



DEPARTMENT OF
DEVELOPMENT & ZONING

CONDITIONAL USE APPLICATION

5111 South Old 3C Highway, Westerville, OH 43082

P: 614.899.0725

www.GenoaTwp.com

Zoning@GenoaTwp.com

#: 2024-06

PROPERTY INFORMATION

Property Owner Name(s): Anthony A. Lacko

Street Number: 4986

Street Name: Hawthorne Valley Drive

City: Westerville

State: OH

ZIP Code: 43082

Phone Number: 614-312-2013

Fax Number:

E-Mail Address: rebecca@skeelesjacobs.com

Parcel Identification Number (PIN): 317-322-02-047-000

Lot Size (acres): 5

Subdivision Name (if any):

Zoning District: Suburban Residential

Present Use: Residential

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

Name(s) and Firm/Company: Rebecca Skeeles/ Skeeles Jacobs Law LLC

Street Number: 7740

Street Name: Marysville Rd.

City: Ostrander

State: OH

ZIP Code: 43061

Phone Number: 614-312-2013

Fax Number:

E-Mail Address: rebecca@skeelesjacobs.com

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

Name(s) and Firm/Company:

Street Number:

Street Name:

City:

State:

ZIP Code:

Phone Number:

Fax Number:

E-Mail Address:

CONDITIONAL USE REQUEST

Proposed Conditional Use (as defined in the Genoa Township Zoning Resolution, please cite section number):

11.04 Accessory uses, buildings & structures customarily incidental to any permitted use

804.03

Description of Use:

Guest house with the exterior look of a barn.

By signing this application, I hereby acknowledge the following: I am requesting a Conditional Use in accordance with Sections 302 - 305 of the Genoa Township Zoning Resolution; I have provided all required submittal materials; the information contained herein, as well as 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; I have a legitimate and verifiable interest in the property; the Board of Zoning Appeals (BZA) will schedule a public hearing to consider my application; I am responsible for supplying necessary evidence to support my request; both the requested improvement(s) and 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); that alteration, expansion, supplementation, or replacement of said may require additional approvals be applied for and obtained; 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 Board of Zoning Appeals.

Rebecca L. Skeeles

Printed Name(s) of Applicant(s)

Signature(s) of Applicant(s)

Date: 04/02/2024

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

Anthony A. Lacko

Printed Name(s) of Property Owner(s)

Signature(s) of Property Owner(s)

Date: 04/02/2024

* ☐ 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: 4/17/24 Received By: S. Dorsch Payment Type: C. Card Check No.: Amount: 600⁰⁰

Application Complete: Yes No Staff Completing Review: S. Dorsch

Board of Zoning Appeals Action: Approved Denied Date of Action:

NOTES:

CONDITIONAL USE QUESTIONNAIRE FORM

Specific conditions established by the Genoa Township Zoning Resolution for certain uses must be evaluated by the Board of Zoning Appeals before a request can be granted. Please list each required condition, including section number, as listed in the Resolution, and provide a response, supported by facts, that demonstrates how your proposal meets or satisfies applicable conditions. Attach additional sheets to provide additional information, if necessary.

1. **CONDITION:** Section 1713: Accessory Dwellings 1713.01 Accessory Dwellings shall only be permitted in Zoning Districts in which they have been expressly authorized within this Resolution. Conditional Use approval shall be required unless otherwise specified. Accessory Building for an Accessory Dwelling shall not exceed the Floor Area of the principal Dwelling it is accessory to.

RESPONSE: The property is zoned Suburban Residential District which under Section 804 conditional use allows for Accessory Dwellings in 804.03.

2. **CONDITION:** 1713.02 Accessory Dwellings shall only be established on Lots that are one (1) acre or greater in size.

RESPONSE: The Property is 5 acres.

3. **CONDITION:** 1713.03 The number of Accessory Buildings containing an Accessory Dwelling shall be limited to one (1) per Lot.

RESPONSE: The homeowner will remove (2) chicken coops on the property and (1) greenhouse if necessary to get the Guest House approved.

