

BOARD OF ZONING APPEALS MEETING AGENDA - 2005

DECEMBER 20, 2005

Application BZA 2005-25 (Mark Joseph Homes), requesting a variance due to an encroachment into the side setback in accordance with §402.06 of the Genoa Township Zoning Code, on Lot #3862 of the Augusta Woods subdivision, 4802 Augusta Woods Court, in a Suburban Residential (SR) Zoning District. **APPROVED**

Application BZA 2005-26 (Freeman), requesting a variance in accordance with §506.03 of the Genoa Township Zoning Code to allow a fence exceeding the maximum height permitted at the property line parallel with Maxtown Road, on Lot #3170 of the Northern Lakes subdivision, 6977 Seafield Court, in a Planned Residential (PD-1) Zoning District. **APPROVED**

NOVEMBER 22, 2005, 7:00 P.M.

Application BZA 2005-24 (Conner), requesting a variance to allow a fence to exceed the maximum height restriction established in accordance with §506.03 of the Genoa Township Zoning Code, along Maxtown Road on Lot 4650 of the Whitetail Meadows subdivision, 7009 Whitetail Lane, in a Suburban Residential (SR) Zoning District. **APPROVED**

NOVEMBER 1, 2005, 7:00 P.M.

Application BZA 2005-20 (Walnut Grove Estates), requesting a variance in accordance with §524.24 and 403.062(a) of the Genoa Township Zoning Code, seeking a reduction of the Final Development Plan imposed minimum rear setback and code required distance a building shall be offset from an adjacent residential property line on Lot #7069, 6820 Mahogany Drive, located in the Walnut Grove Estates subdivision, a Planned Residential (PD-1) Conservation Zoning District. **DENIED**

Application BZA 2005-21 (Walnut Grove Estates), requesting a variance in accordance with §403.062(a) of the Genoa Township Zoning Code, seeking a reduction of the code required distance a building shall be offset from an adjacent residential property line on Lot #7068 of the Walnut Grove Estates subdivision, 6810 Mahogany Drive, located in a Planned Residential (PD-1) Conservation Zoning District. **DENIED**

Application BZA 2005-22 (Walnut Grove Estates), requesting a variance in accordance with §524.20(f)2 of the Genoa Township Zoning Code, seeking a reduction of the minimum distance the structure is required to be setback from the designated conservation open space area adjacent to Lot #7058, 5089 Nyah Court, located in the Walnut Grove Estates Subdivision, a Planned Residential (PD-1) Conservation Zoning District. **DENIED**

OCTOBER 25, 2005, 7:00 P.M.

Application BZA 2005-23 (Virginia Homes/Centex Homes), in accordance with §§403.04(j) and 530.01 of the Genoa Township Zoning Code, have requested a temporary Conditional Use Permit for a special event to conduct the 2006 Building Industry Association of Central Ohio's Parade of Homes at the Sheffield Park subdivision, north of Big Walnut Road on Worthington Road, a Planned Residential (PD-1) Zoning District. **APPROVED**

SEPTEMBER 27, 2005, 7:00 P.M.

Application BZA 2005-15 (Conrath/P2K Builders), requesting a variance in accordance with §403.061(a) of the Genoa Township Zoning Code due to encroachment into the required minimum front yard setback concurrently with Genoa Township administratively requesting a variance in accordance with §539.03 of the Genoa Township Zoning Code due to a driveway setback non-compliance on Lot #6003 of the Highland Hills at the Lakes Subdivision, 5875 Highland Hills Drive, located in a Planned Residential (PD-1) Zoning District. **APPROVED**

Application BZA 2005-18 (Hill), requesting a variance in accordance with §401.06(e) of the Genoa Township Zoning Code for a reduction of the required minimum front setback on property at 7253 Lewis Center Road, located in a Rural Residential (RR) Zoning District. **APPROVED**

Application BZA 2005-19 (McCall), requesting a variance in accordance with §403.061(a) of the Genoa Township Zoning Code due to encroachment into the required minimum front setback on Lot 5995 of the Highland Hills at the Lakes subdivision, 5243 Royal County Down, located in a Planned Residential (PD-1) Zoning District. **APPROVED**

AUGUST 23, 2005, 7:00 P.M.

Application BZA 2005-16 (Bucklew), requesting a variance in accordance with §401.06(f) of the Genoa Township Zoning Code due to encroachment of the required minimum side yard setback at 6567 Sunbury Road, located in a Rural Residential (RR) Zoning District. **APPROVED**

Application BZA 2005-17 (Kezer), requesting a variance in accordance with §401.06(f) of the Genoa Township Zoning Code due to encroachment of the required minimum side yard setback at 6990 Sunbury Road, located in a Rural Residential (RR) Zoning District. **APPROVED**

JULY 26, 2005, 7:00 P.M.

Application BZA 2005-13 (Romanelli & Hughes/Novak/Goodman), requesting a variance at 5604 Salem Drive to build a fence at the rear of Lot 7131, in a designated no build/tree preservation zone established per the Final Development Plan of the Willow Bend subdivision in accordance with §524.24 of the Genoa Township Zoning Code for Planned Residential Zoning Districts. **DENIED**

Application BZA 2005-14 (Schirtzinger), requesting a variance in accordance with §539.03 of the Genoa Township Zoning Code due to a driveway setback non-compliance on Lot 4834 of the

Westerville Reserve subdivision, located at 7790 Mikayla Drive, in a Planned Residential (PD-1) Zoning District. **APPROVED**

JUNE 28, 2005, 7:00 P.M.

