



<b>Parcel ID</b>	928200014	<b>Current Owner</b>	RADMEDIX2, INC.	<b>Account Number</b>	0103675
<b>Property Address</b>	4629 UTICA RD LEBANON 45036	<b>Legal Description</b>	5.0000 ACRES	<b>Neighborhood ID</b>	99001
<b>Tax District</b>	1 CLEARCREEK TWP SPRINGBORO CSD	<b>State Use Code</b>	100 - AGRICULTURAL VACANT LAND	<b>OH Public School Dist No</b>	8302
		<b>School District</b>	SPRINGBORO CSD		

**Primary Picture**



**Primary Sketch**

No Sketch Available



**Building & Last Sale Summary**

<b>Last Sale Amount</b>	\$258,000	<b>Bedrooms</b>	
<b>Last Sale Date</b>	08/10/2017	<b>Exterior</b>	
<b>Owner Occupied</b>	N	<b>Above Grade Living Area</b>	
<b>Homestead Exemption</b>	N	<b>Finished Basement/Attic</b>	
<b>Year Built</b>		<b>Total Living Area</b>	

**Value Summary**

VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	\$88,560	\$31,000
BUILDING	\$0	\$0
TOTAL	\$88,560	\$31,000
CAUV	\$0	

Parcel ID 928200014

Current Owner RADMEDIX2, INC.

Account Number 0103675

**Sales History**

Sale Date	Grantor	Grantee	Consideration	Convey No.
08-10-2017	BORTH, RICHARD A.	RADMEDIX2, INC.	\$258,000.00	2017-5929
02-23-2017	BORTH, RICHARD A. & FERRO	BORTH, RICHARD A.	\$0.00	2017-1190
06-26-2007	SNEAD, ELIZABETH E.; SNEAD, RICHARD R. & EIBZ	BORTH, RICHARD A. & FERRO	\$240,000.00	2007-4335
10-10-1989	POTEAT, VIRGIL B.	SNEAD, ELIZABETH E.	\$0.00	1989-3964
08-31-1988	COBB, OLIVER P. & JOSEPHI	POTEAT, VIRGIL B.	\$20,000.00	1988-3678



# WARREN COUNTY

## Property Search

### Property Summary

[Printable Property Report](#)

Parcel ID	0928200014	Current Owner	RADMEDIX2, INC.	Account Number	0103675
Property Address	4629 UTICA RD LEBANON 45036	Legal Description	5 ACRES	State Use Code	100 - AGRICULTURAL VACANT LAND
Tax District	1 - CLEARCREEK TWP-SPRINGBORO CSD	Neighborhood ID	099001	Ohio Public School District Number	8302
School District	SPRINGBORO CSD				

### Tax Information

Summary

#### Tax Mailing Address

Building Details

RADMEDI X  
2510 LANCE DR  
DAYTON OH 45409

Tax Info

Payments/Refunds

Tax Bill

Sales History

Value History

Land Records

Outbuildings

Yard Items

Memos

Recorder Data

Tax Info	<a href="#">Potential Recoupment</a>	<a href="#">Distribution</a>	<a href="#">Payments/Refunds</a>	<a href="#">Special Assessments</a>	<a href="#">Tax Bill</a>
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### Tax Year 2023

2023 ▾

	First Half	Second Half	Total Current	Delinquent	Total Charge
Gross Tax	\$1,373.30	\$1,373.30	\$2,746.60	\$0.00	\$2,746.60
Net Gross	\$772.95	\$772.95	\$1,545.90	\$0.00	\$1,545.90
Non-Business Credit	\$69.48	\$69.48	\$138.96	\$0.00	\$138.96
Homestead	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Owner Occupied Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Net Tax	\$703.47	\$703.47	\$1,406.94	\$0.00	\$1,406.94
Recoupment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Net Tax	\$703.47	\$703.47	\$1,406.94	\$0.00	\$1,406.94
Penalty	\$70.36	\$0.00	\$70.36	\$0.00	\$70.36
Special Assessments	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
SA Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Ad ders	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Remitters	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Paid	\$703.47	\$703.47	\$1,406.94	\$0.00	\$1,406.94
Refunded	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Due	\$70.36	\$0.00	\$70.36	\$0.00	\$70.36
Aug Tax Interest					\$0.00
Aug SA Interest					\$0.00
Dec Tax Interest					\$0.00

SK-12-191

HATHAWAY RD.

Building Setback Line

Section Line

SEC. 29 SEC. 23

SEC. 28 SEC. 22

RD.

