



Conditional Use Permit Request

Application to the Board of Zoning Appeals
Clearcreek Township, Warren County

Case #: 17-BZA-008

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ZONING DEPT.

Note: This application must be typewritten or computer generated and filed with the Clearcreek Township Zoning Inspector for presentation to the Board of Zoning Appeals. The following information must be filled out in its entirety and accompanied by a fee of \$600.00 to validate the application. The application must be received prior to the monthly scheduled cutoff date in order to be heard at the following monthly meeting. Application consents to a site visit from The Board of Zoning Appeals Members and Zoning Staff. The Application also consents to a temporary sign being erected on the property to identify a pending appeal to the Board of Zoning Appeals. This sign shall be erected at least ten (10) days prior to the public hearing and removed after the public hearing. Attach additional computer generated or typewritten sheets as needed. Applicant is notified of the current membership and the Rules and Regulations for the Board of Zoning Appeals, which outline the procedures by which the Board shall operate, are found on the website www.clearcreektownship.com or can be requested from staff.

Name of Applicant:

N&G Takhar Oil Co

Mailing address of Applicant:

4365 Lisa Drive Tipp City Ohio

Identify the Legal Description of Property to be Considered or Attach Metes and Bounds
Description:

Section 15, Town 3, Range 4

Property fronts on the following road(s):

741, 122

The legal title to said property recorded in the name(s) of:

Pap Oil Co.

Tax mailing address of individual(s) with whom the legal title to said property is recorded:

4365 Lisa Drive Tipp City Ohio

The property is presently zoned:

CSD FLD-

The current use of the property:

Automotive service station

Reason(s) for the application:

Adding the ability to include a customer drive up window similar to what currently exists on the existing business structure as seen in the attached site plan.

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Applications for a conditional use permit, other than for telecommunication towers shall be made on this form. A site plan prepared by a professional engineer, surveyor, or architect shall accompany the application.

1. The site plan shall show on one or more sheets:
 - A. A metes and bounds drawing of the area for the proposed conditional uses;
 - B. Topography of the area with intervals of not more than five (5) feet of elevation;
 - C. Existing water courses, all flood prone areas using the one hundred (100) year flood plain as a standard along with the proposed surface water drainage plans;
 - D. All existing and proposed roads and driveways in the proposed conditional use area and within 200 feet of the boundaries;
 - E. All required parking and loading area pursuant to Chapter 16 of the Clearcreek Township Zoning Resolution;
 - F. The shape, size and floor area of all existing structures;
 - G. Front, rear and side elevations of each proposed structure or for proposal consisting of multiple similar structures;
 - H. Existing vegetation and tree coverage along with the location, dimensions and other relevant data for all proposed landscaping, fencing, walls or similar structures;
 - I. Any additional information that may be deemed necessary for a complete review of the proposed conditional use.

2. It shall be the responsibility of the applicant to analyze the following standards and to propose conditions consistent with such standards as a part of the application and site plan:
 - A. The proposed use shall mitigate the impact of noise generated by the use:

Visual screens are already included in the previously submitted site plan. The drive up window will NOT create additional traffic flow, however will merely promote convenience.

B. The proposed use shall mitigate the impact of light pollution generated by the use:

Visual screens/Site fencing.

C. The proposed building materials shall be compatible to the existing structures on the property and blend into the context of the neighborhood:

The proposed use is included inside the already permitted structure.

D. The proposed uses shall be physically suitable for the parcel on which it is proposed:

The site plan already allows for this drive up window.

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E. The proposed use shall be of a size and/or number of structures that may be completed in a reasonable time:

As seen on attached site plan.

F. The proposed use shall locate structures in an area that limits the impact to adjoining properties:

Yes.

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G. The proposed use shall locate outdoor gathering places in an area that limits the impact to adjoining properties:

The drive up window is on the street side of the proposed building/structure.

