



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 or can be requested from staff.

Name of Applicant:

Allison McKenzie of SHP Leading Design on behalf of Warren County Career Center

Mailing address of Applicant:

3525 N SR 48

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

Parcel 0803276003 .4-3-3, 163.011 ACRES

Property fronts on the following road(s):

State Route 48 and State Route 122

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

Warren County Joint Vocational School

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

3525 SR 48, Lebanon, OH 45036

The property is presently zoned:

Residential

Requested zoning classification:

Office

The current use of the property:

Career Center for High School and Adult Education

Reason(s) for the application:

The current Use of the Property as a school is a conditional use of the Residential zoning. The change to Office would make the current use conforming.

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. This information can also be provided in a Microsoft Excel electronic spreadsheet.

1. Parcel#: See attached spreadsheet 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: _____
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: _____

3. If the applicant is not the property owner, an agent letter from the property owner outlining the length and terms of the agent status must be submitted with this application.

The undersigned acknowledges reading the former application. The undersigned certifies that information herein along with all submitted documents are factual and correct.

Allison E McKenzie 8/31/16
 Applicant Signature Date

WCCC- Zone Change- Tax Mailing Address Info

Account Number	Parcel Number	Acres/Lot #	Tax Name:	Address:
0410706	08034000170	1.732 ACRES, 4-3-3	WARREN CO. JOINT VOCATION	3523 N SR 48, LEBANON OH 45036
0403157	0803400034	3.68 ACRES, 4-3-3	SMITH, RYAN & MEGHAN M.	178 W SR 122, LEBANON, OH 45036
0412296	0803400033	1.128 ACRES, 4-3-3	MICHAEL, DANIEL & LINDA	248 W SR 122, LEBANON, OH 45036
0411826	0803400029	1.203 ACRES, 4-3-3	MORRISON, JAMES J & JULIE A	250 W SR 122, LEBANON, OH 45036
0403025	0803400001	5.987 ACRES, 4-3-3	HANNA, DOLORES L	400 W SR 122, LEBANON, OH 45036
0403017	0803400001	2.123 ACRES, 4-3-3	HANNA, DOLORES L	400 W SR 122, LEBANON, OH 45036
0412369	0803300015	2.184 ACRES, 4-3-3	HUTSON, MICHAEL JOSEPH & JENNIFER NOBLE	528 W SR 122, LEBANON, OH 45036
0412385	0803300017	2.184 ACRES, 4-3-3	NOBLE, BEACHER	532 W SR 122, LEBANON, OH 45036
0412377	0803300017	8.218 ACRES, 4-3-3	NOBLE, EDWARD B & TRICIA	530 W SR 122, LEBANON, OH 45036
0412393	0803300021	8.143 ACRES, 4-3-3	NOBLE, BEACHER	532 W SR 122, LEBANON, OH 45036
0412415	0803300025	8.103 ACRES, 4-3-3	NOBLE, REGAN L & KIMBERLY S	3766 GREENTREE RD, LEBANON, OH 45036
0402924	0803300028	8.155 ACRES, 4-3-3	NOBLE, TIMOTHY	536 W SR 122, LEBANON, OH 45036
0401219	0803300002	45.175 ACRES, 4-3-3	WOOLLARD, WANDA E & WILBUR	820 W SR 122, LEBANON, OH 45036
0610876	0803100008	15.8722 ACRES, 4-3-3	LONG, VINCENT J & PATRICIA A	3642 SPRINGBORO RD, LEBANON, OH 45036