Absent

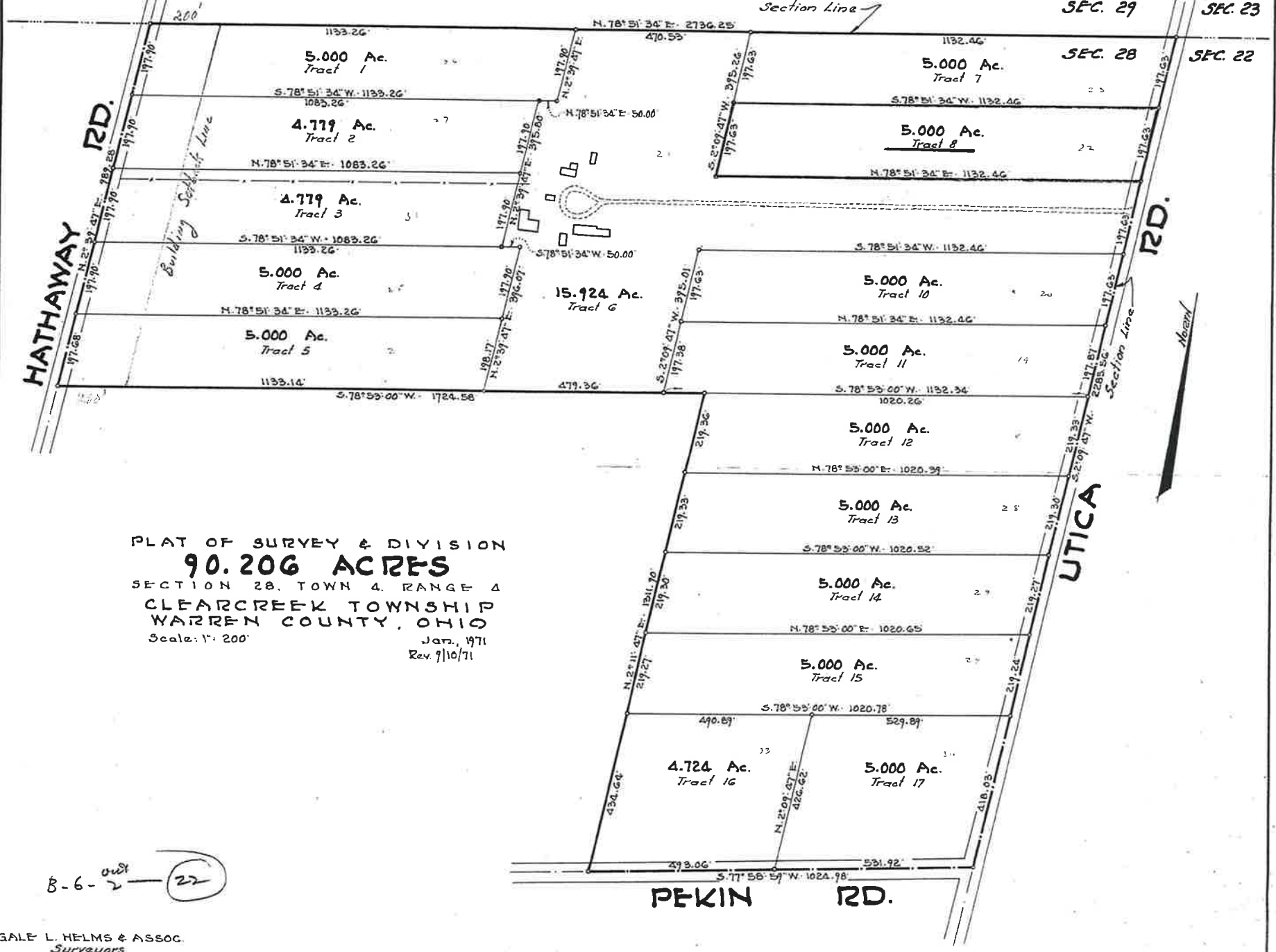
UTICA

PEKIN RD.

PLAT OF SURVEY & DIVISION  
**90.206 ACRES**  
 SECTION 28, TOWN 4, RANGE 4  
 CLEARCREEK TOWNSHIP  
 WARREN COUNTY, OHIO  
 Scale: 1" = 200' Jan., 1971  
 Rev. 9/10/71

B-6-2-22

GALE L. HELMS & ASSOC.  
 Surveyors  
 313 1/2 E. COLIET ST.  
 WASHINGTON C.H., OHIO





Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, Warren County GIS

Date: 6/14/2024

<b>Cadastral Lines</b>	Corporate Line	County Line	Firm Lot Line	Overpass Line	Subdivision Line	Section Line
Other	Corporate Line	County Line	Firm Lot Line	Overpass Line	Subdivision Line	Section Line
<b>Line Type</b>	Corporate Line	County Line	Firm Lot Line	Overpass Line	Subdivision Line	Section Line
Other	Corporate Line	County Line	Firm Lot Line	Overpass Line	Subdivision Line	Section Line

1 inch = 100 feet

### 4629 Utica Rd

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# CLEARCREEK TOWNSHIP GOVERNMENT CENTER

7593 Bunnell Hill Road, Springboro, Ohio 45066  
(937) 748-1267 FAX (937) 748-3252

## Board of Trustees

Ed Wade  
Jason Gabbard  
Steve Muterspaw



Fiscal Officer  
Russell Carolus

February 29, 2024

RADMEDIX2 INC.  
2510 Lance Drive  
Dayton, Ohio 45409

NOTICE OF ZONING VIOLATION  
CERTIFIED MAIL NUMBER: 7022 3330 0000 8861 0184

Dear RADMEDUX2 INC.,

On February 17, 2023, zoning permit # 11353 was issued to EJR Construction for a Res-single family dwelling at 4629 Pekin Road. With further research, I found that the Warren County Auditor's Website has the property listed as 4629 Utica Road. The following Warren County Auditor's information further identifies this property as parcel number 09282000140, tax account number 0103675, and as being 5 acres in size. According to the Clearcreek Township Zoning Map, this property is zoned Open Space Rural Residence Zone "OSR-1".

At the time of issuance of the permit, Eric A. Ross of EJR Construction was notified that 21 trees were to be planted along Pekin Road and 16 trees were to be planted along Utica Road within one year of the issuance of the permit. Inspections of the property were made on September 7 and 11, 2023, and February 15 and 28, 2024, for the streetscape buffer. At these times trees were not present.

The dwelling permit expires one year from the date of issuance. The property owner is to meet the tree requirements before the expiration of the permit. Your permit expired on February 17, 2024; your property is in violation of the Clearcreek Township Zoning Resolution.