4. **CONDITION:** 1713.04 Only one (1) Accessory Dwelling shall be permitted within an Accessory Building. 1713.05 An Accessory Dwelling may comprise up to one hundred percent (100%) of an Accessory Building.

RESPONSE: Per attached drawing and plans, the accessory dwelling shall comply.

5. **CONDITION:** 1713.06 The Floor Area of an Accessory Dwelling shall not exceed the Floor Area of the principal Dwelling it is accessory to.

RESPONSE: The principal building is approximately 6,822 sq. ft. and the Accessory Dwelling is 1366 sq. ft.

6. **CONDITION:** 1713.07 Accessory Buildings containing an Accessory Dwelling shall comply with all provisions established in Section 1609 as well as all other standards applicable to the Zoning District in which it is located.

RESPONSE: Accessory Building shall be in conformity with 1609.01. It shall be erected in the back of the property, not the front yard with setbacks in compliance. The homeowner shall remove other buildings to assure that the property does not exceed five (5) Accessory Buildings on it. The Accessory Structure shall not exceed twelve (12) feet in height.

HAWTHORNE VALLEY DRIVE

FOR: Anthony Lacko

ADDRESS: 4986 Hawthorne Valley Drive, Westerville, OH 43082

LOT AREA: 5.00 Acres Sec: 3 T: 3 R: 12

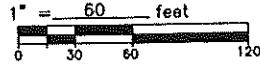
TOWNSHIP: Genoa COUNTY: Delaware STATE: Ohio

FLOOD ZONE: X COMMUNITY PANEL: 39041C

PANEL No.: 0262L EFFECTIVE DATE: 12-21-2023

MINIMUM BUILDING SETBACKS: FRONT 50' (from R/W)
REAR 50'
SIDE 12'

SCALE



LEGEND

- R/W = RIGHT OF WAY LINE
- B/L = BUILDING LINE
- P/L = PROPERTY LINE
- S/L = SETBACK LINE
- E/L = EX. EASEMENT LINE



NOTES:

Contractor to provide and maintain erosion protection and sediment control during all phases of construction. Field Modifications may be necessary to the erosion and sediment control.

