

BOARD OF ZONING APPEALS MEETING AGENDA - 2006

DECEMBER 19, 2006

Application BZA 2006-29 (Romanelli & Hughes), requesting a Conditional Use Permit for two permanent identification signs for a residential subdivision on Lot 7458 at the entrance to the Estates of Medallion, located on Sunbury Road, a Suburban Residential (SR) Zoning District. **APPROVED**

NOVEMBER 28, 2006

Application BZA 2006-24 (Romanelli), requesting a variance to §524.24 of the Genoa Township Zoning Code in accordance with the Final Development Plan for the Harvest Wind subdivision, for an encroachment into the side setback on Lot #4504, 6244 Spring Run Drive, a Planned Residential (PD-1) Zoning District. **APPROVED**

Application BZA 2006-27 (Copeland), requesting a variance to §506.03 of the Genoa Township Zoning Code due to an encroachment of a fence exceeding the maximum allowable height located between the street right-of-way line and building setback line on property located at 6167 Sunbury Road, a Rural Residential (RR) Zoning District. **APPROVED**

Application BZA 2006-28 (O'Donnell), requesting a variance to §402.06(b) of the Genoa Township Zoning Code for a reduction of the required 60-foot lot frontage at the right-of-way line for a flag lot to be split in the future from an existing 4.162 acre parcel at 5707 South Old 3C Highway, a Suburban Residential (SR) and Rural Residential (RR) Zoning District. **APPROVED**

OCTOBER 24, 2006

Application BZA 2006-25 (The Zeppernick Company, LLC), requesting a variance to the Genoa Township Zoning Code §401.07.5(D)(1) to exceed the maximum allowed dwelling unit density in a Planned Rural Residential Conservation District (PRRCD) for a future development to be proposed on a total of 117.29 acres, located on the East and West sides of Old 3C Highway, North of Oxbow Road, currently zoned a rural Residential (RR) District. **DENIED**

Application BZA 2006-26 (Bushong), requesting a variance to §402.06(f) of the Genoa Township Zoning Code, to reduce the minimum required side yard setback on Lot #2544 in the Highland Lakes East subdivision, 5445 Cypress Court, a Suburban Residential (SR) Zoning District. **APPROVED**

SEPTEMBER 26, 2006

Application BZA 2006-23 (Robinson Coury Funding Group, LLC), requesting a variance to §402.06(g) of the Genoa Township Zoning Code on Lot 7330 of the Manors at Willow Bend subdivision, 5607 Jeffries Court, a Suburban Residential (SR) Zoning District. **APPROVED**

AUGUST 22, 2006

Application BZA 2006-20 (Kramer), requesting a variance to §505.01 of the Genoa Township Zoning Code to permit an accessory structure in a non-compliant location on Lot 884 in the Lake of the Woods subdivision, 9360 White Oak Lane, a Rural Residential (RR) Zoning District. **APPROVED**

Application BZA 2006-21 (O'Donnell), requesting a variance to §401.06(a) of the Genoa Township Zoning Code to permit the creation of a new buildable lot containing less than the required minimum lot area pending a future lot split of a 4.126 acre property located at 5707 S. Old 3C Highway, a Rural Residential (RR) Zoning District. **DENIED**

Application BZA 2006-22 (Zeppernick Co.), requesting variances to the Genoa Township Zoning Code Sections 401.075(C)(2), 401.07.6(A) and 524.12 to allow 5.8 acres of private property to be included in the calculation of open space to comply with the green space requirements of a proposed new Planned Rural Residential Conservation Development (PRRCD), and to 401.07.5(D)(1) to permit more than the maximum allowed dwelling unit density as a result of the number of buildable lots requested with the proposed Development Plan submitted for a total of 117.29 acres located on the east and west sides of Old 3C Highway, north of Oxbow Road, currently zoned Rural Residential (RR) District. **WITHDRAWN**

JULY 25, 2006

No Hearings – Meeting Cancelled

JUNE 27, 2006

Application BZA 2006-18 (Sill), requesting a variance to §524.24 of the Genoa Township Zoning Code in accordance with the Final Development Plan for the Willow Bend subdivision, for an encroachment into a designated Tree Preservation Zone on Lot #7112, 5653 Salem Drive, a Planned Residential (PD-1) Zoning District. **APPROVED**

Application BZA 2006-19 (Link), requesting a variance to §803.01 of the Genoa Township Zoning Code to permit an addition to a non-conforming structure with encroachment into the minimum required front setback on property located at 3392 Sunbury Road, a Rural Residential (RR) Zoning District. **APPROVED**

MAY 23, 2006

Application BZA 2006-17 (Kaplan), requesting a Conditional Use Permit for a home occupation on property located at 8330 Oxbow Drive, a Rural Residential (RR) Zoning District. **DENIED**

APRIL 25, 2006

Application BZA 2006-14A (Frey), requesting a variance to §524.24 of the Genoa Township Zoning Code in accordance with the Final Development Plan for the Willow Bend subdivision, for an encroachment in a designated Tree Preservation Zone on Lot #7127, 5555 Salem Drive, a Planned Residential (PD-1) Zoning District. **DENIED**

