



## Straight Zone Change Request

Application to the Zoning Commission  
Clearcreek Township, Warren County

Note: This application must be typewritten or computer generated and filed with the Clearcreek Township Zoning Inspector for presentation to the Zoning Commission. The following information must be filled out in its entirety and accompanied by a fee of \$600.00 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 temporary sign being erected on the property to identify a pending zone change request. This sign shall be erected at least ten (10) days prior to the Zoning Commission's public hearing and removed after the Board of Trustees' public hearing. Attach additional computer generated or typewritten sheets as needed. Applicant is notified that the Rules and Regulations for the Zoning Commission, which outline the procedures by which the Zoning Commission shall operate, are found on the website [www.clearcreektownship.com](http://www.clearcreektownship.com) or can be requested from staff.

Name of Applicant:

Daniel J. Kahmann, Tr.

Mailing address of Applicant:

614 Christopher Dr., Centerville, OH 45458

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

71.1578 Ac., Parcel #05332000030

Property fronts on the following road(s):

Belleclaire Hill

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

Daniel J. Kahmann, Jr.

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

614 Christopher Dr., Centerville, OH 45458

The property is presently zoned:

R-1

Requested zoning classification:

R-1A

The current use of the property:

Agricultural

Reason(s) for the application:

Owner desires to rezone this 71 Ac. tract to provide for extension of Belleclaire Hill in Glenridge Section 6B. Single family lots will be developed as market conditions warrant.

To aid the Zoning Commission 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 and 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. The dimension(s) and location(s) of all existing structure(s), including setback(s) to all property lines

**Of which:**

**Three (3) sets of drawings shall be submitted on paper measuring 24" by 36" for Warren County Regional Planning Commission, staff review and for display during the public hearing**

2. 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 two hundred (200) feet of any part of the subject property being considered for a zone change request. 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). This information can also be provided in a Microsoft Excel electronic spreadsheet.

**Kahmann Property  
Warren County Ohio  
200' Owners List**

1. Parcel #05331000160, 66.582 Ac.  
Bradstreet Family Limited Partnership  
9898 Bunnel Hill Road, Dayton Ohio 45458
2. Parcel #05271760260, 113.4686 Ac.  
Soraya Farms, LLC.  
8534 Yankee Street, Centerville, Ohio 45458
3. Parcel #05271510020, 0.3577 Ac.  
Richard C. Y Cynthia A. Hasler  
1112 Chambrey Court, Centerville, Ohio 45458
4. Parcel# 05271510010, 0.4495 Ac.  
Mark W. & Pamela K. Day  
1108 Tall Tree Court, Springboro, Ohio 45066
5. Parcel #05271550010, 0.4491 Ac.  
Marla Vichvich  
1107 Chambrey Court, Centerville, Ohio 45458
6. Parcel #05271550020, 0.3577 Ac.  
Paul K. & Rosanna McKeehan  
7 Galaton Court, Miamisburg, Ohio 45342
7. Parcel #05271760260, 113.4686 Ac.  
Soraya Farms, LLC.  
8534 Yankee Street, Centerville, Ohio 45458
8. Parcel #05273000010, 19.248 Ac.  
Beverly T. Ungerleider  
1056 E. Lytle Five Points Rd., Dayton, Ohio 45459
9. Parcel #05334000030, 30.85 Ac.  
James I. & Mattie Arbogast  
850 E. Lytle Five Points Rd., Dayton, Ohio 45459
10. Parcel #05334000020, 50.0333 Ac.  
Mattie Arbogast  
850 E. Lytle Five Points Rd., Dayton, Ohio 45459
11. Parcel #05334000010, 50.0333 Ac.  
Springboro Community Schools  
650 E. Lytle Five Points Rd., Dayton, Ohio 45458

12. Parcel #05334610220, 0.5265 Ac.  
Andrew P. Sims  
9346 Somerset Court, Centerville, Ohio 45458
13. Parcel #05334050080, 0.4716 Ac.  
Robert A. & Heather Rando  
9320 Somerset Court, Centerville, Ohio 45458
14. Parcel #05334050070, 0.5381 Ac.  
Joseph C. & Jaclynn M. Krella  
9321 Somerset Court, Centerville, Ohio 45458
15. Parcel #05332520080, 2.9708 Ac.  
Glenridge Homeowners Association  
Hastings Court, Centerville, Ohio 45458
16. Parcel #05332520050, 0.4774 Ac.  
Kenneth K. & Angela Quatman  
563 Hastings Court, Centerville, Ohio 45458
17. Parcel #05332520040, 0.4773 Ac.  
Brandon L. & Holly N. Cross  
562 Hastings Court, Centerville, Ohio 45458
18. Parcel #05332520030, 0.5661 Ac.  
Glenn R. Lasley  
558 Hastings Court, Centerville, Ohio 45458
19. Parcel #05332520120, 0.4185 Ac.  
Gordon M.R. & Beth Wagner  
423 Belleclaire Hill, Centerville, Ohio 45458
20. Parcel #05332510040, 0.7273 Ac.  
Schmidt Builders Inc.  
420 Belleclaire Hill, Centerville, Ohio 45458
21. Parcel #05332000040, 12.4528 Ac.  
Daniel J. & Deborah Kahmann  
614 Christopher Drive, Centerville, Ohio 45458
22. Parcel #05331000160, 51.67 Ac.  
Bradstreet Family Limited Partnership  
9898 Bunnel Hill Road, Dayton Ohio 45458



**DANIEL J. KAHMANN, TR.**  
 SEC. 33, T. 3, R. 5, B.T.M.  
 CLEARCREEK TOWNSHIP  
 WARREN COUNTY, OHIO  
 O.R. 2934, PG. 757  
 71.1578 AC.

**ADDRESS:**  
 614 CHRISTOPHER DRIVE  
 CENTERVILLE, OHIO  
 45458

**ENGINEER:**



**SEAL:**

REVISIONS:

DESIGNED BY: TLL  
 DRAWING BY: TLL  
 DATE: Aug. 29, 2016  
 JOB NUMBER:  
 TITLE:

**PLOT PLAN TO  
 ACCOMPANY REQUEST  
 FOR REZONING FROM  
 R-1 TO R-1A**

SHEET NUMBER:

1

COMPOSITE