## CLEARCREEK TOWNSHIP ZONING CODE

### CHAPTER 17

#### BUFFER AND SCREENING

##### SEC. 17.06 Buffer Areas

- A. To separate incompatible uses, perimeter and/or streetscape buffers shall be required.
- B. In calculating a buffer, the width of the property must be established. The following examples are based on a lot width of one (100) feet. The minimum buffer width, the number and type of vegetation as well as screening materials are based on this standard. If the width of the property is greater or less than the standard, a percentage shall be established based on the one hundred (100) feet standard. This derived percentage shall be used to compute the requirements for vegetation. The standard width and the maximum percentage of screening materials shall remain constant, regardless of the width. When the final number of required trees is not a whole number, the whole number will be rounded up if tenths is greater than or equal to five (5) or rounded down if less than five (5).
- C. Streetscape buffer  
 If the zone listed in the first row of the streetscape interaction table has frontage on a public right-of way then a streetscape buffer is required. The designation of an "x" will require a streetscape buffer.

**Streetscape Interaction Table**

Open Space Rural Residence "OSR-1", Residence "R-1", Township Residence "TR-1", Suburban Residence "SR-1" parcels with frontage on a street meeting criteria	Residence "R-1A" ZONE	Residence "R-2" Zone	Residence "R-3" Zone	Public Institutional "PI" zone	Office "O" Zone	Neighborhood Business "B-1" Zone	General Business "B-2" Zone	Light Industrial "M-1" Zone	Heavy Industrial "M-2" Zone
X	X	X	X	X	X	X	X	X	X

**Option 2:** Residential streetscape buffer per one hundred feet of road frontage, when the building is setback equal to or greater than one hundred (100) feet from the edge of the right-of-way.

Minimum number of trees	Minimum number of shrubs
4	0

**SEC. 17.07 Landscape Requirements for Buffer Areas**

**A. Existing Vegetation**

Buffers require provision of both physical separation and landscape elements to meet the intent of this chapter. Existing vegetation shall be used to meet all or part of the requirements of this section wherever possible, if it provided the same level of obscurity, as the planted buffer required below. Vegetation to be saved shall be identified on site plans along with protection measures to be used during grading and construction. See Section 17.10 for protection measures required and Section 17.09 for calculation of credits for existing trees.

**B. Prohibited vegetation**

Plants identified as noxious weeds in the Ohio Administrative Code Section 901:5-31-01, that is updated from time to time, shall be prohibited in all required landscape areas.

**C. Planted vegetation**

Required plantings allow for a mix of large shade trees, small trees/large shrubs, and smaller shrubs to provide variable height screening, and a variety of plantings and seasonal color. Evergreen trees are added to wider buffers to provide more opaque screen, as well as a more natural appearance to the buffer. The mix is designed to create a buffer which will give a satisfactory screen within four (4) years of planting, under normal maintenance, while allowing room for various plants to grow.

Planting requirements for buffers include both trees and shrubs as described below. Buffers proposing new vegetation shall select deciduous and evergreen trees from table 17.13. Buffers proposing new vegetation shall select shrub species from table 17.14.

**1. Tree standards for deciduous trees. This requirement shall be satisfied as follows:**

- a. Trees shall be balled and burlapped or in a container prior to installation.
- b. Trees shall have a minimum caliper size of one and one half (1 1/2) inches for at least one trunk.
- c. Trees under three and fifteen sixteenths ( $3 \frac{15}{16}$ ) of an inch shall have the caliper measurement six (6) inches above the ground.
- d. Trees over four (4) inches in diameter shall have the caliper measurement twelve (12) inches above the ground.
- e. All trees shall be planted according to the following formula: maximum crown diameter minus five (5) feet equals the distance of the planting from the center of any other planting.
- f. It is suggested that a minimum of three (3) tree species be planted in a landscape buffer to increase the resist diseases.



- g. The height at the time of installation shall be measured from the level of the final surface grade to the most vertical height of the tree.
- 2. **Tree standards for evergreen trees.**


This requirement shall be satisfied as follows:

  - a. Trees shall be balled and burlapped or in a container prior to installation.
  - b. Trees shall be a minimum of four (4) feet in height at the time of installation.
  - c. The trees shall provide an effective, dense screen with opacity of eighty (80) percent within four (4) years of planting.
  - d. All trees shall be planted according to the following formula: maximum crown diameter minus five (5) feet equals the distance of the planting from the center of any other planting.
  - e. It is suggested that a minimum of three (3) tree species be planted in a landscape buffer to increase the resistance to disease.
  - f. It is required that a minimum of three (3) tree species be planted in a landscape buffer to increase the resistance to disease.
  - g. The height at the time of installation shall be measured from the level of the final surface grade to the most vertical height of the tree.
- 3. **Shrubs, hedges and ground cover standards**
  - a. Shrubs, hedges, as well as vines can be bare roots, balled and burlapped or from containers prior to installation.
  - b. Shrubs and hedges shall be a minimum of twenty-four (24) inches in height at the time of planting.
  - c. Shrubs and hedges shall provide an effective, dense screen with opacity of eighty (80) percent, a mature height of five (5) feet within four (4) years of planting.
  - d. The height at the time of installation shall be measured from the level of the final surface grade to the most vertical height of the majority of the branches.

**You are hereby directed to bring the referenced property into compliance within thirty (30) days from the date of this notice or legal prosecution will be instituted. Time extension granted beyond the thirty days will be based upon improvement of the property situation.**

**Compliance can be accomplished by planting 21 trees along Pekin Road and 16 trees along Utica Road @ 1 ½ inch caliper (deciduous) or 4' in height (evergreen).**

Please contact me at your earliest convenience to discuss this matter. I only work part-time so it may take a few days for me to return your call. I can be reached at (937) 748-1267 Option 1 then Option 2. My email is [lburton@clearcreektownship.com](mailto:lburton@clearcreektownship.com).

