



# ZONING MAP AMENDMENT APPLICATION

5111 South Old 3C Highway, Westerville, OH 43082

P: 614.899.0725

[www.GenoaTwp.com](http://www.GenoaTwp.com)

[Zoning@GenoaTwp.com](mailto:Zoning@GenoaTwp.com)

DEPARTMENT OF  
DEVELOPMENT & ZONING

#: \_\_\_\_\_

## PROPERTY INFORMATION

Property Owner Name(s):

ELIZABETH ANN BERLIN TRUST

Address or Parcel Number(s):

PN. 317-240-01-013-000

City: WESTERVILLE

State: OH

ZIP Code: 43082

Phone Number: [REDACTED]

Fax Number: [REDACTED]

E-Mail Address: [REDACTED]

APPLICANT INFORMATION—If the same as owner, check here: ☐

Name(s) and Firm/Company:

DREW BERLIN

Street Number: [REDACTED]

Street Name: FLEUR DR.

City: WESTERVILLE

State: OH

ZIP Code: 43082

Phone Number: [REDACTED]

Fax Number: [REDACTED]

E-Mail Address: [REDACTED]

REPRESENTATIVE INFORMATION—If the same as applicant, check here: ☒

Name(s) and Firm/Company:

Street Number: [REDACTED]

Street Name: [REDACTED]

City: [REDACTED]

State: [REDACTED]

ZIP Code: [REDACTED]

Phone Number: [REDACTED]

Fax Number: [REDACTED]

E-Mail Address: [REDACTED]

Are you submitting this application on behalf of the property owner?

☐ Yes

☐ No

## PROJECT INFORMATION

Name of Project/Development:

Existing Zoning District(s): PRD

Existing Use(s):

Proposed Zoning District(s): RR

Proposed Use(s): SINGLE FAMILY LOT

Gross Acreage:

.077

GENERAL

Gross Acreage (minus Right-of-Ways):

Number of Phases/Sections:

Net Developable Acreage:

RESIDENTIAL

Net Density:

Number of Proposed Units:

Proposed Open Space (Acres):

Number of Proposed Lots (Buildable):

Proposed Open Space (%):

NON-RESIDENTIAL

Proposed Common Open Space (Acres):

Building Size (Square Feet):

Proposed Common Open Space (%):

Building Height:

By signing this application, I hereby acknowledge: I am requesting to induce the aforementioned amendment to the Genoa Township Zoning Map; said amendment is subject to referendum; I have provided all required and applicable fees, materials, plans, and documentation, as well as the proper number of copies of each as required by the Zoning Fee Schedule and Article 27 of the Genoa Township Zoning Resolution; the information contained herein, as well as on all supplemental materials being submitted is true and correct; all applicable provisions of the Genoa Township Zoning Resolution and any other applicable zoning cases shall be complied with unless relief is otherwise requested and granted; the subject request may require review by other governmental agencies; Final Development Plan approval may be required prior to construction; zoning permits will need to be obtained to construct any building or structure on the subject property; I have a legitimate and verifiable interest in the property; the identified property herein may be subject to reasonable inspection(s) by Genoa Township for the purposes of determining and/or verifying zoning compliance; I am authorizing said inspection(s); and this application may be rejected and returned, or denied, if found to be administratively incomplete and/or not in compliance with the Genoa Township Zoning Resolution and/or any other applicable rules or bylaws adopted by the Genoa Township Zoning Commission or Board of Trustees.

Drew Berlin

Printed Name(s) of Applicant(s)

Signature(s) of Applicant(s)

Date: 12-3-25

**NOTE: If the property owner(s) is/are not the official applicant(s) of record, they must also sign the application.**

Elizabeth A. Berlin

Printed Name(s) of Property Owner(s)

EAB

Signature(s) of Property Owner(s)

Date: 12-3-25

☐ Documentation proving the applicant has the permission of the property owner(s) to submit this application and/or has a legal interest in the subject property(ies) has been submitted in lieu of the signature(s) of the property owner(s).

**PLEASE DO NOT WRITE BELOW THIS LINE - FOR OFFICE USE ONLY**

Date Received: \_\_\_\_\_ Received By: \_\_\_\_\_ Payment Type: \_\_\_\_\_ Check No.: \_\_\_\_\_ Amount: \_\_\_\_\_

Application Complete? ☐ Yes ☐ No Staff Completing Review: \_\_\_\_\_

DCRPC Recommendation: ☐ Approval ☐ Denial Date of Action: \_\_\_\_\_

NOTES: \_\_\_\_\_

Zoning Commission Action: ☐ Approved ☐ Denied Date of Action: \_\_\_\_\_

NOTES: \_\_\_\_\_

Board of Trustees Action: ☐ Approved ☐ Denied Date of Action: \_\_\_\_\_

NOTES: \_\_\_\_\_





Evans, Mechwart, Hambleton & Tillon, Inc.  
Engineers • Surveyors • Planners • Scientists  
5500 New Albany Road, Columbus, OH 43054  
Phone: 614.775.4500 Toll Free: 888.775.3648  
emht.com

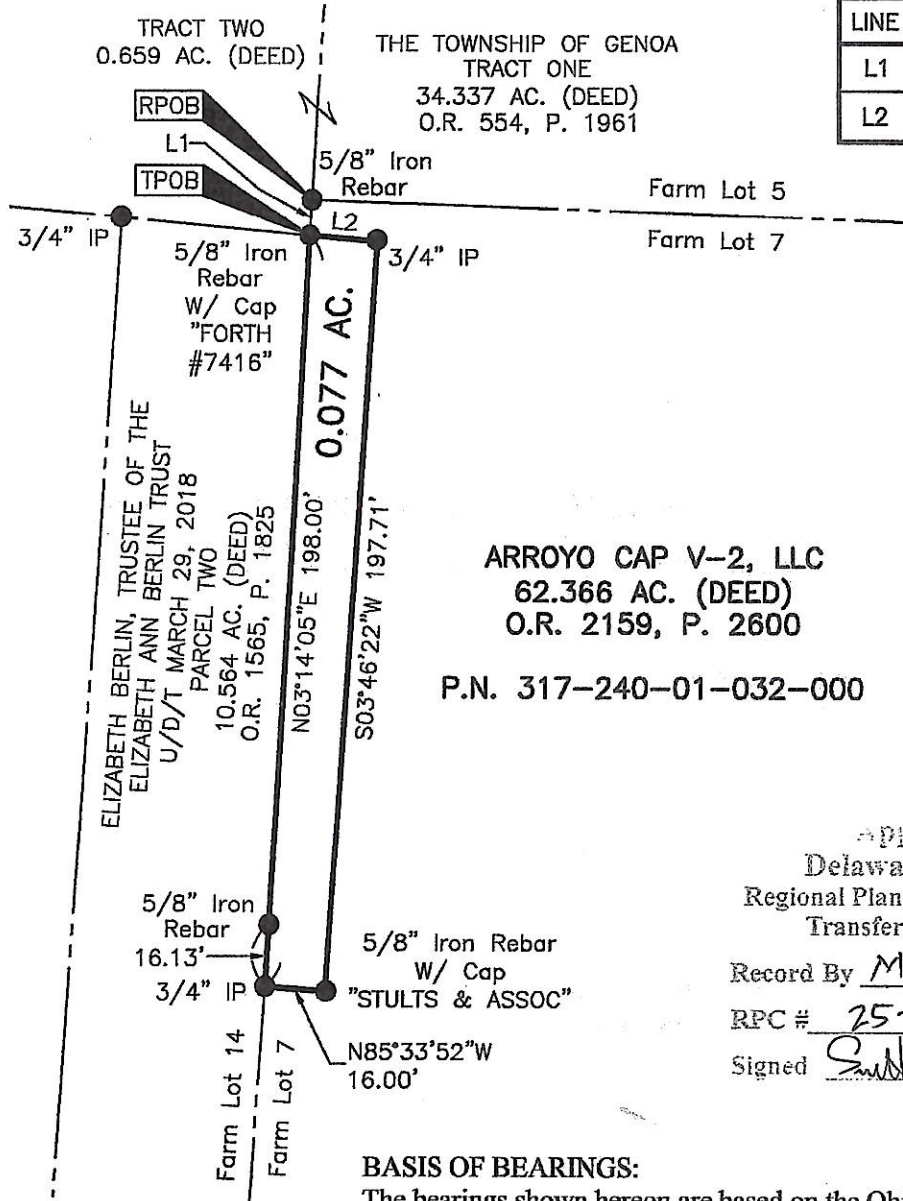
# SURVEY OF ACREAGE PARCEL

FARM LOT 7, QUARTER TOWNSHIP 2, TOWNSHIP 3, RANGE 17  
UNITED STATES MILITARY DISTRICT  
TOWNSHIP OF GENOA, COUNTY OF DELAWARE, STATE OF OHIO