0641941	0803107014	2.8175 ACRES, DOVER'S RUN 2 LOT 29	SWEET, CHARLES D & TONYA	39 LOWNES CT, SPRINGBORO, OH 45066
0641940	0803107015	1.8142 ACRES, DOVER'S RUN 2 LOT 28	RENFROW, ZACHARY C & REBECCA L	707 NUEWAT DR, LEBANON, OH 45036
0641939	0803107016	1.7632 ACRES, DOVER'S RUN 2 LOT 27	DAVIS, THOMAS G & SARA R	681 NUEWAT DR, LEBANON, OH 45036
0641938	0803107017	2.9496 ACRES, DOVER'S RUN 2 LOT 26	WAUGH, GERALD L, %WRIGHT PATT C UNION	3560 PENTAGON BLVD, BEAVERCREEK, OH 45431
0641937	0803107018	2.5936 ACRES, DOVER'S RUN 2 LOT 25	GERSTNER, NICHOLAS J & SARA B	645 NUEWAT DR, LEBANON, OH 45036
0401081	0803202011	19.21 ACRES, 4-3-3	EARNHART, HELEN L	4098 N SR 48, LEBANON, OH 45036
0404561	0803202001	0 ACRES, TURNER BROTHERS LOT 45	HILL, DAVID L & KRISTI D, %PARK NATL BANK	PO BOX 4565, NEWARK, OH 43058
0415098	0803276003	2 ACRES, 4-3-3	WARREN COUNTY JOINT VOCATIONAL SCHOOL	3525 N SR 48, LEBANON, OH 45036
0203335	0933101002	0.4 ACRES, 4-4-33	DANIEL, EARL S	3820 N SR 48, LEBANON OH, 45036
0211788	0933101011	5.216 ACRES, 4-4-33	HOLLINGSWORTH, ROBERT D	3726 N SR 48, LEBANON, OH 45036
0211362	0933163021	5 ACRES, 4-4-33	CAUM, CLIFFORD H JR	3724 N SR 48, LEBANON, OH 45036
0211346	0933163017	5 ACRES, 4-4-33	READING FEED MILL INC	9359 READING RD, CINCINNATI, OH 45215
0211358	0933163016	5 ACRES, 4-4-33	HYDEN, DENNIS J	3720 N SR 48, LEBANON, OH 45036
0211273	0933163014	6.803 ACRES, 4-4-33	HUFF, CARRIE R	3718 N SR 48, LEBANON, OH 45036
0210897	0933163010	1.1478 ACRES, HARLEY PECK LOT 10	GRIMES, JOHN M & DEBBY J	30 PINE RIDGE CT, SPRINGBORO, OH 45066
0210889	0933163009	1.1478 ACRES, HARLEY PECK LOT 9	MELLENDORF, KIRK H & SUZANNE M	3690 N SR 48, LEBANON, OH 45036
0210862	0933163008	1.1478 ACRES, HARLEY PECK LOT 8	GIBBS, DRISKOLL	3660 N SR 48, LEBANON, OH 45036
0210846	0933163007	1.1478 ACRES, HARLEY PECK LOT 7	ALLEY, RAYMOND & CHRISTINE	3658 SR 48, LEBANON, OH 45036
0210838	0933163006	1.1478 ACRES, HARLEY PECK LOT 6	WILMINGTON SAVINGS FUND SOCIETY	500 DELAWARE AVE, 11TH FLOOR, WILMINGTON, DE 19801
0210811	0933163005	1.1478 ACRES, HARLEY PECK LOT 5	CAUPP, KAREN	3620 N SR 48, LEBANON, OH 45036
0210803	0933163004	1.1478 ACRES, HARLEY PECK LOT 4	DICK, EDWARD H & CAROLYN SUE	3584 N SR 48, LEBANON, OH 45036
0210773	0933163003	1.8365 ACRES, HARLEY PECK LOT 3	JOHNSON, CHAD S & DEBRA A	3582 N SR 48, LEBANON, OH 45036
0210773	0933163002	1.7218 ACRES, HARLEY PECK LOT 2	JENSEN, ROBERT C	3540 N SR 48, LEBANON, OH 45036
0211028	0933163011	3.4348 ACRES, HARLEY PECK RP LOT 11	BOWLING, GENE & MAE	3526 N SR 48, LEBANON, OH 45036
0210501	0933301017	0.792 ACRES, 4-4-33	BOWLING, GENE & MAE	3526 N SR 48, LEBANON, OH 45036
0215096	0933301016	1.95 ACRES, 4-4-33	INLOES, CHRISTOPHER L & MICHELLE R	3464 N SR 48, LEBANON, OH 45036
0214710	0933301012	1.0282 ACRES, PECK PROPERTIES LOT 1	LOEHLE, MICHAEL A & CAROLYN	3460 N SR 48, LEBANON, OH 45036
0214957	0933301015	8.8896 ACRES, PECK PROPERTIES RP LOT 4	BECKER, DAVID C	3458 N SR 48, LEBANON, OH 45036
0203009	0933301011	5.621 ACRES, 4-4-33	EE MILLER INVESTMENT PROPERTIES LLC	3458 N SR 48, LEBANON, OH 45036