  
\_\_\_\_\_  
Lori Burton  
Code Enforcement Officer  
Clearcreek Township, Warren County, Ohio

Cc:  
EJR Construction  
273 W. Lower Springboro Road  
Springboro, Ohio 45066



**Clearcreek Township Zoning Department**  
**7593 Bunnell Hill Rd**  
**Springboro, OH 45066**  
**937-748-1267**

**Inspection Information**

**Inspection Date:** 02/24/2023

**Type:** Landscape Inspection

**Requested By:** Clearcreek Township Zoning Department

**Contact Info:** 937-748-1267

**Scheduled Date:** 02/20/2024

**Schedule Time:** 00:00

**Completion Date:** 02/28/2024

**Description:** streetscape buffer

**Status:** Failed

**Assigned To:** Lori Burton

**Hours:** 0.0

**Notes**

02/15/2024 Expires 2-17-24

**Property Information**

Parcel#: 09282000140

RADMEDIX2 INC.

RADMEDIX2 INC.

2510 LANCE DR

4629 PEKIN RD

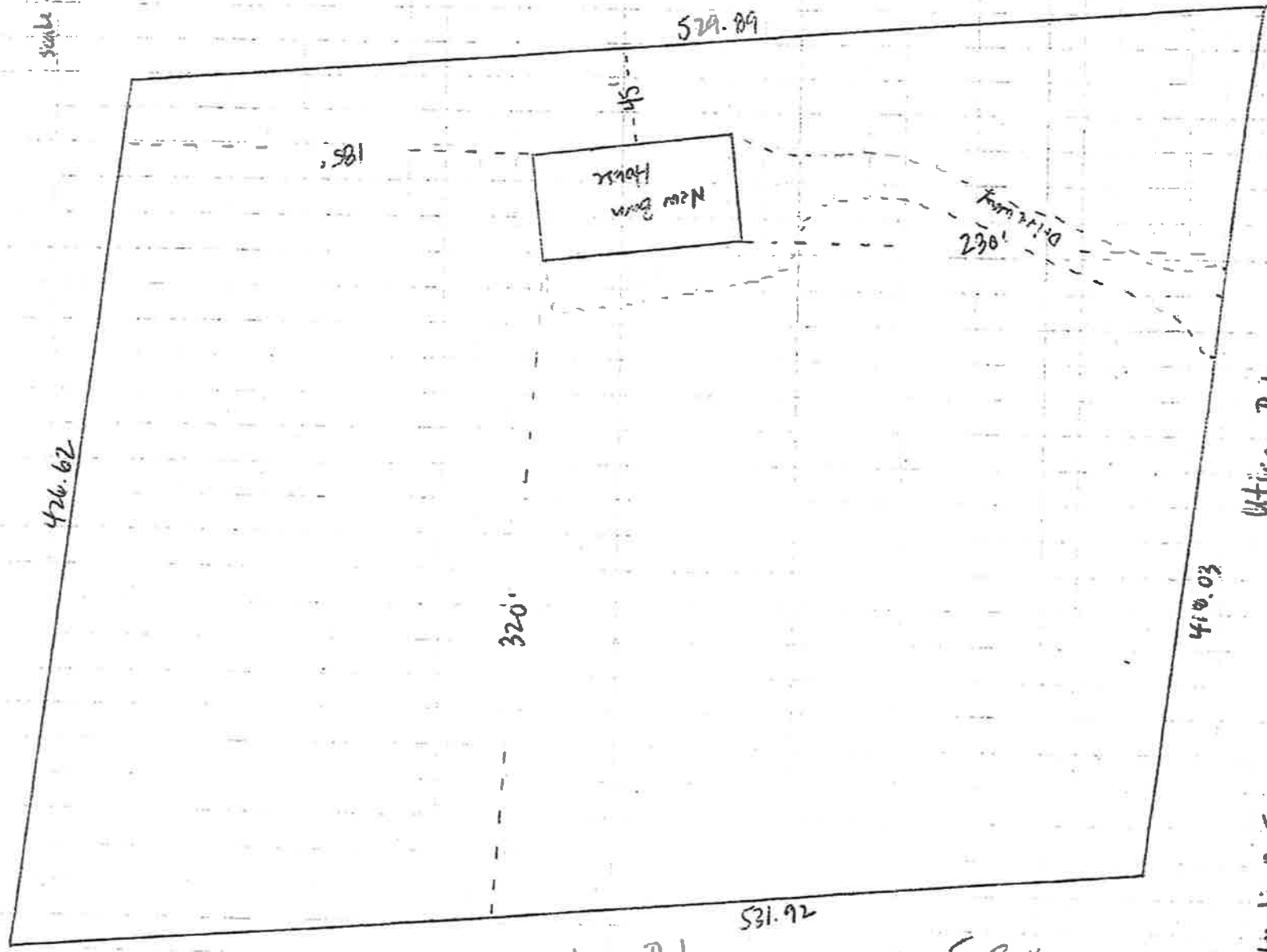
DAYTON OH, 45409

Zoning: "OSR-1"Lot: Block:

Inspection Items	Date	Inspector	Status	Note
Evergreen: Min Height 4'				
Deciduous: Min Caliper 1.5"				
Required Number of Trees	02/28/2024	Lori Burton	Fail	16 trees on Utica Rd frontage required 21 trees on Pekin Rd frontage required
Required Number of Shrubs				
Shrub: Min Height 24"				
Not Ready, Inspection will be Rescheduled				

**Permit Details:**

Scale - 3/4" = 50'



Pekin Rd.