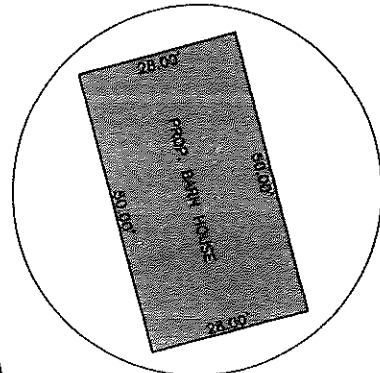
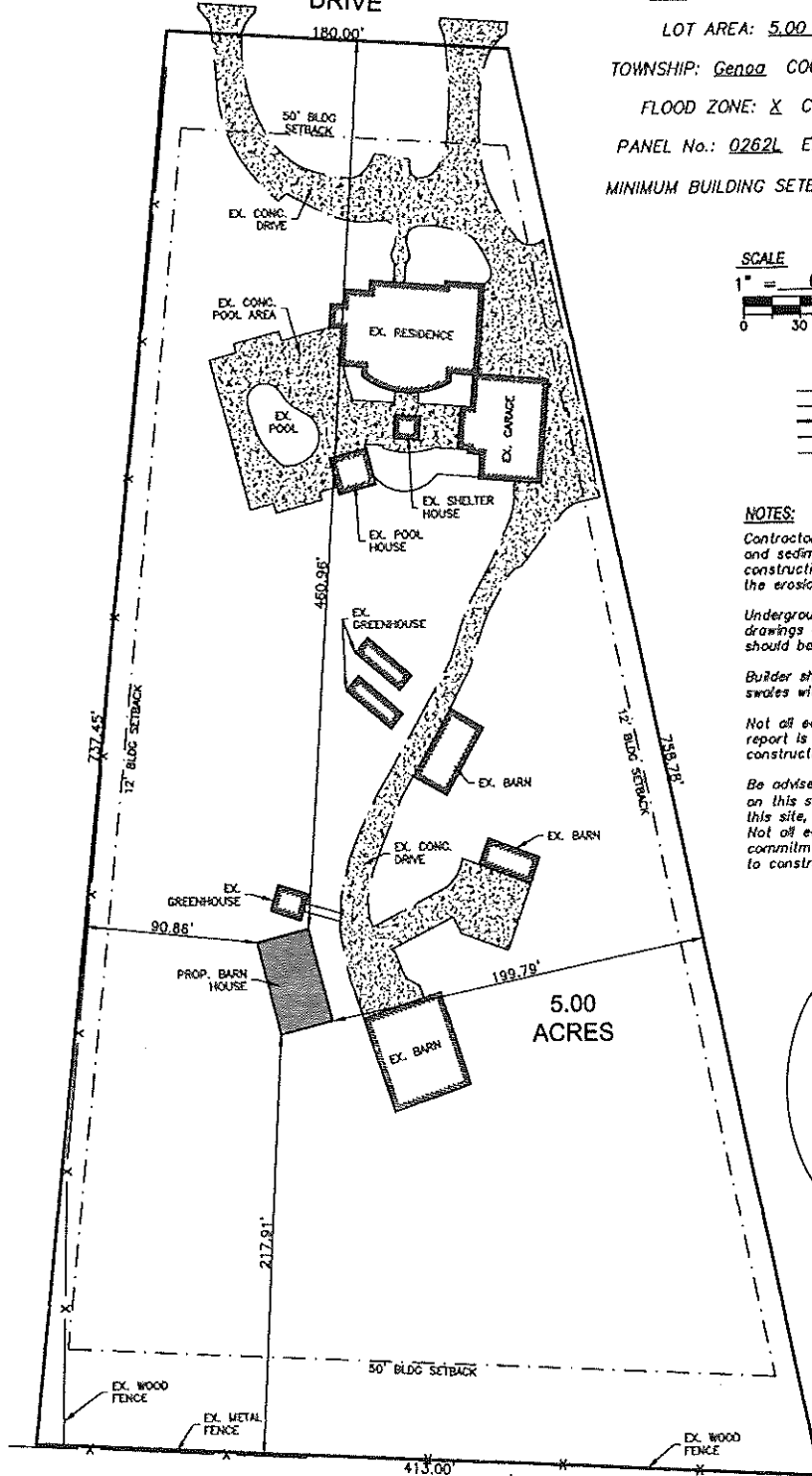
Underground utility locations are based on record drawings and above ground structure locations and should be verified prior to construction.

Builder shall provide rear yard and side yard drainage swales with a minimum of 0.5 feet of fall in 10 feet.

Not all easements may be shown. A title commitment report is recommended for review prior to construction but was not provided.

Be advised: A sub-surface drainage system may exist on this site. The system and/or outlet, if located on this site, must be maintained at all times.

Not all easements may be shown hereon. A title commitment report is recommended for review prior to construction but was not provided.



BARN DETAILS: 1" = 20'

DRAFT



PLOT PLAN

4986 HAWTHORNE VALLEY DRIVE - LACKO



Korda/Nemeth Engineering, Inc. - Consulting Engineers
1650 Watermark Drive, Suite 200 - Columbus, Ohio 43215-7010
TEL 614-487-1650 FAX 614-487-8881 WEB www.korda.com

DATE	2/28/24	JOB#	2024-2411
REVISED		OWNER	OK
DWG.		DATE	2/28/24



Vermont Barn - House Option

Vermont Barn - House Option

1,366 sq. ft.