H. Buffer space, plantings and mounding shall be used on the periphery of the proposed use or property to maximize compatibility with adjoining properties:

Yes

- I. When a proposed use includes common or jointly owned space an owners association or similar organization shall be formed with the authority and responsibility to maintain and manage such common or jointly owned space in perpetuity:

N/A

- J. The proposed use shall be supported by adequate public infrastructure and/or services. The proposed use shall not adversely affect public infrastructure and/or public services to the surrounding area or conditions shall be established to mitigate adverse impacts on such written comments from the following departments as applicable: Clearcreek Township Fire District, Clearcreek Township Police Department, Ohio Environmental Protection Agency, Ohio Department of Transportation, Warren County Auditor, Warren County Building Department, Warren County Engineer's Office, Warren County Health Department, Warren County Soil and Water Conservation District, Warren County Water Department:

N/A

The site plan has already been approved by Clearcreek and Warren County.

- K. The proposed use shall provide for access by public emergency equipment such as: fire, ambulance and police vehicles:

Yes

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L. The proposed use shall provide for adequate pedestrian circulation, vehicular traffic movement and off-street parking:

Yes.

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M. If the proposed conditional use will generate estimated off-site traffic in excess of the estimated off-site traffic generated by the most intensive by-right permitted use for the class of zone, off-site road improvements or fees for off-site road improvements shall be required to accommodate the excess traffic attributed to the proposed use of the property, based on a traffic engineering study. (Examples of off-site road improvements shall include but are not limited to: turn lanes, deceleration lanes, pavement widening, and traffic control devices.):

N/A

3. Tax Mailing Address Information shall be filled out below:

It is the responsibility of the applicant to also supply the tax mailing addresses of all owners of property located contiguous to, directly across the street from and within five hundred (500) feet of any part of the subject property being considered for a Conditional Use Permit. This information is found at the Warren County Auditor's Office, Warren County Engineer's Map Room and at www.co.warren.oh.us/Auditor/property_search.

1. Parcel#: 08153270270 Acres/Lot#: 0617099
 Tax Name: United Dairy Farmers Inc
 Address, City, State, Zip: 2585 W Route 122 Lebanon Ohio
2. Parcel#: 08153280200 Acres/Lot#: 0622491
 Tax Name: Red Lion Methodist Church
 Address, City, State, Zip: 3466 Route 741 Lebanon Ohio

3. Parcel#: 08153260080 Acres/Lot#: 0610914
 Tax Name: Jerry Crisp
 Address, City, State, Zip: 2524 W Route 122
4. Parcel#: 08151770150 Acres/Lot#: 061401
 Tax Name: Matthew Allen Smith
 Address, City, State, Zip: 3505 Route 741 Red Lion Ohio
5. Parcel#: 08151770130 Acres/Lot#: 0614227
 Tax Name: Velton D. Prater
 Address, City, State, Zip: 3521 Route 741 Red Lion Ohio
6. Parcel#: 08152520120 Acres/Lot#: 0602083
 Tax Name: DTB Distributors Inc.
 Address, City, State, Zip: 3530 N Route 741 Lebanon
7. Parcel#: 08154010110 Acres/Lot#: 0610337
 Tax Name: Ray H. Lamb
 Address, City, State, Zip: 2440 Route 122 Lebanon Ohio
8. Parcel#: 08154010040 Acres/Lot#: 0618966
 Tax Name: Kenneth E. Lamb
 Address, City, State, Zip: 2460 Route 122 Lebanon Ohio
9. Parcel#: 08154010030 Acres/Lot#: 0616891
 Tax Name: Duncan Oil
 Address, City, State, Zip: Route 122
10. Parcel#: _____ Acres/Lot#: _____
 Tax Name: _____
 Address, City, State, Zip: _____
11. Parcel#: _____ Acres/Lot#: _____
 Tax Name: _____
 Address, City, State, Zip: _____
12. Parcel#: _____ Acres/Lot#: _____
 Tax Name: _____
 Address, City, State, Zip: _____
13. Parcel#: _____ Acres/Lot#: _____
 Tax Name: _____
 Address, City, State, Zip: _____
14. Parcel#: _____ Acres/Lot#: _____
 Tax Name: _____
 Address, City, State, Zip: _____
15. Parcel#: _____ Acres/Lot#: _____
 Tax Name: _____
 Address, City, State, Zip: _____

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16. Parcel#: _____ Acres/Lot#: _____
 Tax Name: _____
 Address, City, State, Zip: _____
17. Parcel#: _____ Acres/Lot#: _____
 Tax Name: _____
 Address, City, State, Zip: _____
18. Parcel#: _____ Acres/Lot#: _____
 Tax Name: _____
 Address, City, State, Zip: _____
19. Parcel#: _____ Acres/Lot#: _____
 Tax Name: _____
 Address, City, State, Zip: _____
20. Parcel#: _____ Acres/Lot#: _____
 Tax Name: _____
 Address, City, State, Zip: _____


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4. If the applicant is not the property owner, an agent letter from the property owner(s) outlining the length and terms of the agent status must be submitted with this application.

The undersigned certifies that information herein along with all submitted exhibits are factual and correct.



Applicant Signature

Date

To maintain proper alignment when printing set Page Scaling to None.

08154010120
STATE OF OHIO
0 ROUTE 122
LEBANON, OH 45036

08152520070
STATE OF OHIO
0 ROUTE 741
LEBANON, OH 45036

08154010140
STATE OF OHIO
0 ROUTE 122
LEBANON, OH 45036

08152520090
STATE OF OHIO
0 ROUTE 741
LEBANON, OH 45036

08152520110
STATE OF OHIO
0 N ROUTE 741
LEBANON, OH 45036

08151770120
STATE OF OHIO
0 ROUTE 741
LEBANON, OH 45036

08153270170
STATE OF OHIO
0 W ROUTE 122
FRANKLIN, OH 45005

08154020170
STATE OF OHIO
0 W ROUTE 122
LEBANON, OH 45036

08154020190
STATE OF OHIO
0 W ROUTE 122
LEBANON, OH 45036

08154010160
STATE OF OHIO
0 ROUTE 741
LEBANON, OH 45036

08153260070
STATE OF OHIO
0 W ROUTE 122
FRANKLIN, OH 45005

08151770140
STATE OF OHIO
0 ROUTE 741
FRANKLIN, OH 45005

08154020210
STATE OF OHIO
0 ROUTE 122
LEBANON, OH 45036

08153280190
STATE OF OHIO
0 ROUTE 741
LEBANON, OH 45036

08154020240
STATE OF OHIO
0 ROUTE 123
FRANKLIN, OH 45005

08154020260
STATE OF OHIO
0 W ROUTE 122
LEBANON, OH 45036

08153270230
STATE OF OHIO
0 ROUTE 122
FRANKLIN, OH 45005

08154010220
STATE OF OHIO
0 ROUTE 122
LEBANON, OH 45036

08156000010
WARREN CO. COMMISSIONERS
0 ROUTE 123
FRANKLIN, OH 45005

08153280220
SIX EAGLES PROPERTIES*
3400 ROUTE 741
FRANKLIN, OH 45005

08154020230
GUNCREEK ASSOCIATES LTD &
0 ROUTE 122
LEBANON, OH 45036

08151770090
GUNCREEK ASSOCIATES LTD &
0 N ROUTE 741
LEBANON, OH 45036

08151770050
PRATER VELTON DELNO
0 ROUTE 741
LEBANON, OH 45036

08152510080
NICKELL KEVIN J. & *
3539 ROUTE 741
LEBANON, OH 45036

08153280060
RED LION UNITED *
3375 OLD ROUTE 123
LEBANON, OH 45036

08154020130
BLACKBURN RUTH M. & BENN
0 ROUTE 123
LEBANON, OH 45036

08154020120
BLACKBURN RUTH M. & BENN
3376 OLD ROUTE 123
LEBANON, OH 45036

08152520120
DTB DISTRIBUTORS INC.
3530 N ROUTE 741
LEBANON, OH 45036

08154020050
SMITH TIMOTHY S. & FAITH
3402 OLD ROUTE 123
LEBANON, OH 45036

08154020040
JONES KEVIN C. & LISA R.
3414 OLD ROUTE 123
LEBANON, OH 45036

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08154010170
PAP OIL COMPANY LLC
3494 ROUTE 741
LEBANON, OH 45036