30' ROW

Rachmedix 2 Inc.  
 4029 Pekin Rd.  
 Lebanon OH 45026

# 0928200014  
 Tract #17

30' ROW

Utica Rd.

# NOW WHERE DO I PLANT THESE TREES ? WHEN I HAVE FRONTAGE ON TWO ROADS

DRIVEWAY CURVERT

PROPERTY PIN

UTILITY POLE

PROPERTY LINE

PROPERTY PINS

UTILITY POLE

DO NOT PLANT IN THIS UTILITY EASEMENT

PLANT IN THE GREEN

ROAD FRONTAGE ON PEKIN OF 531.92 &  
HOME SETBACK OF 290 WILL REQUIRE 21 TREES  
TO BE PLANTED IN THIS AREA

ACCORDING TO CHAPTER 17  
OF THE CLEARCREEK TOWNSHIP  
RESOLUTION:

LOT # \_\_\_\_\_ SUBDIVISION 09-28-200-0140  
ADDRESS: 4629 PEKIN

WILL REQUIRE STREETScape BUFFERING TREES  
TO BE PLANTED WITHIN ONE YEAR OF  
ISSUANCE OF THIS  
PERMIT # 11353 DATE 2-17-23

MINIMUM PLANTING SIZES:  
DECIDUOUS 1 1/2" IN DIAMETER, MEASURED 6" ABOVE GROUND  
EVERGREEN 4" IN HEIGHT, MEASURED FROM GROUND.

TO SATISFY THE STREETScape  
BUFFER REQUIREMENT:  
I WILL BE RESPONSIBLE FOR THIS REQUIREMENT  
BY DOING ONE OF THE FOLLOWING:

- I WILL HAVE THE REQUIRED  
LANDSCAPING PLANTED  
WITHIN ONE YEAR.
- I AM POSITIVE THE EXISTING TREES  
WILL MEET THE REQUIREMENT & ARE  
NOT IN THE UTILITY EASEMENT.
- I WILL GIVE THE NEW HOMEOWNER  
THIS PAPER & A STREETScape  
CREDIT THAT IS ENOUGH TO MEET  
THIS REQUIREMENT.
- I AM BUILDING THIS HOME FOR THE  
OWNER & I WILL GIVE THE OWNER  
THIS PAPER AND EXPLAIN THE  
REQUIREMENT.

SIGNATURE OF BUILDER/OWNER:  
Eric A Ross  
PRINT THE ABOVE SIGNATURE:

PROPERTY PIN

PROPERTY PINS

UTILITY POLE

DO NOT PLANT IN THIS UTILITY EASEMENT

PROPERTY LINE

ROAD FRONTAGE ON UTICA  
HOME SETBACK OF 200  
WILL REQUIRE 16 TREES  
TO BE PLANTED IN THIS AREA

TREES HERE

NO TREES IN UTILITY EASEMENT

TYPICAL DITCH LINE

PAVEMENT

PAVEMENT

TYPICAL DITCH LINE

PROPERTY LINE

UTILITY POLE

PROPERTY PIN

PLANT IN THE GREEN

### Activity Information

**Activity Date:** 05/30/2024

**Type:** Phone Call

**Scheduled Date:** 05/30/2024

**Scheduled Time:** 14:00

**Completed Date:** 05/30/2024

**Description:** Mr. Palmer spoke with Josh Green from the Warren County Engineer's Map Room.

**Status:** Completed

**Assigned To:** Jeff Palmer

**Hours:** 0

### Notes

05/30/2024 Mr. Palmer discussed the parcel and utility easement location with Mr. Josh Green. Mr. Green explained that for this parcel, created in 1971, the road right-of-way is held in an easement and if the utility can fit inside the current ROW width then it also benefits from the easement. If it needs additional width, then a private easement would be sought with the property owner. Mr. Palmer searched the deeds and was unable to find an additional easement along Pekin Road. Based upon the aerial, the distance north from the edge of pavement to the edge of the road right-of-way easement is 24'. Any existing trees beyond the ROW easement can count towards credit.

### Property Information

Parcel#: 09282000140

RADMEDIX2 INC.

RADMEDIX2 INC.

2510 LANCE DR

4629 UTICA RD

DAYTON OH, 45409

Zoning: "OSR-1"Lot: Block:

### Case Details:

**Case #:** 323

**Case Date:** 02/29/24

**Case Type:**

**Complainant Name:** Clearcreek Township

**Complainant Phone:** 937 748 1267

**Description:** Streetscape Buffer

**Type of violation:** SEC 17.06 C Opt 2

**Comply Date:**

**Status:** Open

**Received How:** Permit Expired

**Assigned To:** Lori Burton

**Activity Information**

**Activity Date:** 05/31/2024  
**Type:** Site Visit  
**Scheduled Date:** 05/31/2024  
**Scheduled Time:** 09:00  
**Completed Date:** 05/31/2024  
**Description:** Mr. Palmer made a site visit to measure trees.  
**Status:** Completed  
**Assigned To:** Jeff Palmer  
**Hours:** 0

**Notes**

05/31/2024 The buffer is comprised mostly of honeysuckle. There are large trees coincident with an old farm fence, but still in the ROW (13' to 16' from pavement). A 4" tree was found 25' off the pavement, 52 west of the middle telephone pole. A 4" tree was found 23' off the pavement, 34' east of the western property line. The Pekin Road buffer needs 21 tree credits. Found 4 tree credits in the correct location.