0204498	0933351027	0.696 ACRES, 4-4-33	STOVER, ROBERT III & GLENDA	3270 N SR 48, LEBANON, OH 45036
0404269	0803400063	6.4 ACRES, 4-3-3	BRIAN MANOR LLC	129 W SR 122, LEBANON, OH 45036
0404323	0803400087	1.157 ACRES, 4-3-3	BRIAN MANOR LLC	129 W SR 122, LEBANON, OH 45036
0410749	0803400061	4.858 ACRES, 4-3-3	BERGER, ROBERT L	201 SR 122, LEBANON, OH 45036
0410455	0803400086	4.649 ACRES, 4-3-3	BROYLES, RALPH H & TERRI L	285 W SR 122, LEBANON, OH 45036
0410692	0803400015	5.001 ACRES, 4-3-3	BUEHLER, JUSTIN T & KELLY K	303 W SR 122, LEBANON, OH 45036
0410722	0803400019	5.001 ACRES, 4-3-3	ALLEY, MICHAEL & JERI	371 W SR 122, LEBANON, OH 45036



CINCINNATI
COLUMBUS
DAYTON

6305 Centre Park Drive
West Chester, OH 45069
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August 31, 2016

**LEGAL DESCRIPTION
88.321 ACRE REZONE**

Situated in Section 3, Town 3, Range 4, BTM, Clearcreek Township, Warren County, Ohio, being part of an 168.358 acre tract of land conveyed to the Warren County Joint Vocational School District in O.R. 471 Pg. 152 of the Warren County Recorder's Office, the boundary of which being more particularly described as follows:

Beginning at the intersection of the west line of said 168.358 acre tract with the existing centerline of State Route 122 being the southwest corner of said 168.358 acre tract;

Thence with the lines of said 168.358 acre tract the following four (4) courses:

1. N08°45'35"E a distance of 486.20 feet;
2. N29°38'00"W a distance of 250.53 feet;
3. N85°06'00"W a distance of 415.00 feet;
4. N04°52'52"E a distance of 663.24 feet;

Thence through said 168.358 acre tract, N73° 45' 17"E a distance of 2683.36 feet to the existing centerline of State Route 48;

Thence along said centerline, S04° 40' 46"W a distance of 1244.05 feet;

Thence along the west right of way line of State Route 48 the following eight (8) courses:

1. N85°08'17"W a distance of 25.08 feet;
2. S25°22'39"W a distance of 32.03 feet;
3. S11°08'21"W a distance of 201.21 feet;
4. S06°17'50"W a distance of 199.99 feet;
5. S10°04'35"W a distance of 300.52 feet;
6. S12°58'08"W a distance of 90.80 feet;
7. S03°09'23"E a distance of 60.67 feet;
8. S02°53'54"W a distance of 145.77 feet to a point in the north right of way line of State Route 122;

Thence along said north right of way line the following four (4) courses:

1. S68°54'30"W a distance of 39.39 feet;



2. N83°37'48"W a distance of 215.23 feet;
3. S87°52'28"W a distance of 236.22 feet;
4. S80°37'21"W a distance of 116.82 feet;

Thence along the lines of said 168.358 acre tract the following three (3) courses:

1. N03°42'20"E a distance of 458.78 feet;
2. N86°17'40"W a distance of 692.68 feet;
3. S06°43'00"W a distance of 417.41 feet to a point in the north right of way line of State Route 122;

Thence along said north right of way line, N80°46'25"W a distance of 73.17 feet;

Thence continuing, N89°11'11"W a distance of 151.63 feet;

Thence S09°13'35"W a distance of 30.00 feet to the centerline of State Route 122;

Thence along said centerline, N81°14'25"W a distance of 354.44 feet to the Point of Beginning;