Date: June 16, 2025 Scale: 1" = 50' Job No: 2024-0821 Sheet No: 1 of 1

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S03°38'18"W	9.27'
L2	S84°43'42"E	17.87'

dwg\04Sheets\Boundary\20240821-VS-BNDY-02.dwg plotted by King, Brandon on 6/16/2025 10:00:21 AM



Approved  
Delaware County  
Regional Planning Commission  
Transfer to Adjoiner  
Record By MARCH 11, 2026  
RPC # 25-70-T  
Signed [Signature]

## BASIS OF BEARINGS:

The bearings shown hereon are based on the Ohio State Plane Coordinate System, North Zone, NAD 83 (2011). The portion of the centerline of Big Walnut Road, having a bearing of North 69° 59' 14" West is designated as the "basis of bearings" for this survey.

## SURVEY NOTE:

This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey.

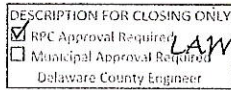
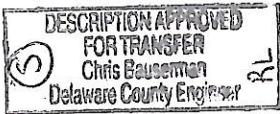
● Iron Pin Found

0 50

Rv



6-16-2025



0.077 ACRE

Situated in the State of Ohio, County of Delaware, Township of Genoa, lying in Farm Lot 7, Quarter Township 2, Township 3, Range 17, United States Military District, and being part of that 62.366 acre tract conveyed to Arroyo Cap V-2, LLC by deed of record in Official Record 2159, Page 2600 (all references are to the records of the Recorder's Office, Delaware County, Ohio) and being more particularly described as follows:

Beginning, for reference, at a 5/8 inch iron rebar found at the northwesterly corner of said Farm Lot 7, the southwesterly corner of Farm Lot 5, and being in the easterly line of Farm Lot 14, also being the northwesterly corner of said 62.366 acre tract, the southwesterly corner of that 34.337 acre tract conveyed as Tract One to The Township of Genoa by deed of record in Official Record 554, Page 1961, and being in the easterly line of that 0.659 acre tract conveyed as Tract Two to The Township of Genoa by deed of record in Official Record 554, Page 1961;

Thence South 03° 38' 18" West, with the line common to said Farm Lot 7 and 14 and with the line common to said 62.366 and 0.659 acre tracts, a distance of 9.27 feet to a 5/8 inch iron rebar with cap "FORTH #7416" found at the southeasterly corner of said 0.659 acre tract, being the TRUE POINT OF BEGINNING;

Thence across said 62.366 acre tract, the following courses and distances:

South 84° 43' 42" East, a distance of 17.87 feet to a 3/4 inch iron pin found;

South 03° 46' 22" West, a distance of 197.71 feet to a 5/8 inch iron rebar with cap "STULTS & ASSOC" found; and

North 85° 33' 52" West, a distance of 16.00 feet to a 3/4 inch iron pin found in the line common to said Farm Lot 7 and 14 and the westerly line of said 62.366 acre tract;

Thence North 03° 14' 05" East, with said common Farm Lot line and said westerly line, a distance of 198.00 feet to the TRUE POINT OF BEGINNING, containing 0.077 acre, more or less.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings herein are based on the Ohio State Plane Coordinate System, North Zone, NAD 83 (2011). The portion of the centerline of Big Walnut Road, having a bearing of North 69° 59' 14" West is designated as the "basis of bearings" for this description.

This description is based on an actual field survey performed by or under the direct supervision of Brandon R. King, Professional Surveyor Number 8772, in March 2022 and October and November 2024.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

Brandon R. King  
Professional Surveyor No. 8772

June 16, 2025

Date

BRK  
0\_077 ac 20240821-VS-BNDY-02.docx

Approved  
Delaware County  
Regional Planning Commission  
Transfer to Adjoiner  
Record By MARCH 11, 2026  
RPC # 25-70-T  
Signed