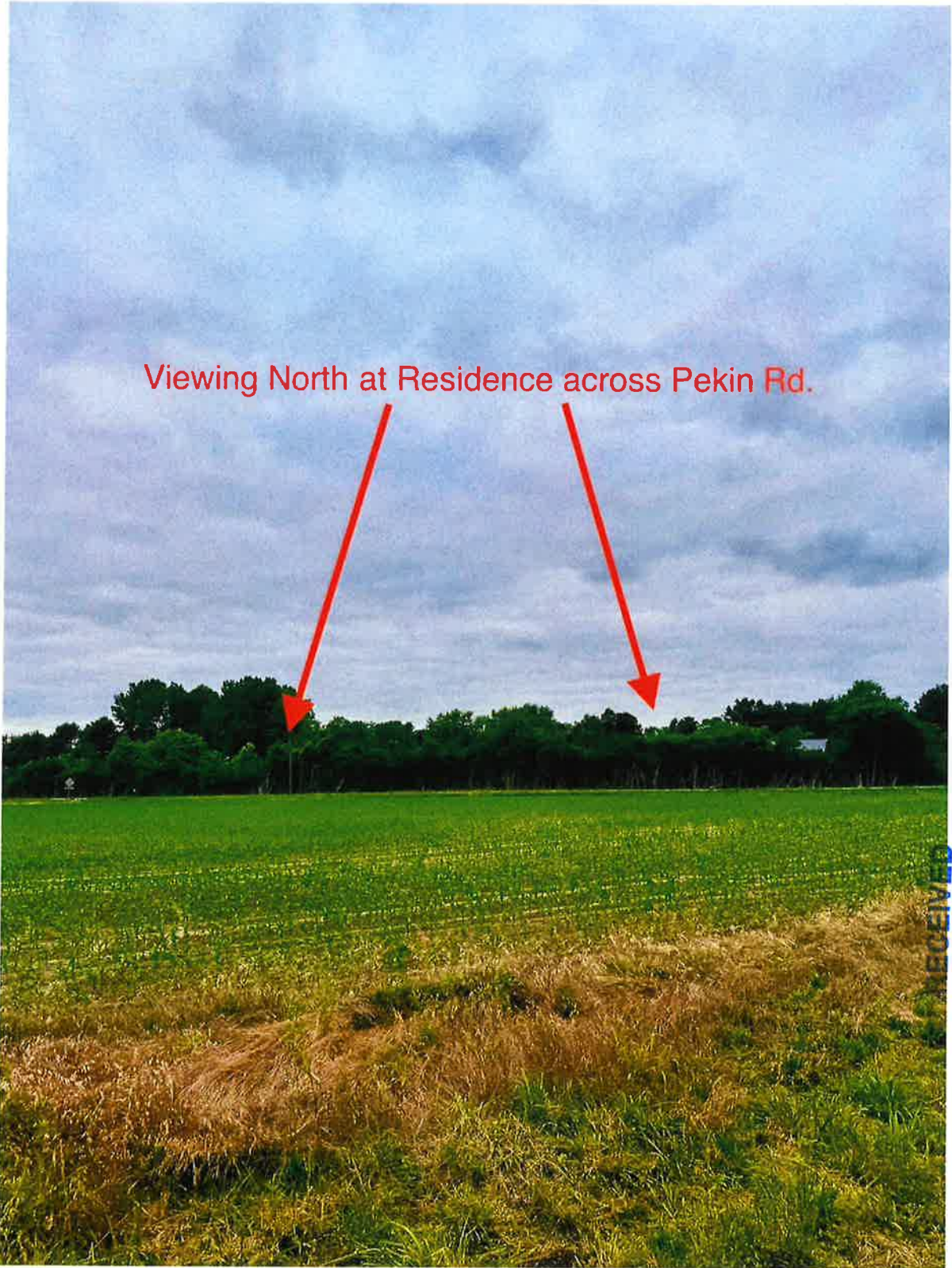
**Property Information**

Parcel#: 09282000140  
RADMEDIX2 INC.  
4629 UTICA RD  
Zoning: "OSR-1" Lot: Block:

RADMEDIX2 INC.  
2510 LANCE DR  
DAYTON OH, 45409

**Case Details:**

**Case #:** 323  
**Case Date:** 02/29/24  
**Case Type:**  
**Complainant Name:** Clearcreek Township  
**Complainant Phone:** 937 748 1267  
**Description:** Streetscape Buffer  
**Type of violation:** SEC 17.06 C Opt 2  
**Comply Date:**  
**Status:** Open  
**Received How:** Permit Expired  
**Assigned To:** Lori Burton