Application BZA 2006-15 (Holderbaum), requesting a Conditional Use Permit for a home occupation on property located at 5240 Worthington Road, a Rural Residential (RR) Zoning District. **APPROVED**

Application BZA 2006-16 (Mason), requesting a variance to §505.04 of the Genoa Township Zoning Code to permit a future lot split with an existing accessory structure which will exceed the permitted maximum square footage on the new lot on property located at 8407 Lewis Center Road, a Rural Residential (RR) Zoning District. **APPROVED**

MARCH 28, 2006

Application BZA 2006-12 (Anthony), requesting a variance to §524.24 of the Genoa Township Zoning Code in accordance with the Final Development Plan for the Oaks at Highland Lakes subdivision to permit a fence in a designated No Build Zone on Lot #5872, 5220 Alston Grove Drive, a Planned Residential (PD-1) Zoning District. **DENIED**

Application BZA 2006-13 (Weisenstein), requesting a variance to §505.01 of the Genoa Township Zoning Code for an existing accessory building located within the required front yard at 5929 Big Walnut Road, a Planned Residential (PD-1) Zoning District. **APPROVED**

Application BZA 2006-14 (Barrett Mortgage), requesting a variance to §402.06(e) of the Genoa Township Zoning Code due to an encroachment into the minimum required front setback on Lot #4671 of the Whitetail Meadows subdivision, 7010 Whitetail Lane, a Suburban Residential (SR) Zoning District. **APPROVED**

FEBRUARY 28, 2006

Application BZA 2006-11 (Union Savings Bank), requesting a variance to §524.24 of the Genoa Township Zoning Code in accordance with the Final Development Plan for the Highland Hills at the Lakes subdivision, due to encroachment of the minimum side setback on Lot #5032, 5974 Aberfeldy Court, a Planned Residential (PD-1) Zoning District. **APPROVED**

Application BZA 2006-05 (Dominion Homes), requesting a variance to §524.24 of the Genoa Township Zoning Code in accordance with the Final Development Plan for the Vinmar subdivision, due to encroachment of the minimum front setback on Lot #6990, 7793 Marrison Loop, a Planned Residential (PD-1) Zoning District. **APPROVED**

Application BZA 2006-06 (Dominion Homes), requesting a variance to §524.24 of the Genoa Township Zoning Code in accordance with the Final Development Plan for the Vinmar subdivision, due to encroachment of the minimum front setback on Lot #6987, 7835 Vinmar Way, a Planned Residential (PD-1) Zoning District. **APPROVED**

Application BZA 2006-07 (Dominion Homes), requesting a variance to §524.24 of the Genoa Township Zoning Code in accordance with the Final Development Plan for the Vinmar subdivision, due to encroachment of the minimum front setback on Lot #7198, 7125 Marrison Loop, a Planned Residential (PD-1) Zoning District. **APPROVED**

Application BZA 2006-08 (Dominion Homes), requesting a variance to §524.24 of the Genoa Township Zoning Code in accordance with the Final Development Plan for the Vinmar subdivision, due to encroachment of the minimum front setback on Lot #7124, 7323 Marrison Loop, a Planned Residential (PD-1) Zoning District. **APPROVED**

Application BZA 2006-09 (Dominion Homes), requesting a variance to §524.24 of the Genoa Township Zoning Code in accordance with the Final Development Plan for the Vinmar subdivision, due to encroachment of the minimum front setback on Lot #7218, 7525 Presidium Loop, a Planned Residential (PD-1) Zoning District. **APPROVED**

Application BZA 2006-10 (Dominion Homes), requesting a variance to §524.24 of the Genoa Township Zoning Code in accordance with the Final Development Plan for the Vinmar subdivision, due to encroachment of the minimum front setback on Lot #7221, 7587 Presidium Loop, a Planned Residential (PD-1) Zoning District. **APPROVED**

Application BZA 2006-04 (Blair), requesting a variance to §803.01 of the Genoa Township Zoning Code for additions to an existing non-conforming structure and to §401.06(e) to permit construction of a garage/porch in the required minimum front setback on property located at 4742 Tussic Street Road, a Rural Residential (RR) Zoning District. **APPROVED**

JANUARY 24, 2006

Application BZA 2006-01 (Romanelli & Hughes), requesting a variance in accordance with §403.061(c) of the Genoa Township Zoning Code, due to an encroachment of the minimum required building separation between Building #18 and #19 of the Homestead at Highland Lakes Condominium subdivision, 5532 Edinvale Lane, a Planned Residential (PD-1) Zoning District. **APPROVED**

Applications BZA 2006-02 and BZA 2006-03 (Concurrently) (Weisenstein), requesting a Conditional Use Permit and Variances to be heard concurrently, to permit a

home occupation with non-conforming conditions on property located at 5929 Big Walnut Road, in a Planned Residential (PD-1) Zoning District. **APPROVED**