Application BZA 2005-11 (Robert S. Offutt), requesting a variance in accordance with §524.24 of the Genoa Township Zoning Code for a reduction of the minimum side yard setback required per the final development plan for the Highland Lakes East subdivision, on Lot #5006, located at 6237 Champions Drive, in a Planned Residential (PD-1) Zoning District.

APPROVED

Application BZA 2005-12 (Alan & Amy Bumpus), requesting a variance in accordance with §505.02 of the Genoa Township Zoning Code for a reduction of the required minimum rear yard setback for an accessory structure on Lot #1725 of the Maple Run Subdivision, located at 6316 Char Mar Drive, in a Suburban Residential (SR) Zoning District. **APPROVED**

MAY 24, 2005, 7:00 P.M.

Application BZA 2005-08 (Thomas & Rebecca Bray), requesting a variance in accordance with §508.03 of the Genoa Township Zoning Code to waive the fence requirement for a swimming pool on Lot 1271 of the West Shore Subdivision, 4199 South Old 3C Highway, in a Rural Residential (RR) Zoning District. **APPROVED**

Application BZA 2005-09 (Britt, et al. c/o City of Westerville), requesting a variance pursuant to §503 of the Genoa Township Zoning Code for reduction of the minimum required lot size due to formal acquisition of right-of-way on Parcel #31734105003000 located on Maxtown Rd., in a Rural Residential (RR) Zoning District. **APPROVED**

Application BZA 2005-10 (Anthony & Beverly Sewell), requesting a variance pursuant to §§ 401.06(e) and 803.01 of the Genoa Township Zoning Code, seeking a reduction of the minimum required front setback for an addition being proposed to an existing non-conforming structure located at 4687 S. Old 3C Highway, in a Rural Residential (RR) Zoning District. **APPROVED**

APRIL 26, 2005, 7:00 P.M.

Application BZA 2005-07 (Marc & Marsha Gerken), requesting a variance in accordance with §401.06(e) of the Genoa Township Zoning Code for a reduction of the minimum required front yard setback for property located at 8301 Oxbow Road, in a Rural Residential (RR) Zoning District. **APPROVED**

Application BZA 2005-08 (Thomas & Rebecca Bray), requesting a variance in accordance with §508.03 of the Genoa Township Zoning Code to waive the fence requirement for a swimming pool on Lot 1271 of the West Shore Subdivision, 4199 South Old 3C Highway, in a Rural Residential (RR) Zoning District. **TABLED TO 5/24/05**

MARCH 22, 2005, 7:00 P.M.

Application BZA 2005-05 (Michael & Jennifer Davis/Richard & Michelle Wilkes), requesting a variance in accordance with §524.24 of the Genoa Township Zoning Code for an encroachment of the driveway on 7124 Hawksbeard Drive, into the tree preservation/no-build zone along the northern property line of 7111 Nightshade Drive required per the original Final Development Plan for Lot #6156, recorded in Phase 10 of the Sherbrook subdivision, a Planned Residential (PD-1) Zoning District. **APPROVED**

Application BZA 2005-06 (Richard & Michelle Wilkes), requesting a variance in accordance with §§ 403 and 524.24 of the Genoa Township Zoning Code for an encroachment of their driveway on the abutting designated open space Lot #6198, recorded on the final plat of Sherbrook, Phase 10, as Reserve D, required per the original Planned Residential (PD-1) Zoning District Final Development Plans for said lot. **APPROVED**

FEBRUARY 22, 2005, 7:00 P.M.

Application BZA 2005-02 (Michael Valdez), requesting a variance in accordance with §§ 505.01 and 506.03 of the Genoa Township Zoning Code due to an encroachment of the side yard setback for an accessory structure and a fence exceeding the height restriction along Sunbury Road on Parcel #31742404013000, located immediately east of Lot #2762 of the Harvest Wind Subdivision, 6593 Meadow Glen South, in a Planned Residential (PD-1) Zoning District. **APPROVED FOR ACCESSORY STRUCTURE; DENIED FOR FENCE**

Application BZA 2005-03 (Bob Webb Homes), requesting a variance in accordance with §524.22 of the Genoa Township Zoning Code for an encroachment into the side yard setback required per the Final Development Plan for the Harvest Wind Subdivision, on Lot #5600, at 7559 Adcock Road, in a Planned Residential Development (PD-1) Zoning District. **APPROVED**

Application BZA 2005-04 (William & Susan Parsons), requesting a variance in accordance with §§505.01 and 505.04 of the Genoa Township Zoning Code due to an encroachment of the side yard setback and an increase of the maximum allowable square footage for an accessory structure on Lot #114 of the Maple-Mil Subdivision, at 6895 Sunbury Road, in a Suburban Residential (SR) Zoning District. **APPROVED**

JANUARY 25, 2005, 7:00 P.M.

Application BZA 2005-01 (Jeff Ramm), requesting a variance in accordance with §506.03 of the Genoa Township Zoning Code for construction of a fence on property located at 4340 Sunbury Road, in a Rural Residential (RR) Zoning District. **DENIED**