

Property Summary

Parcel ID	0815401017	Current Owner	PAP OIL COMPANY LLC	Property Value As Of	01-01-2016
Parcel Seq	0			Of	
Account Number	0603799	Property Address	3494 ROUTE 741 LEBANON 45036	Ownership As Of	09-13-2017
				Tax Data As Of	09-13-2017
Legal Description	4 -3-15 0.709 ACRES	State Use Code	0452 - AUTOMOTIVE SERVICE STATION	Census Tract	308.00
Tax District	06 - CLEARCREEK TWP-SPRBORO CSD FLD	Neighborhood ID	089001	Ohio Public School District Number	8302
		School District	SPRINGBORO CSD		

[Click Here For Neighborhood Sales](#)

Summary

Summary

Building Details

Tax Info

Payments/Refunds

Sales History

Value History

Land Records


Outbuildings

Yard Items

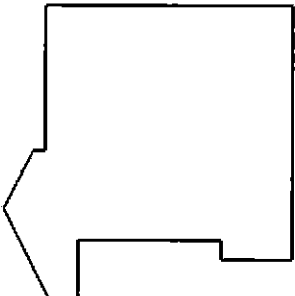
Memos

Recorder Data

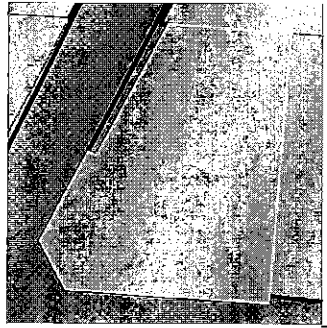
[View All Photos](#)



Click on photo to view enlargement



Click on sketch to view details



Click image to link to map

Last Sale Amount	\$380,000	Bedrooms	0
Last Sale Date	05/25/2010	Exterior	
Owner Occupied	N	Above Grade Living Area	0 sq. ft.
Homestead Exemption	N	Finished Basement/Attic	0 sq. ft.
Year Built	1983	Total Living Area	0 sq. ft.

Value Summary

CURRENT VALUE AS OF 01-01-2016			
Valuation	True Value	Assessed Value	
Land	\$140,520	\$49,180	
Building	\$166,200	\$58,170	
Total	\$306,720	\$107,350	
CAUV	\$0		

Tax Summary

Tax Year 2016				
	2016 ▼			
	First Half	Second Half	Delinquent	Total Charge
Total Net Tax	\$3,111.98	\$3,111.98	\$0.00	\$6,223.96
Penalty	\$0.00	\$0.00	\$0.00	\$0.00
Special Assessments	\$150.72	\$150.72	\$0.00	\$301.44
SA Penalty	\$0.00	\$0.00	\$0.00	\$0.00

Property Summary

Parcel ID	0815401017	Current Owner	PAP OIL COMPANY LLC	Property Value As Of	01-01-2016
Parcel Seq	0			Of	
Account Number	0603799	Property Address	3494 ROUTE 741 LEBANON 45036	Ownership As Of	09-13-2017
				Tax Data As Of	09-13-2017
Legal Description	4 -3-15 0.709 ACRES	State Use Code	0452 - AUTOMOTIVE SERVICE STATION	Census Tract	308.00
Tax District	06 - CLEARCREEK TWP-SPRBORO CSD FLD	Neighborhood ID	089001	Ohio Public School District Number	8302
		School District	SPRINGBORO CSD	Click Here For Neighborhood Sales	

Summary

Building Details

Tax Info

Payments/Refunds

Sales History

Value History

Land Records

Outbuildings

Yard Items

Memos

Recorder Data

Tax Information

Tax Mailing Address
 PAP OIL COMPANY
 4365 LISA DR
 TIPP CITY OH 45371

Tax Info Potential Recoupment Distribution Payments/Refunds Special Assessments Tax Bill

Tax Year 2016

2016 ▼

	First Half	Second Half	Total Current	Delinquent	Total Charge
Gross Tax	\$4,821.63	\$4,821.63	\$9,643.26	\$0.00	\$9,643.26
Net Gross	\$3,111.98	\$3,111.98	\$6,223.96	\$0.00	\$6,223.96
Non-Business Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Homestead	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Owner Occupied Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Net Tax	\$3,111.98	\$3,111.98	\$6,223.96	\$0.00	\$6,223.96
Recoupment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Net Tax	\$3,111.98	\$3,111.98	\$6,223.96	\$0.00	\$6,223.96
Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Special Assessments	\$150.72	\$150.72	\$301.44	\$0.00	\$301.44
SA Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Adders	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Remitters	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Paid	\$3,262.70	\$3,262.70	\$6,525.40	\$0.00	\$6,525.40
Refunded	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Aug Tax Interest					\$0.00
Aug SA Interest					\$0.00
Dec Tax Interest					\$0.00
Dec SA Interest					\$0.00
Def Tax Interest					\$0.00

