



December 16, 2024

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

Dear Genoa Township zoning board members,

We would like to thank you for taking the time to review our application to amend the Final Development Plan for The Genoa Baptist Church, located at 9875 Lewis Center Road, Westerville, Ohio 43082, and the Genoa Christian School at 4379 Worthington Road. As has been mentioned in previous communications with Joe Shafer, the church is seeking approval of an amendment to their Final Development Plan to include a storage building on the site.

The Genoa Baptist Church and Genoa Christian Academy (GCA) have been continuing to grow and would like to provide additional facilities to better serve the needs of their congregation, the school, and the community. One area that always seems to be difficult for most churches and schools is adequate storage facilities. In order to assist the church and the school, a minor amendment is being proposed to amend their previous approved Final Development Plan in 2021. Being proposed is a wood, post frame construction storage building of approximately 6,000 square feet with a ridge height of approx. 26'-7". To access the stand-alone building, the existing dumpsters and their enclosure on the west end of the school building are to be moved slightly to allow an extension of the existing paved asphalt drive to the new building as well as an additional 10 new parking spaces. The proposed location of the building is to be south and west of the recently completed middle and high school building in a section that is slightly below the existing soccer field to the west. A few additional trees are being proposed to aid in minimizing the visual impact on the west area of the property facing Worthington Road. The visibility of the new storage building from the east is obscured and covered by the new school building.

This proposed finishes for the exterior of the new building will be metal panels for both the roof and the siding. The metal siding is intended to be a red color to complement the color of the red-toned CMU veneer of the other buildings on the site. The roofing is intended to be cream white, similar to the color of the roofing on the other buildings. As for the site lighting being proposed, one additional parking lot light on a 20'-0" pole that is of the same kind as the existing site lighting is intended to be placed on the west side of the proposed parking area.

As with the previous amendments, the addition of the storage building will assist the Genoa Baptist Church and Genoa Christian Academy to continue to grow as they continue to serve the

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Genoa Township community with improved church and school amenities and services, which we believe helps develop the moral and general welfare of the present and future inhabitants of Genoa Township. In addition, we believe that this additional storage building 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 storage building would greatly benefit the church and the school, and in turn, further benefit the community. As with the most recent additions, this new storage building would also allow the church to offer more opportunities to host community events as it has in the past.

There is not anticipated to be any additional traffic load for the site caused by this additional storage building. As in previous zoning submissions, the church will continue to work with their neighbors that they serve to work smoothly during the construction of the project. The church has determined that there will be no additional permanent or temporary signage for this storage building or additional directional signage placed on the site. Soon after the church receives zoning approval and obtains a building permit, the project will get started and be completed in a timely fashion as a single-phase project. There will not be a phased approach to complete the storage building project.

Sincerely,

Jeffrey T. Hutcheson  
Project Architect  
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