



# Non-Conformance Hearing

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

Case #: 17-BZA-009

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 \$150.00 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 Appeal 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 current board membership and that 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](http://www.clearcreektownship.com) or can be requested from staff.

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Name of Applicant:

CLARENCE E. Mounts

Mailing address of Applicant:

3653 Penny Royal Rd Franklin, VA 45005

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

Description:

Residential

Property fronts on the following road(s):

UTICA Rd

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

MIKE & LINDA Clark

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

4101 UTICA Rd Lebanon OH - 45036

The property is presently zoned:

Residential

The current use of the property:

Residential

Reason(s) for the application:

*to build an attached 22x24 garage*

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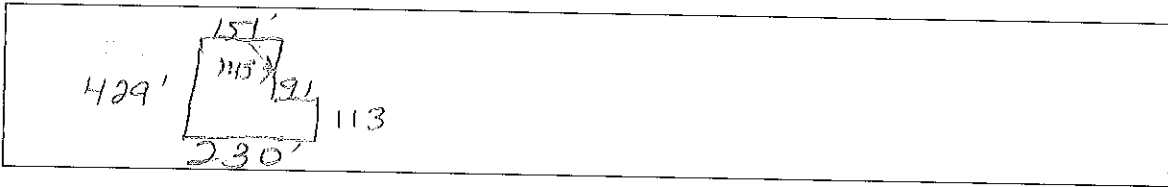
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In determining if a non-conforming use shall expand, the following statements also require a response:

1. Nature of such use in relationship to the character of the adjacent uses:

*2 car attached garage*

2. Lot size:



3. Set back lines:

*37' to the existing house*  
*30' to the proposed garage*

4. Traffic conditions:

Low traffic area County Road

5. Terrain:

Wooded lot

6. Other factors that you consider important to the judgment of your case:

Existing Paved Driveway  
Easy access to the home from the garage

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*To aid the Board of Zoning Appeals processing of the request, please submit the following documentation with your application.*

1. A plot plan of the subject property which includes the following:
  - A. North arrow and scale
  - B. Name of the applicant/owner
  - C. Information to locate the site; Street Name(s); Physical Address, Section, Town and Range information, Parcel Number, Subdivision Lot Number
  - D. The exact boundaries and dimension of subject property
  - E. Identification of right-of-way dimensions
  - F. Identification of all recorded easements
  - G. Identification of area dedicated to the leach field as well as area dedicated to the replacement leach field
  - H. Identification of location of well, cistern or spring
  - I. The dimension(s) and locations(s) of all existing structure(s), including setback(s) to all property lines
  - J. The dimension(s) and location(s) of all proposed structure(s), including setback(s) to all property lines

Of which:

One (1) plot plan shall be submitted on paper measuring 24" by 36" for display during the public hearing

One (1) plot plan shall be submitted on paper measuring 11" by 17" for the Board of Zoning Appeal Member packets

2. A set of architectural/construction drawings which include the following:
  - A. Scale
  - B. Name of the applicant/owner
  - C. Side elevations of existing structure, if request is an addition
  - D. Side elevations of proposed structure
  - E. Floor plan of proposed structure
  - F. Illustration of existing sign face
  - G. Illustration of proposed sign face
  - H. Any other relevant renderings

Of which:

One (1) set of architectural/construction drawings shall be submitted on paper measuring 24" by 36" for display during the public hearing

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One (1) set of architectural/construction drawings shall be submitted on paper measuring 11" by 17" for the Board of Zoning Appeal Member packets

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 Non-Conformance Hearing. 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](http://www.co.warren.oh.us/Auditor/property_search).