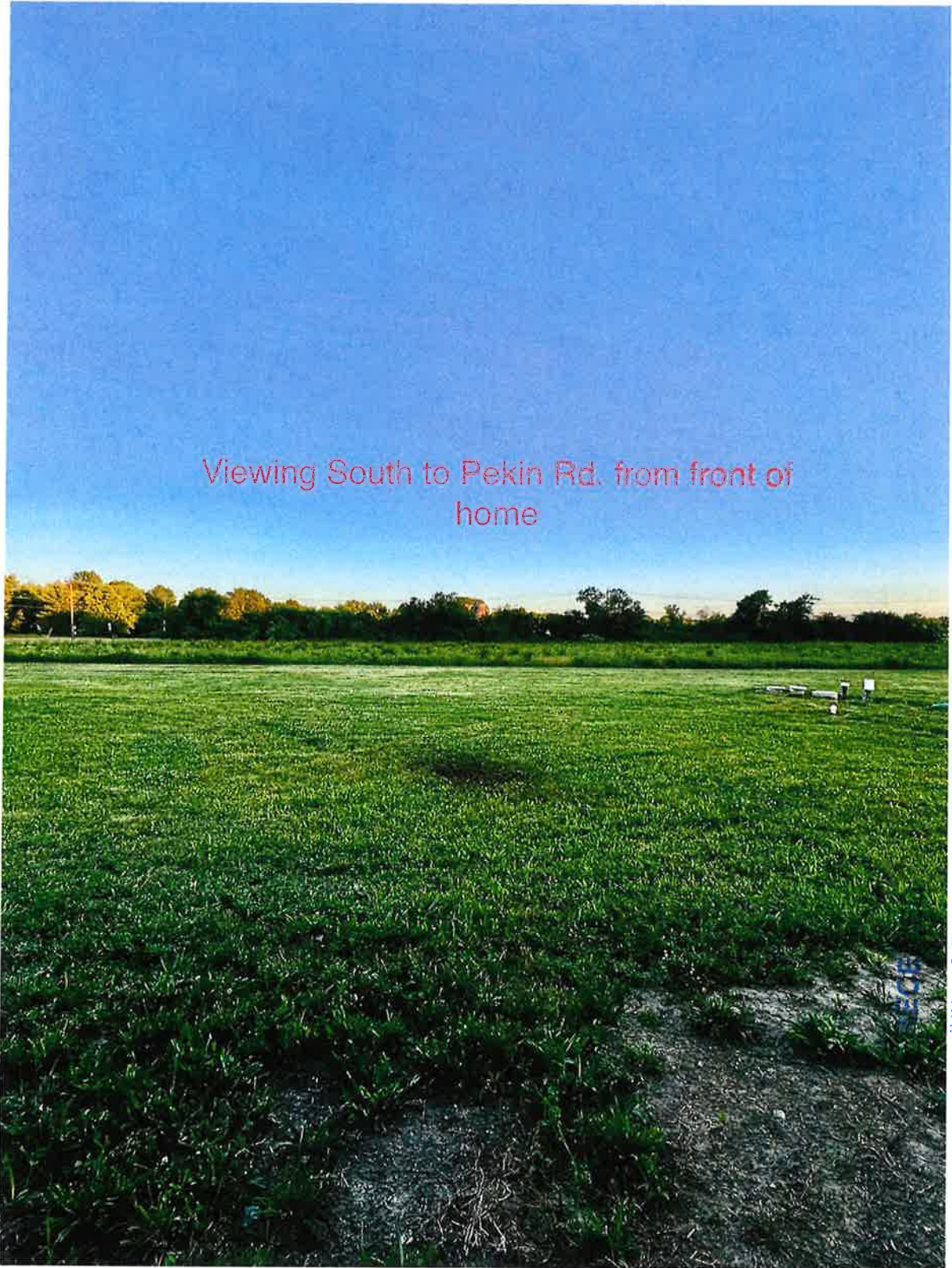
Viewing North at Residence across Pekin Rd.

RECEIVED

JUN 13 2024

CLEARCREEK TOWNSHIP  
ZONING DEPT.

