DATE: July 25, 2017
TIME: 7:00 PM
LOCATION: Genoa Township Hall, 5111 S. Old 3C Hwy., Westerville, Ohio 43082
AGENDA ITEMS: BZA (2017-07) Eckels–Variance, encroachment into front building setback line
STAFF PRESENT: Joe Shafer, Director of Development & Zoning

CALL TO ORDER
Mark Harmon called the meeting to order at 7:00 p.m.

ROLL CALL (00:00:17)

<table>
<thead>
<tr>
<th>MEMBERS PRESENT</th>
<th>MEMBERS ABSENT</th>
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<tr>
<td>Mark Harmon, Chair</td>
<td>Teresa Yu</td>
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<tr>
<td>Cybele Smith</td>
<td>Dorothy Driskell, Alt.</td>
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<tr>
<td>Sara Walsh</td>
<td>David Buhn, Alt.</td>
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<td>Mark Phillips</td>
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PUBLIC HEARING (00:00:48)
Mark Harmon called the following hearing to order at 7:03 p.m., read the legal notice and asked everyone who wished to speak to this matter to sign-in and to stand. Those standing were sworn-in.

SHAD AND SHELLY ECKELS, REQUESTING A VARIANCE FROM SECTION 606.06 OF THE GENOA TOWNSHIP ZONING RESOLUTION TO ALLOW FOR CONSTRUCTION OF AN ADDITION TO ENCROACH INTO THE REQUIRED SEVENTY-FIVE (75) FOOT FRONT BUILDING LINE ON PROPERTY KNOWN AS PARCEL #31721007003000, 8140 LEWIS CENTER RD., WESTERVILLE, OHIO 43082, ZONED RURAL RESIDENTIAL (RR) (BZA 2017-07).

The following were marked as exhibits “A” – “D”.
Exhibit “A” – Legal Notice
Exhibit “B” – Sign-in Sheet
Exhibit “C” – Application
Exhibit “D” – Staff Memorandum, dated July 25, 2017

STAFF REPORT: Joe Shafer, on behalf of the Genoa Township Development and Zoning Department, gave an overview of the staff report. Mr. Shafer stated that the property is zoned Rural Residential (RR). The Homeowners are requesting a variance from Section 606.06 of the Genoa Township Zoning Resolution to encroach into the required 75 foot front setback.

Mr. Shafer gave a brief history of the property. The plat map for the subdivision known as Trade Winds II was recorded in March, 1979. A zoning permit was issued in September 1982 for construction of the existing house. The plot plan submitted at the time the original permit was issued proposed a 62 foot front setback and a 50 foot left side setback. At the time the existing house was constructed, the minimum setback from the front property line was 60 feet.
Mr. Shafer explained that the existing house likely conformed to the zoning standard at the time it was constructed but could not be built at its current 52 ft. front setback under the terms of the current Zoning Resolution. It is considered a legal non-conforming structure.

Mr. Shafer explained the staff comments and identified that the depth of the proposed front porch addition needs to be clarified by the applicant to determine the total encroachment being requested as conflicting dimensions are listed on the application form and supporting documents. He also noted that the Genoa Township Police, Fire and Maintenance Departments have reviewed the variance application and did not have concerns or comments.

Mr. Shafer had not received any comments or concerns from any residents about this application at the time the staff memorandum was written but did receive two questions about the nature of the hearing earlier today (July 25, 2017).

APPLICANTS’ PRESENTATION: The property owners, Shad and Shelly Eckels, 8040 Lewis Center Rd., presented their application to the Board. Mr. Eckels stated that the reason for the variance request is to add additional space to the house.

There was conversation regarding the location of the right-of-way. Mr. Eckels was not clear as to where the property lines are located and therefore he could not identify the exact amount of variance to be sought. He was informed by Mr. Shafer that the Delaware County Engineer’s office may be able to provide some assistance on this matter. It was suggested that Mr. Eckels’ architect and/or builder should be able to identify exact measurements.

Discussion followed with regard to the fact that the actual variance amount is unknown at this time. Due to the fact that the numbers are not accurate on the application materials, it was decided to postpone the hearing.

MOTION: (00:38:04)
Teresa Yu moved to continue the hearing until August 22, 2017 at 7 p.m. Motion was seconded by Cybele Smith. All voted yes. Motion carried.
The hearing was continued to August 22, 2017 at 7 p.m.

Mark Harmon announced the hearing closed at 7:43 p.m.

ADJOURNMENT (00:41:18)
Sara Walsh moved to adjourn the meeting at 7:44 p.m. Motion was seconded by Teresa Yu. All voted yes. Motion carried.

Meeting was adjourned at 7:44 p.m.
PUBLICATION OF LEGAL NOTICE:
The legal notice for this meeting was printed and published on July 13, 2017, in the Delaware Gazette and posted at the Genoa Township Hall on July 12, 2017.

OTHERS PRESENT AT MEETING
Mary Hall, 9200 Knoll Drive
Jim Hall, 9200 Knoll Drive
Shad Eckels, 8140 Lewis Center Road
Shelly Eckels, 8140 Lewis Center Road