1. Parcel#: 0928400060 Acres/Lot#: \_\_\_\_\_  
Tax Name: CLARK MIKE + WANDA  
Address, City, State, Zip: 4101 UTICA Rd LEB - 45036
2. Parcel#: 0928400050 Acres/Lot#: \_\_\_\_\_  
Tax Name: BOTT CLIFFORD H + AMY E  
Address, City, State, Zip: 4215 UTICA Rd LEB - 45036
3. Parcel#: 09223510050 Acres/Lot#: \_\_\_\_\_  
Tax Name: CLARK TIMOTHY W. + M. LO  
Address, City, State, Zip: 4130 UTICA Rd LEB 45036
4. Parcel#: 09223510160 Acres/Lot#: \_\_\_\_\_  
Tax Name: DEGRAW MELODY  
Address, City, State, Zip: 2010 Old Rt 122 LEB 45036
5. Parcel#: 09223510110 Acres/Lot#: \_\_\_\_\_  
Tax Name: PERRY ROBIN B.  
Address, City, State, Zip: 0 UTICA Rd LEB 45036
6. Parcel#: 09223510010 Acres/Lot#: \_\_\_\_\_  
Tax Name: JACOBSON CHRIS + KIM  
Address, City, State, Zip: 4200 UTICA Rd LEB - 45036
7. Parcel#: 09284000300 Acres/Lot#: \_\_\_\_\_  
Tax Name: LANCASTER CORLISS  
Address, City, State, Zip: 416 UTICA Rd LEB 45036
8. Parcel#: 09223510130 Acres/Lot#: \_\_\_\_\_  
Tax Name: GRAY DENNY L. + LISA M.  
Address, City, State, Zip: 0 Old Rt 122 LEB 45036
9. Parcel#: 0928400090 Acres/Lot#: \_\_\_\_\_  
Tax Name: SMELLWOOD CAROLYN W.  
Address, City, State, Zip: 4007 UTICA Rd LEB 45036

10. Parcel#: 09223510140 Acres/Lot#: \_\_\_\_\_  
 Tax Name: P. SHER JUDITH S.  
 Address, City, State, Zip: 0 Old Rt. 122 Leb 45036
11. Parcel#: 09272000050 Acres/Lot#: \_\_\_\_\_  
 Tax Name: WIEDERHOLD MONTE L.  
 Address, City, State, Zip: 3973 UTICA RD. Leb 45036
12. Parcel#: 09284000120 Acres/Lot#: \_\_\_\_\_  
 Tax Name: GREENWOOD BEN R.  
 Address, City, State, Zip: 1902 E Old RT 122 Leb 45036
13. Parcel#: 09223510070 Acres/Lot#: \_\_\_\_\_  
 Tax Name: MARTON CLINT G. + EMILY  
 Address, City, State, Zip: 4078 UTICA RD Leb 45036
14. Parcel#: 09223510170 Acres/Lot#: \_\_\_\_\_  
 Tax Name: BIGGS DAWN M.  
 Address, City, State, Zip: 4058 UTICA RD Leb. 45036
15. Parcel#: 09223510020 Acres/Lot#: \_\_\_\_\_  
 Tax Name: PARTIN JAMES E.  
 Address, City, State, Zip: 4186 UTICA RD Leb 45036
16. Parcel#: 09223510120 Acres/Lot#: \_\_\_\_\_  
 Tax Name: GRAY DENNY L. + LISA M.  
 Address, City, State, Zip: 0 UTICA RD Leb 45036
17. Parcel#: 09284000070 Acres/Lot#: \_\_\_\_\_  
 Tax Name: WIEDERHOLD LEE E.  
 Address, City, State, Zip: 4025 UTICA RD Leb. 45036
18. Parcel#: 09272000060 Acres/Lot#: \_\_\_\_\_  
 Tax Name: FABER MEGAN + RUSSELL  
 Address, City, State, Zip: 1941 Old Rt 122 Leb 45036
19. Parcel#: 09223510020 Acres/Lot#: \_\_\_\_\_  
 Tax Name: SMITH TABATHA K + BRAND  
 Address, City, State, Zip: 4094 UTICA RD Leb 45036
20. Parcel#: 09223510000 Acres/Lot#: \_\_\_\_\_  
 Tax Name: PERRY ROBIN B.  
 Address, City, State, Zip: 4156 UTICA RD Leb. 45036

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To Whom it may Concern,

Ed Mounts has our permission to act  
as our agent concerning the construction of  
a new garage and obtaining all permits

Michael S. Cleh

9/14/2017

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