DATE: October 24, 2017
TIME: 7:00 PM
LOCATION: Genoa Township Hall, 5111 S. Old 3C Hwy., Westerville, Ohio 43082

AGENDA ITEMS: BZA (2017-09) Hance - Variance, construction of accessory building to exceed the 25% maximum lot coverage for buildings and impervious surfaces

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

ROLL CALL (00:00:25)

<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>Mark Phillips, Vice-Chair</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>Cybele Smith</td>
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MINUTES (00:00:49)
The board reviewed meeting minutes presented by the Genoa Township Development and Zoning Department for the hearings held on April 25, 2017.

MOTION: Sara Walsh moved to approve the April 25, 2017 meeting minutes as presented.

Motion was seconded by Teresa Yu. Roll call: David Buhn, yes; Mark Phillips, yes; Sara Walsh, yes; Teresa Yu, abstained; Mark Harmon, yes; Dorothy Driskell, yes.
Motion carried.

The board reviewed meeting minutes presented by the Genoa Township Development and Zoning Department for the hearings held on September 26, 2017.

MOTION: Sara Walsh moved to approve the September 26, 2017, meeting minutes, as presented.

Motion was seconded by Teresa Yu. Roll call: David Buhn, yes; Mark Phillips, yes; Sara Walsh, yes; Teresa Yu, yes; Mark Harmon, yes; Dorothy Driskell, yes.
Motion carried.

HEARING (00:03:06)
Mark Harmon called the following hearing to order at 7:03 p.m., read the legal notice and asked anyone who wished to speak to this matter to sign-in and to stand. Those standing were sworn-in.

ROBERT AND LAURA HANCE, REQUESTING A VARIANCE FROM SECTION 606.10 OF THE GENOA TOWNSHIP ZONING RESOLUTION TO ALLOW FOR CONSTRUCTION OF AN ACCESSORY BUILDING TO EXCEED THE 25% MAXIMUM LOT COVERAGE FOR BUILDINGS AND IMPERVIOUS SURFACES ON PROPERTY KNOWN AS PARCEL NUMBER 31742403012000, 6407 SUNBURY ROAD, WESTERVILLE, OHIO 43082, ZONED RURAL RESIDENTIAL (RR) (BZA 2017-09)
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 October 24, 2017

STAFF REPORT: Susan Dorsch, on behalf of the Genoa Township Development and Zoning Department, reported that Mr. Hance came into the office with an application to build a new accessory building on the property. Through conversation they determined that the application could not be administratively approved because it would exceed the lot coverage requirement for the Rural Residential District (RR); consequently he submitted the application for a variance. Staff was unable to calculate what the actual impervious surface coverage would be with the information that was provided in the application. The auditor’s site shows house and garage cover 5,318 square feet. The screen porch, covered deck and covered front porch cover and additional 972 square feet, for a total of 6,290 square feet. The application indicates that the house and garage total 5,447 square feet. There is an obvious discrepancy. Genoa police, fire and maintenance had no comments or concerns with the application. A legal notice was sent to all adjacent property owners and published in Delaware Gazette. Staff did receive a couple of inquiries about the application, but no opposition to or support of the request was received.

A lengthy discussion took place regarding the size of the lot. Staff is under the impression that the proposed garage is 1200 square feet, but this was not found on the application.

APPLICANTS’ PRESENTATION: The Applicant, Robert (Brad) Hance, said that he had talked to Susan about stipulations for permitting an accessory building. He realized that there was an issue with the 25% impervious coverage. He stated that the proposed garage would be 1200 square feet.

There was an extended discussion about the lot size, right-of-way, square footage, pool size, calculation of the percentage of impervious coverage, the surveys, and the information found on the Auditor’s website. The Board stated that they would need the exact numbers in order to calculate the percentage of impervious coverage and asked the Applicant to confirm the numbers and how they were calculated.

PUBLIC COMMENTS: Mark Harmon asked any individuals who were properly sworn-in to share their comments.
1. Kris Blom (6433 Sunbury Road), the Hance’s neighbor to the south, spoke about drainage concerns. Mrs. Blom indicated that drainage has always been an issue on her property. She stated that the elevation of the Hance’s lot was raised during construction of the Hance’s house and her property currently receives large amounts of runoff from the Hance’s property when it rains. She is concerned that the construction of the proposed garage will increase the amount of water her property receives.

APPLICANT’S RESPONSE: Mr. Hance reviewed how the construction of the proposed garage would affect Mrs. Blom’s property with regard to drainage. Mr. Hance testified that the downspouts on the accessory building would discharge the runoff water onto the City of Columbus’s property.

BOARD DISCUSSION: An extended discussion concerning the property, slope and water run-off took place during which the Board informed the Applicant that they would like to have clarification of the information provided as part of the variance application.
MOTION: (00:59:08) Mark Phillips moved to continue the hearing until November 28, 2017 at 7:00 p.m., with new information to be submitted to the Development and Zoning Department by November 14, 2017. Motion was seconded by Sara Walsh. All voted yes. Motion carried.

The hearing was continued to November 28, 2017 at 7:00 p.m.

Mark Harmon announced the hearing closed at 8:01 p.m.

OTHER BUSINESS:
A brief discussion about the 2018 Board of Zoning Appeals Schedule took place.

MOTION: (01:02:18) Mark Phillips moved to adopt the 2018 Board of Zoning Appeals Schedule as presented. Motion was seconded by Sara Walsh. All voted yes. Motion carried.

ADJOURNMENT (01:02:40):
Sara Walsh moved to adjourn this meeting at 8:03 p.m. Motion was seconded by Teresa Yu. All voted yes. Motion carried.

Meeting was adjourned at 8:03 p.m.

PREPARED BY:

Jennifer Elliott, Zoning Secretary
Date Prepared

BOARD OF ZONING APPEALS APPROVED:

Mark Harmon, Chair
Date Approved by the Board of Zoning Appeals

PUBLICATION OF LEGAL NOTICE:
The legal notice for this meeting was printed and published on October 10, 2017, in the Delaware Gazette and posted at the Genoa Township Hall on October 3, 2017.

OTHERS PRESENT AT MEETING
Kris Blom
6433 Sunbury Road

Audio of this meeting is available at www.genootwp.com