

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

AGENDA
October 10, 2017

Attendance:

Minutes:

Draft minutes from September 12, 2017

Testimony Oath and Sequence of Events:

“Do you swear or affirm that the testimony you are about to give will be the truth, the whole truth and nothing but the truth?”

Continued Hearing(s):

None

New Hearing(s):

The first request is 17-BZA-008, an application submitted by PAP Oil Company LLC. The request is for a Conditional Use Permit pursuant to Sections 9.025 (A), 16.07 and Section 21.01(F) of the Clearcreek Township Zoning Resolution for the purpose of establishing a drive through facility within a gas station/convenience store. The address of the property is 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 second request is 17-BZA-009 an application submitted by Ed Mounts agent for Mike & Vanda Clark for a Non Conforming Use Hearing per Sections 21.01 (D), 5.754(A) and 15.03 of the Clearcreek Township Zoning Resolution. The address of the property is 4101 Utica Rd. The property is 1.165 acres in size. The property is identified by parcel id 09-28-400-006 and account number 0107719. 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 attached garage 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.

The third request is 17-BZA-010 an application submitted by Roger Eckert for variances from Sections 6.57 (A), 6.57 (B) and 6.57 (C) of the Clearcreek Township Zoning Resolution. The address of the property is 2850 Beal Rd. The property is 31.9745 acres in size. The property is identified by parcel id 08-18-151-007 and account number 0604957. The parcel is located in Section 18, Town 3 and Range 4 in Clearcreek Township. The property is zoned Suburban Residence Zone “SR-1”. The request is to create two panhandle lots with greater than the maximum amount of road frontage, greater than the maximum handle length and to not classify the panhandle lots as stacked.

New Business:

None

Old Business:

None

Adjournment: