Orange Township Board of Zoning Appeals

Orange Township Hall – Moffett Room
1680 E. Orange Rd. Lewis Center, OH 43035
Thursday, November 19th, 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-26-19** *continued from 10/15*

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.

4. **New Business**

   a. **Application #VA-26-20**

Applicant/Owner:	Ryan & Joanna Stubenrauch
Site:	3255 Alum Trail Place, Lewis Center, OH 43035 (PID# 318-120-16-027-000)
Zoning:	Single Family Planned Residential (SFPRD) District
Request:	Seeking an Area Variance from Rezoning Case #4049 Willow Springs North to allow for a structure to encroach into the one hundred eighteen feet (118'0") no build zone.

b. Application #VA-26-21

Applicant:	Ciminello's Landscape Design, Inc.
Owner:	James & Gina Logue
Site:	4900 Tralee Lane, Westerville, OH 43082 (PID# 318-140-18-014-000)
Zoning:	Single Family Planned Residential (SFPRD) District
Request:	Seeking an Area Variance from Rezoning Case #12-0223 Sanctuary at the Lakes to allow for a structure to encroach into the thirty-five feet (35'0") rear yard setback.

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

6. **Approval of Minutes Approval of October 15, 2026, Minutes (VA-26-16; VA-26-17; VA-26-18 & VA-26-19)**

7. **Adjournment of meeting**