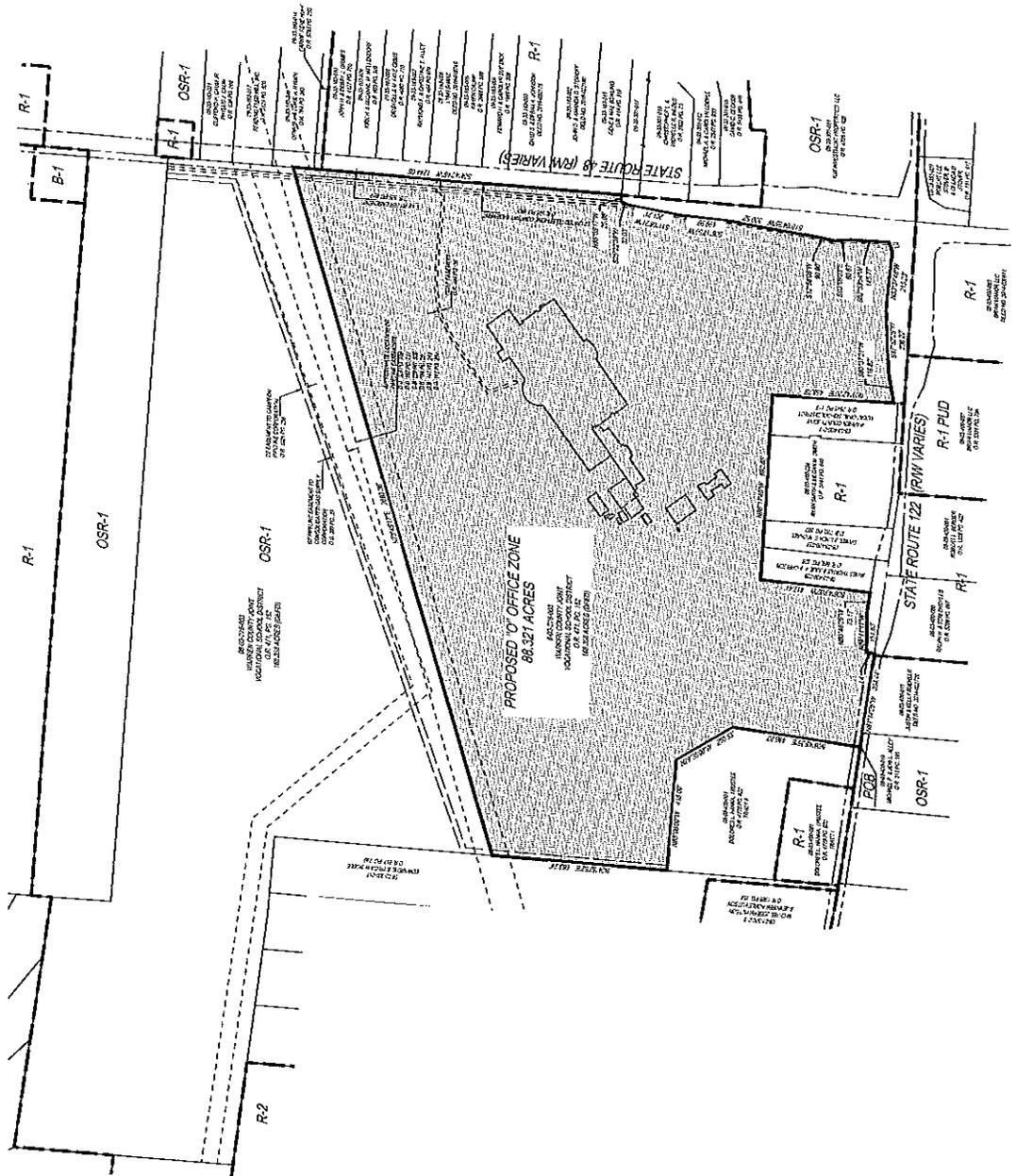
Containing 88.3212 acres of land more or less.

Bearings are based on the centerline of State Route 122 being N81°14'25"W per O.R. 471 Pg. 152.



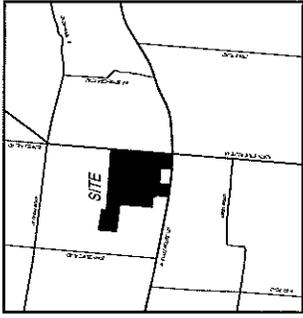
NOTES

1. BEYOND THE CENTERLINE OF THE CENTRALLINE OF THE ROADWAY, THE CENTERLINE OF THE ROADWAY SHALL BE USED TO DETERMINE THE LOCATION OF THE PROPOSED DEVELOPMENT.
2. THE CENTERLINE OF THE ROADWAY SHALL BE USED TO DETERMINE THE LOCATION OF THE PROPOSED DEVELOPMENT.



LINE	BEARING	DISTANCE
L1	S 89° 00' 00" W	33.38
L2	S 89° 00' 00" W	33.38
L3	S 89° 00' 00" W	33.38

PROPOSED OFFICE ZONE 88.321 ACRES
 CLARKE COUNTY, OHIO
 WARREN CENTER, OHIO



THE KLEINGERS GROUP
 CIVIL ENGINEERING ARCHITECTURE
 1000 W. MAIN ST., SUITE 100
 WARREN CENTER, OHIO 43084
 WWW.KLEINGERS.COM

ZONING PLAT
88.321 ACRES
 BEYOND THE CENTERLINE OF THE CENTRALLINE OF THE ROADWAY, THE CENTERLINE OF THE ROADWAY SHALL BE USED TO DETERMINE THE LOCATION OF THE PROPOSED DEVELOPMENT.

WARREN CENTER
 CLARKE COUNTY, OHIO

DATE: 10/1/10
 SCALE: AS SHOWN
 SHEET NO.: 1 OF 1

WARREN CENTER
CAREER CENTER

1 OF 1

