



Non-Conformance Hearing

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

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CLEARCREEK TOWNSHIP
ZONING DEPT.

Case #: 17-BZA-011

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 or can be requested from staff.

Name of Applicant:

Clover Hill Farm Ltd

Mailing address of Applicant:

2390 Old 122

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

(deed is attached)

Property fronts on the following road(s):

Old Route 122

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

Clover Hill Farm, Ltd. an Ohio limited liability company

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

2395 Old St. Rt. 122, Lebanon, OH 45036

The property is presently zoned:

R-1

The current use of the property:

Residential / Rural

Deed?

Reason(s) for the application:

~100 square foot addition to rear of house
to have a modern bathroom and breakfast room.

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:

Residential & Horse farm: (OSR) + (OSR-1)

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2. Lot size:

4.573 acres.

3. Set back lines:

~18'0" to front edge of Porch
(18.17')

4. Traffic conditions:

Good

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5. Terrain:

Flat

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

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/propertysearch.

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1. Parcel#: _____ Acres/Lot#: _____
Tax Name: _____
Address, City, State, Zip: _____
2. Parcel#: _____ Acres/Lot#: _____
Tax Name: _____
Address, City, State, Zip: _____
3. Parcel#: _____ Acres/Lot#: _____
Tax Name: _____
Address, City, State, Zip: _____
4. Parcel#: _____ Acres/Lot#: _____
Tax Name: _____
Address, City, State, Zip: _____
5. Parcel#: _____ Acres/Lot#: _____
Tax Name: _____
Address, City, State, Zip: _____
6. Parcel#: _____ Acres/Lot#: _____
Tax Name: _____
Address, City, State, Zip: _____
7. Parcel#: _____ Acres/Lot#: _____
Tax Name: _____
Address, City, State, Zip: _____
8. Parcel#: _____ Acres/Lot#: _____
Tax Name: _____
Address, City, State, Zip: _____
9. Parcel#: _____ Acres/Lot#: _____
Tax Name: _____
Address, City, State, Zip: _____

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

09211000280
SCHIFF LYNN B
CLOVER HILL FARM LTD
8720 CAMARGO RD
CINCINNATI, OH 45243

09223760030
FREDERICK ROBERT L JR
2366 OLD SR 122
LEBANON, OH 45036

09223760040
FREDERICK ROBERT L JR
2366 OLD SR 122
LEBANON, OH 45036

09223760020
FREDERICK ROBERT L JR
2366 OLD SR 122
LEBANON, OH 45036

09222000080
MILLER RUTH I
1162 W PEKIN RD
LEBANON, OH 45036

09211000240
RUSSELL GERALD R & BARBARA
2275 OLD SR 122
LEBANON, OH 45036

09211000040
WRIGHT DONALD C
433 WINDSOR PARK DR
DAYTON, OH 45459

09223260030
FISHER JUDITH S
5885 WILMINGTON RD
OREGONIA, OH 45054

09223760070
KAISER NICHOLAS C
2454 OLD SR 122
LEBANON, OH 45036

09211000200
SISTERS LTD
PO BOX 36
LEBANON, OH 45036

09224000022
MILLER RUTH I
1162 W PEKIN RD
LEBANON, OH 45036

09223760090
GRAY PAUL A & LAURA M
2316 OLD 122
LEBANON, OH 45036

09223760100
CLOVER HILL FARMS LTD
8720 CAMARGO RD
CINCINNATI, OH 45243

09212000040
O'ROURKE JUDITH A
2797 OLD SR 122
LEBANON, OH 45036

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- 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: _____
- 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. *Clover Hill Farm LTD*

Lynn B. Schiff _____ *9/29/17*
Applicant Signature *Member* Date

I authorize Randall Pirkard to act as my agent at the hearing.
Lynn B. Schiff

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