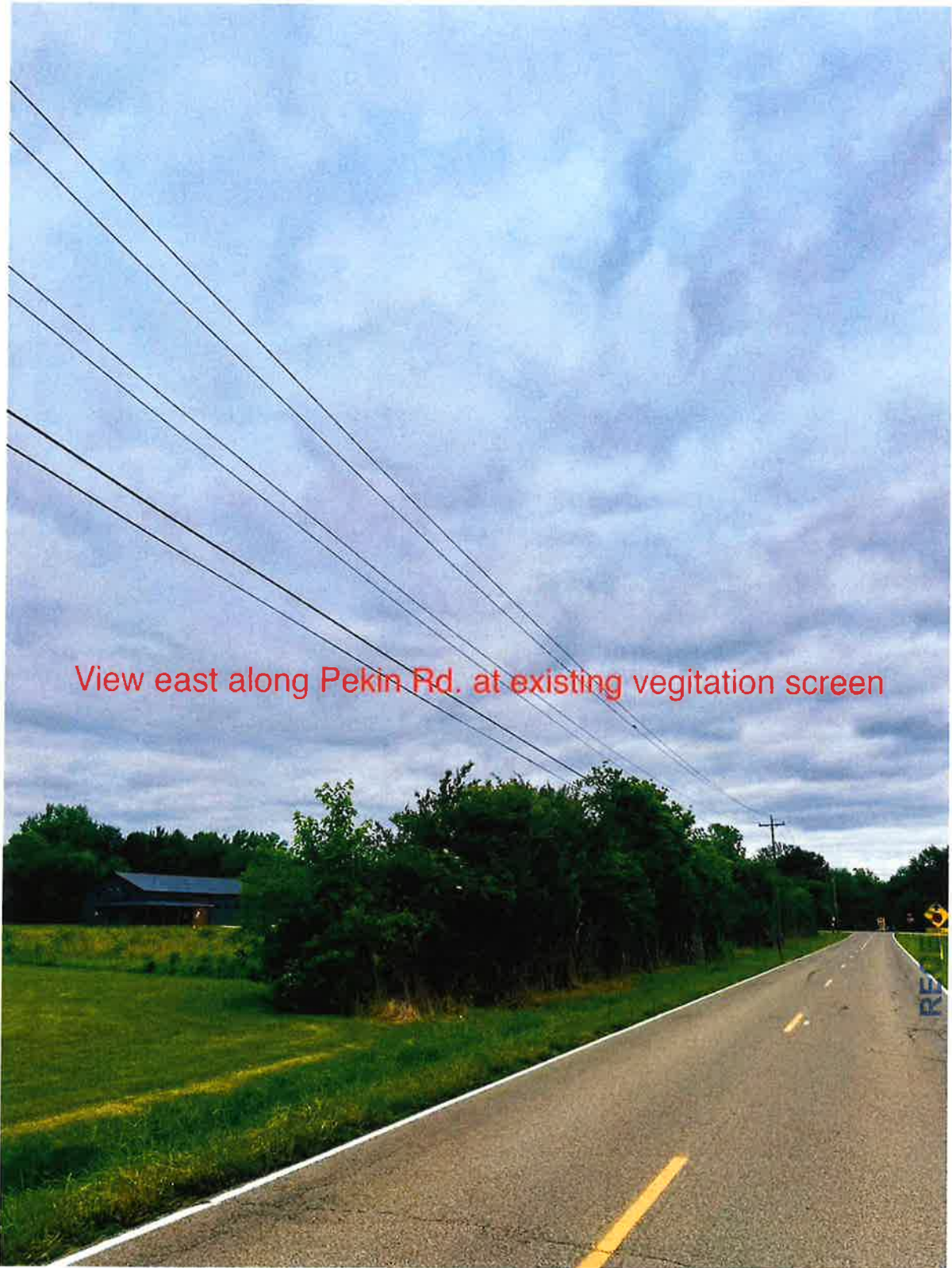




Viewing South to Pekin Rd. from front of home

JUN 13 2024

CLEARCREEK TOWNSHIP  
ZONING DEPT.



View east along Pekin Rd. at existing vegetation screen

JUN 13 2024

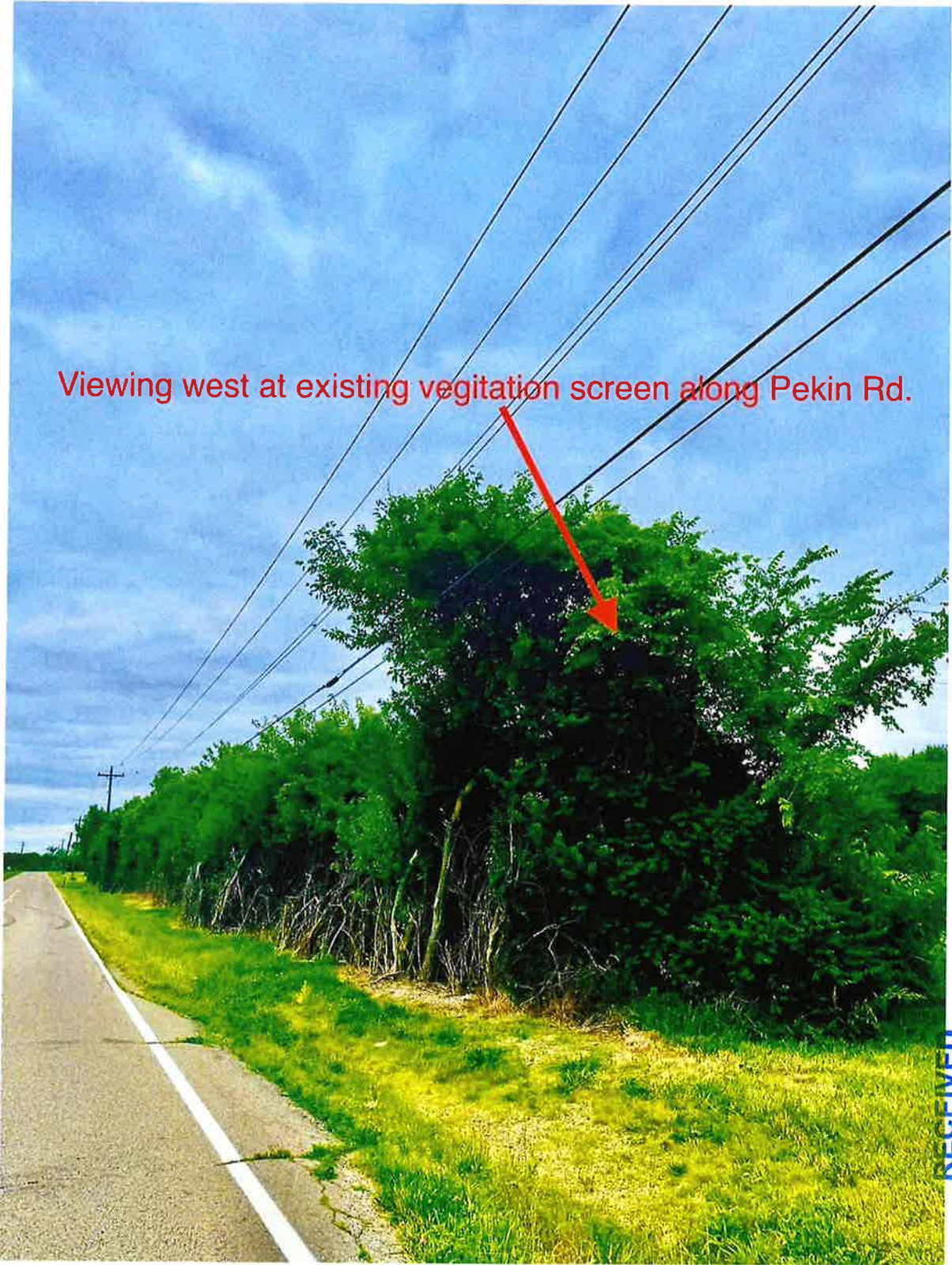
CLEARCREEK TOWNSHIP  
ZONING DEPT.



**RECEIVED**

JUN 13 2024

CLEARCREEK TOWNSHIP  
ZONING DEPT.



Viewing west at existing vegetation screen along Pekin Rd.

RECEIVED

JUN 13 2024

CLEARCREEK TOWNSHIP  
ZONING DEPT.