

Property Summary

Parcel ID	0824400005	Current Owner	ECKERT ROGER C. & LINDA	Property Value As Of	01-01-2016
Parcel Seq	0			Of	
Account Number	1700219	Property Address	3000 BEAL RD FRANKLIN 45005	Ownership As Of	09-21-2017
				Tax Data As Of	09-21-2017
Legal Description	4-3-24 12.757 ACRES	State Use Code	0111 - C.A.U.V. GENERAL FARM	Census Tract	306.00
Tax District	17 - FRANKLIN TWP-SPRINGBORO CSD	Neighborhood ID	089001	Ohio Public School District Number	8302
		School District	SPRINGBORO CSD		


[Click Here For Neighborhood Sales](#)

Summary

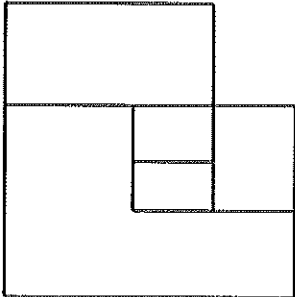
Summary

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

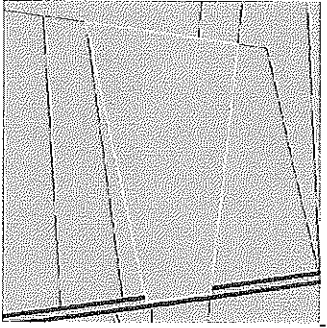
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Click on sketch to view details



Click image to link to map

Last Sale Amount	\$0	Bedrooms	3
Last Sale Date	0	Exterior	MASONRY
Owner Occupied	Y	Above Grade Living Area	3,412 sq. ft.
Homestead Exemption	Y	Finished Basement/Attic	0 sq. ft.
Year Built	1830	Total Living Area	3,412 sq. ft.

Value Summary

CURRENT VALUE AS OF 01-01-2016			
Valuation	True Value	Assessed Value	
Land	\$86,310	\$13,730	
Building	\$106,360	\$37,230	
Total	\$192,670	\$50,960	
CAUV	\$39,230	-	

Tax Summary

Tax Year 2016				
	2016 ▾			
	First Half	Second Half	Delinquent	Total Charge
Total Net Tax	\$998.03	\$998.03	\$0.00	\$1,996.06
Penalty	\$0.00	\$0.00	\$0.00	\$0.00
Special Assessments	\$5.05	\$5.05	\$0.00	\$10.10
SA Penalty	\$0.00	\$0.00	\$0.00	\$0.00

## CHAPTER 6.5

### SUBURBAN RESIDENCE ZONE "SR-1" REGULATIONS

- SEC. 6.51** the regulations set forth in this chapter, or set forth elsewhere in the zoning code are the zoning regulations for Suburban Residence "SR-1".
- SEC. 6.52 PERMITTED USES:** A building or lot shall be used only for the following purposes:
- A. Single family dwellings.
  - B. Home occupation as described in Section 5.752 (B).
  - C. Community fire house as described in Section 5.752 (C).
  - D. The sale of household goods, furnishings, clothing, toys, tools and books that have been used by members of the family occupying the premises may be advertised and sold on the premises, provided such sale is not held oftener than every six (6) months, for a period of three (3) days each sale; the items sold were not acquired for the sale.
  - E. Publicly owned or operated properties including parks, playgrounds and community centers.
  - F. Model homes as described in Section 5.752 (H).
  - G. A temporary or permanent building for protection from the weather elements shall be required for animals other than for two (2) dogs, which reside on parcels less than five (5) acres. This building shall be established as an accessory and located at least eighty-five (85) feet from every property line.
  - H. Accessory buildings defined as either temporary or permanent and uses customarily incidental to any permitted uses, provided the primary use or structure has been established or constructed on the same lot.
  - I. Signage in accordance with Chapter 28.

**SEC. 6.524 CONDITIONAL USES:** The following uses require a conditional use permit (CUP) pursuant to **Section 21.01(F)** of this resolution.

- A. Schools, public and private, from nursery schools through colleges having curriculum equivalent to public school curricula.
- B. Religious institution, provided buildings shall be at least a minimum residential size.
- C. Hospital and institutions of an educational, religious, charitable or philanthropic nature, provided the site upon which such uses are located shall contain at least five (5) acres and that such buildings shall not occupy over ten percent (10%) of the total site area.
- D. Rest home, nursing home or convalescent home, provided that such buildings shall be located upon a site of five (5) acres or more and shall not occupy more than ten percent (10%) of the total site area.
- E. Telecommunication tower: in those instances where a telecommunication tower is made subject to this resolution pursuant to Section 519.211 Ohio Revised Code (ORC) and as the same may, from time to time, be amended, said telecommunication tower shall be located, erected, constructed, reconstructed, changed, altered, or enlarged in accordance with Section 21.01(F)(2) & Section 22.05 of the zoning resolution.

