

**CLEARCREEK TOWNSHIP BOARD OF ZONING APPEALS**  
Clearcreek Township Government Center, 7593 Bunnell Hill Rd Springboro, OH 45066

**AGENDA**  
**July 12, 2016**

Attendance:

Roll call of full members and alternate members

Minutes:

Draft minutes from June 14, 2016

Continued Hearing(s):

None

New Hearing(s):

The first request is 16-BZA-005 an application submitted by Shawn Fender agent for Deborah Michel for a Non Conforming Use Hearing per Sections 21.01 (D), 5.02 and 15.03 of the Clearcreek Township Zoning Resolution. The address of the property is 1138 Jarva Lane. The property is .82 acres in size. The property is identified by parcel id 09-30-152-003. The parcel is located in Section 30, Town 4 and Range 4 in Clearcreek Township. The property is zoned Residence Zone "R-1". The request is add a deck to a legal non-conforming structure. The structure is classified as legal non-conforming structure since it fails to meet the minimum 50' front yard setback required by Section 5.754 (A) of the Clearcreek Township Zoning Resolution.

The second request is 16-BZA-006 an application submitted by Jeff Kelchner for variances from Section 3.48, 5.02, 5.10, 5.757 (A), 5.75 (B) and 5.757 (D) of the Clearcreek Township Zoning Resolution. The address of the property is 2894 Pekin Rd. The property is 3.5705 acres in size. The property is identified by parcel id 08-16-100-059. The parcel is located in Section 16, Town 3 and Range 4 in Clearcreek Township. The property is zoned Residence Zone "R-1". The request is to subdivide a panhandle lot into two lots. The first lot would remain as a panhandle lot but below the minimum 1.5 acreage requirement. The second lot would be stacked behind the panhandle lot without road frontage and use an access easement across the first lot.

The third request is 16-BZA-007 an application submitted by Jerry Massey agent for Carolyn Kauffman (Smallwood) for a Non Conforming Use Hearing per Sections 21.01 (D), 5.02 and 15.03 of the Clearcreek Township Zoning Resolution. The address of the property is 4007 Utica Rd. The property is 1.47 acres in size. The property is identified by parcel id 09-28-400-008. The parcel is located in Section 28, Town 4 and Range 4 in Clearcreek Township. The property is zoned Residence Zone "R-1". The request is add an addition and rebuild the porch onto a legal non-conforming structure. The structure is classified as legal non-conforming structure since it fails to meet the minimum 50' front yard setback required by Section 5.754 (A) of the Clearcreek Township Zoning Resolution.

Old Business:

None

New Business:

None

Adjournment: