

Delaware Gazette

Genoa Two Zoning hears variety of projects

By Gary Budzak - December 16, 2024

WESTERVILLE — Genoa Township's website advises residents to consult with the Development and Zoning Department before beginning any project.

That's because there are "zoning requirements for fences, decks, sheds, additions, pools, solar panels, etc."

Here's a summary of recent meetings held by Genoa's Zoning Commission and Board of Zoning Appeals.

Zoning Commission

- Romanelli GW LLC had its public hearing on June 10, for building a daycare building and an office building, both on Northgate Way, Westerville. This was unanimously approved with divergences.

A planned office building on South Old 3C Highway, Westerville, called the Olive Branch, was also approved, by a 4-1 vote.

- The July through September meetings were canceled.
- There was discussion on potential zoning resolution amendments for Articles 26 and 27, as well as new proposed amendments, on Oct. 15.
- The first meeting for ASMRE Holdings LLC was on Nov. 12. This was to rezone the 25.79 acres formerly known as Nest at Hoover from Planned Residential District to Rural Residential. The commission said the application was consistent with the Genoa Township Comprehensive Plan and existing Hoover Overlay District.
- Amendments to the resolution, as well as the zoning map, were to be discussed in a public hearing on Dec. 9. It was said that public comments would be limited to five minutes.
- A final development plan for Harris Automotive, 6319 Maxtown Road, will be heard at 7 p.m. Jan. 13.

Genoa's Zoning Commission consists of Jean-Sebastien Bernaert, Stewart James, Chair David Leff, Matt Teismann, Sara Walsh, Vice Chair Chip Welch and alternates Bill Graver and Ryan Wester. Also present is Director of Development and Zoning Joe Shafer and Deputy Zoning Inspector Paul Benson.

Board of Zoning Appeals (BZA)

- Four variances and one conditional use case were heard on June 25. Of those, the most substantial was Cardinal Self Storage Westerville LLC, who continued their request to exceed square footage at

their site on Maxtown Road. This was approved with conditions. On the other matters, one variance was withdrawn, and the rest were approved by the BZA.

- An administrative appeal, a conditional use, and a variance were discussed on July 23. The variance was withdrawn, and the conditional use was approved.

The appeal was denied, minutes said, "as the applicant's interests are not immediate, and the appellant has not demonstrated a present interest in the issuance of the permit, and all other evidence of harm and aggrievement is remote and speculative, the applicant is not adjacent or contiguous to the subject property of the permit, further the applicant lacks standing because the harms that have been identified on the record do not directly impact the applicant, and the applicant has not demonstrated unique harm, the applicant has testified that his objection is founded on a previous application and other property issues that have nothing to do with the subject permit at hand..."

"As a quasi-judicial body, the board may sit for an application only if an applicant has standing, and if they lack standing, the board cannot do anything further with the application and therefore must deny."

- A variance to allow for two signs to exceed the maximum of 24 square feet in a Rural Residential district along Worthington Road was reviewed on Aug. 27. The applicant requested a continuance to Jan. 28, which was granted.
- A variance for a fireplace chimney in the Highland Lakes subdivision in Westerville was approved on Sept. 24.
- Meetings scheduled for Oct. 22 and Dec. 17 were canceled "due to a lack of business."
- Two variances, for a garage and a fireplace, were on the agenda for Nov. 19.
- The next regularly scheduled meeting is 7 p.m. Jan. 28.

Genoa's Board of Zoning Appeals consists of Bob DeRose, Paul Hanson, Chair Mark Harmon, Mark Phillips, Vice Chair Teresa Yu, and alternates Mark Campanella and Jerrad Christian. Deputy zoning inspectors Paul Benson and Susan Dorsch are the BZA staff representatives.