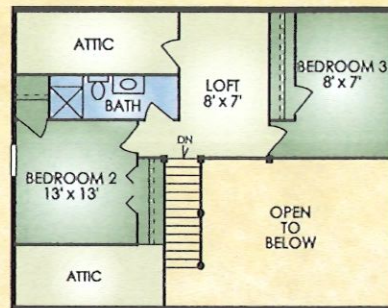
3 BR/2-1/2 BA

Guest House

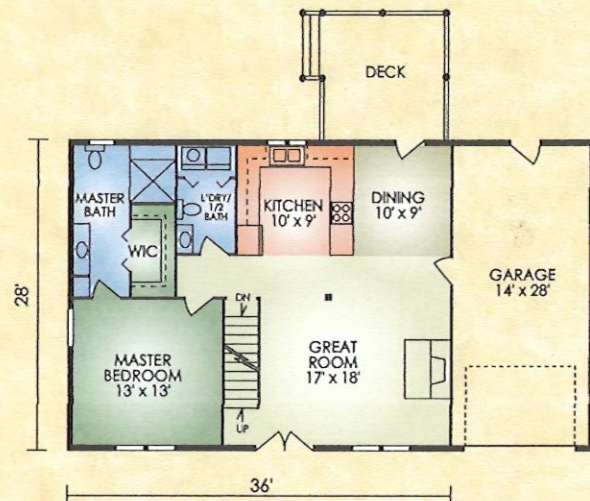
The Vermont Barn house option has the exterior look of a barn with the floorplan laid out for a three-bedroom home. This plan offers most of the features of the Brookside home design including open-concept great room with stone chimney and timbered ceiling, master bedroom with adjoining master-bath and walk-in closet, and first floor laundry. A 1-car garage is included in this well thought-out plan.

Upstairs, there are two additional bedrooms and a bath, plus an open loft which overlooks the great room. A practical home layout, with-in a rustic barn appearance exterior.

*Applicant intends to use
Barn as a guest house,
not a barn for animals.
No odor or traffic concerns.
Building will only appreciate
existing property value.*



SECOND FLOOR



FIRST FLOOR



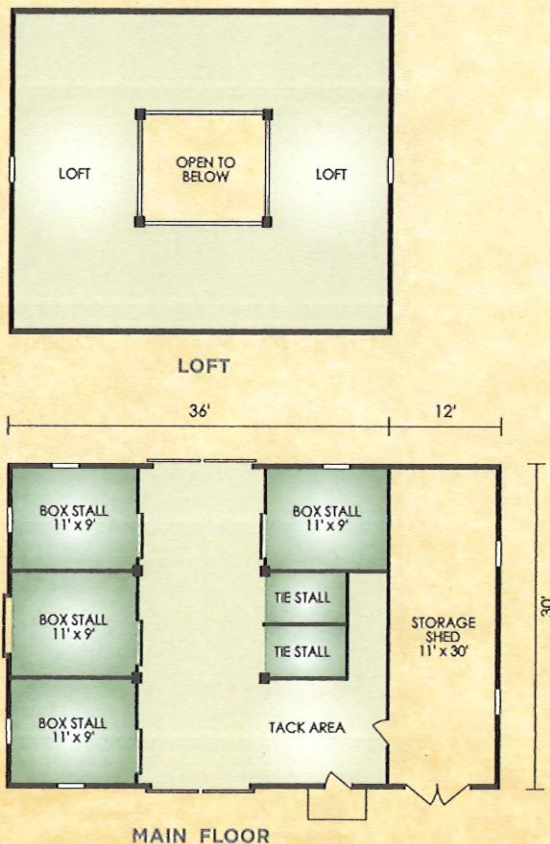
HOCHSTETLER

LOG HOMES DONE RIGHT

552 St. Rt. 95, Loudonville, Ohio
800.368.1015

Vermont Barn

1,080 sq. ft. - Main Floor / 960 sq. ft. - Loft
360 sq. ft. - Shed / 2,340 sq. ft. - Total



The Vermont is a classic replica of the typical barn found in New England in the early 1900's. It features 6x12 tongue-and-groove square logs with chinking and authentic board-and-batten gables. The 1080 sq. ft. main floor includes a spacious 12x30 central area, 4 box stalls, 2 tie stalls and tack area. The loft offers an additional 960 sq. ft. of floor space. The adjoining storage shed is ideal for wagons, carriages and such.

A full set of blueprints of this plan is available. Photo and floor plans may differ slightly from actual blueprints.



HOCHSTETLER

LOG HOMES DONE RIGHT

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