**SEC. 6.53 HEIGHT REGULATIONS:** No building shall exceed two and one-half (2 1/2) stories or thirty-five (35) feet in height.

**SEC. 6.54 PRINCIPAL STRUCTURE, REQUIRED YARDS FOR LOTS EXCEPT PANHANDLE LOTS:**

- A. There shall be a front yard having a depth of not less than fifty (50) feet.
- B. For a lot that has frontage on more than one street, the required front yard shall be provided on all streets.
- C. Side yard: there shall be a side yard of ten (10) feet minimum on each side, except for lots with more than one (1) front yard, in which case the minimum side yard shall be ten (10) feet on the side, if any, not fronting on a street.
- D. Rear yard: there shall be a rear yard having a depth of not less than forty (40) feet, except for lots with three (3) front yards, in which case the minimum rear yard shall be ten (10) feet.

**SEC. 6.545 ACCESSORY STRUCTURE, REQUIRED YARDS FOR LOTS EXCEPT PANHANDLE LOTS:**

- A. Front yard shall conform to 6.54 (A) and 6.54 (B).
- B. Side yard shall conform to 6.54 (C).
- C. Rear yard shall be a minimum of ten (10) feet.

**SEC. 6.55 INTENSITY OF USE:** Every lot or tract, except a panhandle, lot shall have a minimum continuous frontage and width of not less than one hundred (100) feet at any point, except on a cul-de-sac, in which case it shall have a minimum continuous frontage and width at any point of at least fifty (50) feet, and a minimum width of one hundred (100) feet at the minimum building setback line and:

- A. Lots or parcels proposed as building sites that are connected to a central sanitary sewage system approved by the Warren County Sanitary Engineer And The Ohio Environmental Protection Agency shall contain not less than one half (1/2) acre exclusive of: any road or street right-of-way as shown on the Warren County, Ohio, Official Thoroughfare Plan, waterways, wetlands, one hundred (100) year flood plain, drainage easements, high pressure gas pipeline easements and railroad easements.
- B. Lots or parcels proposed as building sites that are not connected to a central sanitary sewage system and are otherwise approved by the Warren County Combined Health District And/Or The Ohio Environmental Protection Agency for individual onsite wastewater disposal system shall contain not less than one (1) acre exclusive of: any road or street right-of-way as shown on the Warren County, Ohio, Official Thoroughfare Plan, waterways, wetlands, one hundred (100) year flood plain, drainage easements, high pressure gas pipeline easements, and railroad easements.

**ADVISORY NOTE:** For the residential lots utilizing on-site sewage disposal systems, lots larger than the zoning code minimum of one (1) acre may be required by the Warren County Combined Health District contingent on the suitability of soils present on the lot.

**SEC. 6.56 MINIMUM SIZE:** The minimum size of any single family dwelling, exclusive of porches, garages and breezeways, shall be one thousand two hundred fifty (1250) square feet of floor space.

**SEC. 6.57 PANHANDLE LOTS ARE PERMITTED SUBJECT TO THE FOLLOWING REGULATIONS:**

- A.** Panhandle lots shall not be "stacked" one behind the other relative to a street or road.
- B.** The panhandle portion of the lots shall have a minimum frontage and continuous width of twenty (20) feet and a maximum frontage and width of forty (40) feet.
- C.** The panhandle portion of the lots shall have a maximum length of five hundred (500) feet.
- D.** The body of the lot shall have a minimum area that meets the minimum lot size established in Section 6.55 (A) or 6.55 (B) and is exclusive of the panhandle portion of the lot.
- E.** The body shall have a minimum width of one hundred twenty-five (125) feet and a minimum depth of two hundred (200) feet.
- F.** All structures shall be built only within the body of the panhandle lot.
- G.** The principal structure shall have a minimum front yard of fifty (50) feet, rear yard of fifty (50) feet and a side yard of twenty (20) feet minimum each side.
- H.** Any accessory structure shall have a minimum front yard of fifty (50) feet, rear yard of twenty (20) feet and a side yard of twenty (20) feet minimum each side.