08152520080
EVERETTS RICHARD D. & CO
3576 ROUTE 741
LEBANON, OH 45036

08154020060
SIX EAGLES ENTERPRISES L
3386 OLD ROUTE 123
LEBANON, OH 45036

08152760060
COUNTRY CREEK ASSOCIATES*
0 ROUTE 741
LEBANON, OH 45036

08151770042
BREEDEN DIANNE L.
0 ROUTE 122
FRANKLIN, OH 45005

08151770041
BREEDEN DIANNE L.
2580 ROUTE 122
FRANKLIN, OH 45005

08152510050
HOWARD MICHAEL A.
3569 ROUTE 741
LEBANON, OH 45036

08152510070
BAILEY DESIREE L.
3553 ROUTE 741
LEBANON, OH 45036

08154010150
WEAVER ROBERT E.
2424 ROUTE 122
LEBANON, OH 45036

08154010240
LAMB KENNETH E. & KATHY*
0 ROUTE 741
LEBANON, OH 45036

08154010230
HOLINESS CHURCH/LORD OF G
2410 ROUTE 122
LEBANON, OH 45036

08154020180
BAILEY JEFFREY E. *
2479 W ROUTE 122
LEBANON, OH 45036

08152510033
FRY KEVIN C.
0 ROUTE 741
LEBANON, OH 45036

08152510032
FRY KEVIN C.
0 ROUTE 741
LEBANON, OH 45036

08154010130
LAMB KENNETH E. & KATHY
2380 ROUTE 122
LEBANON, OH 45036

08154010110
LAMB RAY H.
2440 ROUTE 122
LEBANON, OH 45036

08154010100
LAMB RAY H.
0 ROUTE 122
LEBANON, OH 45036

08154010010
LAMB RAY H.
0 ROUTE 122
LEBANON, OH 45036

08153260080
CRISP JERRY *
2524 W ROUTE 122
FRANKLIN, OH 45005

08152510060
BACK KENNETH L.
3561 ROUTE 741
LEBANON, OH 45036

08152510040
NORTH KEY INC.
3583 ROUTE 741
SPRINGBORO, OH 45066

08154020200
JF HOSKINS ENTERPRISES *
2435 W ROUTE 122
LEBANON, OH 45036

08151770130
PRATER VELTON D.
3521 ROUTE 741
LEBANON, OH 45036

08152520100
ABRAMS CLAYTON & MARY MA
3546 ROUTE 741
LEBANON, OH 45036

08152520030
HOWARD ERIC W.
3596 ROUTE 741
LEBANON, OH 45036

08154010030
DUNCAN OIL CO.
0 ROUTE 122
LEBANON, OH 45036

08153270270
UNITED DAIRY FARMERS INC
2585 W ROUTE 122
FRANKLIN, OH 45005

08153280230
RED LION UNITED *
3400 ROUTE 741
FRANKLIN, OH 45005

08153260062
J.M. WILLIAMS REALTY LLC
2570 ROUTE 122
FRANKLIN, OH 45005

08153260061
J.M. WILLIAMS REALTY LLC
2570 ROUTE 122
FRANKLIN, OH 45005

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08151770150
SMITH MATTHEW ALLEN
3505 ROUTE 741
FRANKLIN, OH 45005

08154020160
BAILEY JEFFREY E. *
3424 OLD ROUTE 123
LEBANON, OH 45036

08153280210
RED LION UNITED METHODIST
3405 OLD ROUTE 123
FRANKLIN, OH 45005

08154010040
LAMB KENNETH E.
2460 ROUTE 122
LEBANON, OH 45036

08154020270
MARQUEE PROPERTIES LLC
2453 W ROUTE 122
LEBANON, OH 45036

08153280200
RED LION METHODIST CHURCH
3466 ROUTE 741
LEBANON, OH 45036

08154020100
MARQUEE PROPERTIES LLC
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