26-18

Applicant:	Cindy Vellucci c/o Archer Corporation
Owner:	Meijer Limited Partnership
Site:	8872 Columbus Pike, Lewis Center, OH 43035 (PID# 318-324-02-003-003)
Zoning:	Planned Commercial and Office (PC) District
Request:	Seeking a Use Variance to allow the replacement of an existing Electronic Message Center sign with a new Electronic Message Center sign.

c. Application #VA-26-19

Applicant:	Patrick Miller
Owner:	Christopher & Heather Black
Site:	724 W Orange Rd., Delaware, OH 43015 (PID# 318-233-03-020-001)
Zoning:	Farm Residential (FR-1) District
Request:	Seeking an Area Variance from Zoning Resolution Section 7.01 to allow for a residence to encroach into the sixty feet (60'0") rear yard setback.

5. Approval of Minutes Approval of September 17, 2026, Minutes (CU-26-15 & VA-26-16)

6. Adjournment of meeting