Property Summary

Parcel ID	0815401017	Current Owner	PAP OIL COMPANY LLC	Property Value As Of	01-01-2016
Parcel Seq	0			Of	
Account Number	0603799	Property Address	3494 ROUTE 741 LEBANON 45036	Ownership As Of	09-13-2017
				Tax Data As Of	09-13-2017
Legal Description	4-3-15 0.709 ACRES	State Use Code	0452 - AUTOMOTIVE SERVICE STATION	Census Tract	308.00
Tax District	06 - CLEARCREEK TWP-SPRBORO CSD FLD	Neighborhood ID	089001	Ohio Public School District Number	8302
		School District	SPRINGBORO CSD		

[Click Here For Neighborhood Sales](#)

Sales History

Summary

Building Details

Tax Info

Payments/Refunds

Sales History

Value History

Land Records

Outbuildings

Yard Items

Memos

Recorder Data

Date	Grantor	Grantee	Consideration	Conveyance Number
05-25-2010	DUNCAN OIL CO.	PAP OIL COMPANY, LLC	\$380,000.00	2010-2731
04-15-1999	HONG, SOON & OK K.	DUNCAN OIL CO.	\$386,751.00	1999-2666
09-28-1988	BISHOP, ROSEZELLA	HONG, SOON & OK K.	\$400,000.00	1987-4100.001
06-30-1986	BISHOP, BILLY R.	BISHOP, ROSEZELLA	\$95,000.00	1985-2290.001
09-13-1983	BISHOP, ALVIN ET AL	BISHOP, BILLY R.	\$33,750.00	1982-2606.01
04-21-1982	BISHOP, ALVIN & ROSEZELLA		\$0.00	1981-0
05-19-1981	COLLINS, CHARLES W.&BETTY		\$45,000.00	1980-0

Property Summary

Parcel ID	0815401017	Current Owner	PAP OIL COMPANY LLC	Property Value As Of	01-01-2016
Parcel Seq	0			Of	
Account Number	0603799	Property Address	3494 ROUTE 741 LEBANON 45036	Ownership As Of	09-13-2017
				Tax Data As Of	09-13-2017
Legal Description	4 -3-15 0.709 ACRES	State Use Code	0452 - AUTOMOTIVE SERVICE STATION	Census Tract	308.00
Tax District	06 - CLEARCREEK TWP-SPRBORO CSD FLD	Neighborhood ID	089001	Ohio Public School District Number	8302
		School District	SPRINGBORO CSD		Click Here For Neighborhood Sales

Memos

Click header to expand notes

General Memos

COMBINED 0103772 FOR 1993 TY
 * 98 N/C - REMOD/CHG NAME C/C \$50,000
 PERMIT 97-3402.
 GAS CANOPY 30X50-PP
 ZONED B-1
 BATCH ANNEXATION
 03/20/12 PARCEL SPLIT: 0660174
 PRIOR SIDWELL: 08154010020
 2017 1420 NC ADDN C/C 217,109
 "MARATHON GAS MART"
 #####
 GAS CANOPY 30X50 - P.P.

- Summary
- Building Details
- Tax Info
- Payments/Refunds
- Sales History
- Value History
- Land Records
- Outbuildings
- Yard Items
- Memos**
- Recorder Data

BEFORE THE CLEARCREEK TOWNSHIP BOARD OF ZONING APPEALS
WARREN COUNTY, OHIO

IN RE: Ray Patrick, Tri-State Station * Application No.: 17-BZA-004
Maintenance, agent for PAP Oil Company * DECISION

On the 14th day of March 2017, an application was submitted by Ray Patrick, Tri-State Station Maintenance, agent for PAP Oil Company for a variance from Section 9.04 (A) and amended to include Table 28.03 of the Clearcreek Township Zoning Resolution.

The address of the property is located at 3494 State Route 741. The property is .709 acres in size. The property is identified by parcel id 08-15-401-017 and account number 0603799. The parcel is located in Section 15, Town 3 and Range 4 in Clearcreek Township. The property is zoned Neighborhood Business Zone "B-1".

The request is to allow a gas pump canopy to have a 24' front yard setback instead of the required 50' setback. The request was amended to also allow signage to be placed on the canopy at a distance less than the required 45' setback.

