



August 1, 2019

Genoa Township
Development & Zoning
5111 S. Old 3C Highway
Westerville, Ohio 43082
Ph. 614-889-0725
Attn. Joe Shafer, Township Trustees

Dear Genoa Township Trustees,

We would like to thank you for hearing our request to amend the Final Development Plan for The Genoa Baptist Church, located at 9875 Lewis Center Road, Westerville, Ohio 43082. The church is seeking approval of a major amendment to their Final Development Plan as follows:

The Genoa Baptist Church has been growing and would like to provide additional facilities to better serve the needs of their congregation and the community. Proposed is a 54,727 square foot addition which includes new, larger dedicated worship space of approximately 1,500 seats, a large foyer, new offices, some additional classrooms for Sunday school and a new drive under entrance canopy. The church is also including the addition of a new entry sign at the most recent access drive to make it easier for people to find the entrance either day or night. Because of the functionality of this addition, a divergence is being requested for an increase in the allowable height to 35'-0" for the worship space building where the roof has a pitch less than 6/12. This is the minimum height that can effectively work for a dedicated worship space of this size.

This dedicated worship space will allow Genoa Baptist Church and Genoa Christian Academy to continue to grow and serve the Genoa Township community with improved church and school amenities and services, which we believe will help develop the moral and general welfare of the present and future inhabitants of Genoa Township. In addition, we believe that this addition will promote the most appropriate use of this land to provide improvements for the residents of Genoa Township. Because of the additional services that the church provides to the community (voting, concerts, etc.) the new facility would further enhance the general welfare of the residents of Genoa Township. This new facility would also allow the church to offer more opportunities to host community events such as graduation ceremonies, community and leadership training events, and available for times when the community is in need (disaster relief, etc.).

During the zoning review process, the church was able to receive some good feedback from their neighbors in the community. Because of this feedback, along with this building addition, the church is intending to modify the previously approved landscaping and parking lot re-striping as originally agreed to in their 2014 submission to reflect the new additions being proposed with this submission. This includes the mounding and landscaping proposals along Lewis Center Road, a

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revision to the previously approved drainage swale to improve the drainage of one neighbor's property, and provide trees as screening on other properties across the road. Unlike the 2014 phased approval, the church will complete this work all in this one phase.

Sincerely,

Jeffrey T. Hutcheson
Project Architect
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