Notice of the public hearing was made as provided by law and this matter was advertised to be heard by the Board on April 11, 2017. A quorum was present.

On May 9, 2017, the Board moved to approve its minutes of the meeting held on April 11, 2017 and hereby submits its Decision upon said application.

Applicant's application shall be treated as a Variance Hearing and governed by the Unnecessary Hardship Standards.

By a vote of 4 to 0, it is the Decision of the Board moved to APPROVE the request with the following reasons:

1. *Response to standard "The hardship must remove all profitable use from the land. It is not a sufficient hardship if the land would be more valuable with the variance, or less valuable without the variance. Instead, there must be evidence that the property is unsuitable to any of the permitted uses as zoned"* — The Board finds this standard is not germane to the decision.

2. *Response to standard "The hardship must result from circumstances affecting a particular and unique piece of land and not from a general condition throughout the neighborhood"*— The Board finds the existing buildings in the neighborhood mostly encroach into the required front yard setback. It is a unique piece of land. The current use encroaches in multiple ways, this request will lessen the encroachments.

3. *Response to standard "A variance must not alter the essential character of the neighborhood"* — The Board finds the variance would not alter the character of the neighborhood, it would make it better.

FILED

MAY 10 2017

CLEARCREEK TOWNSHIP
ZONING DEPT.

4. *Response to standard "It is not enough to show that the effects of a variance would be harmless. Real, unnecessary hardship must still be established by the applicant"*— The Board finds the location of the pumps and condition of the building are a hardship, applicant has to work through situation.

5. *Response to standard "Any hardship must result from the requirements of the zoning resolution and not from the applicant's own actions"*— The Board finds that since the permits and drawings for the existing canopy were unable to be located and the many right-of-way takings have reduced the size of the parcel. The act of re-developing the site without a variance is difficult.

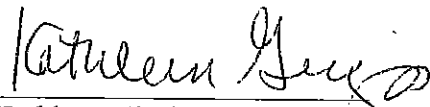
6. *Response to standard "Whether the property owner purchased or acquired the property with the knowledge of the zoning restriction"* — The Board is not sure of the owner's knowledge of zoning at the time of purchase.

7. *Response to standard "A variance must not be contrary to the public interest, even if a hardship can be established"* — The Board finds the new canopy to be a benefit to the corner and to the Red Lion area.

8. *"Other factors that the applicant considers important to the judgment of the case"* — The Board finds the front yard setback for the canopy to be allowed at a minimum distance of 24'. Canopy signage shall also be allowed to encroach into the required front yard setback. The effluent from the site will be served by a holding tank as approved by the Ohio Environmental Protection Agency. The landscape buffers and remaining signage shall conform to the Zoning Resolution. If a variance is thought to be necessary by the applicant, a future application will need to be submitted.

As defined in Section 2506.01 of the Ohio Revised Code, this Decision constitutes a final order of the Board for appeal purposes. The applicant and other interested parties with standing to challenge this final order have the right to file a Notice of Appeal with the Warren County Common Pleas Court within thirty days of the date of filing of the Decision as stamped hereon. The Secretary shall send a copy of this Decision to the Applicant and/or Applicant's legal counsel by certified mail, return receipt requested.

APPROVED:



Kathleen Girgis Acting Chairperson
Board of Zoning Appeals

FILED

MAY 10 2017

CLEARCREEK TOWNSHIP
ZONING DEPT.

Zoning Certificate



CLEARCREEK TOWNSHIP

Warren County, Ohio

Planning and Zoning Department

7593 Bunnell Hill Rd, Springboro, Ohio 45066

937-748-1267

Certificate Number: 2017-09290

ADDRESS: 3494 ROUTE 741

PARCEL NO.: 08154010020

ZONING: B-1

ISSUED TO: PAP OIL COMPANY LLC

4365 LISA DR

TIPP CITY OH 45371

PERMIT TYPE: NON-RES - STRUCTURE

DETAILS: 2,797 SQ FT STORE

PERMIT DATE: 06/23/2017

FEE: \$400.00

EXPIRE DATE: 06/23/2018

It is hereby certified that the above use as shown on the plats and plans submitted, conforms with all applicable provisions of the Clearcreek Township Zoning Resolution. The issuance of this Permit does not allow the violation of Clearcreek Township Zoning Resolutions or other governing Regulations.

The applicant is responsible for obtaining a building permit (if required) prior to commencing work. A zoning compliance letter will be sent to the above address, after compliance has been documented.

APPROVED BY:

DATE:

06/23/2017

Director of Planning & Zoning/ Code Enforcement Officer

Warren County Building Department's Copy
Applicant's Copy/ Office Copy