



Non-Conformance Hearing

Application to the Board of Zoning Appeals
Clearcreek Township, Warren County

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APR 29 2024

CLEARCREEK TOWNSHIP
ZONING DEPT.

Case #: 24-BZA-003 UPRATE

Note: This application must be typewritten or computer generated and filed with the Clearcreek Township Zoning Inspector for presentation to the Board of Zoning Appeals. The following information must be filled out in its entirety and accompanied by a fee of \$200.00 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 site visit from The Board of Zoning Appeal Members and Zoning Staff. The application also consents to a temporary sign being erected on the property to identify a pending appeal to the Board of Zoning Appeals. This sign shall be erected at least ten (10) days prior to the public hearing and removed after the public hearing. Attach additional computer generated or typewritten sheets as needed. Applicant is notified of current board membership and that the Rules and Regulations for the Board of Zoning Appeals, which outline the procedures by which the Board shall operate, are found on the website www.clearcreektownship.com or can be requested from staff.

Name of Applicant:

Matthew A. Centers

Mailing address of Applicant:

5385 N State Route 48 Lebanon, OH 45036

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

Legal Description attached

Property fronts on the following road(s):

Access lane / driveway from State Route 48

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

Matthew & Shana Centers

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

5385 N State Route 48 Lebanon, OH 45036

The property is presently zoned:

OSR-1 (Open Space Rural Residence Zone)

The current use of the property:

Single Family Dwelling / Residencial Use

Reason(s) for the application:

Seeking approval to pursue an addition to existing footprint of the house, which will consist of 2 bedrooms, a full bath, a walk-in closet and a laundry room on the southeast side of the house. Since our original application submission, we have continued external remodel concepts and would also like to request approval to extend the front porch via gable roof, and amend the garage footprint to allow for a two-car garage.

In determining if a non-conforming use shall expand, the following statements also require a response:

1. Nature of such use in relationship to the character of the adjacent uses:

Adjacent uses will not be influenced, harmed or interrupted in any way as a result of the proposed addition.

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2. Lot size:

Current lot size is 6.094 acres which allows sufficient space for the proposed addition.

3. Set back lines:

The proposed addition will not encroach on any set back lines identified in the Clearcreek Township zoning code.

4. Traffic conditions:

Traffic condition will not be influenced, harmed, or interrupted in any way as a result of the proposed addition.

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5. Terrain:

Terrain is largely unaffected. The current structure has an exterior stairwell which will be removed as a result of the addition. Furthermore, the proposed addition has egress windows in lieu of an exterior stairwell, as recommended by the architect, due to grade restrictions.

6. Other factors that you consider important to the judgment of your case:

We purchased this property almost six years ago with the hope of someday pursuing an addition as our kids got older. We absolutely love the property, but would very much like to expand the overall square footage of our home to allow our daughter her own bathroom, and allow the boys to have their own rooms. In addition, we would love to have an office to have a dedicated space for homework and any virtual work that my wife and I should have to accomplish. As far as our exterior remodel, we feel that the front gables added and two car garage would add value to the property. In summary, we believe the areas addressed above would be unaffected by the proposed addition, and would be of great value to our family as we continue to raise our kids in this home.

To aid the Board of Zoning Appeals 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, 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. Identification of area dedicated to the leach field as well as area dedicated to the replacement leach field
 - H. Identification of location of well, cistern or spring
 - I. The dimension(s) and locations(s) of all existing structure(s), including setback(s) to all property lines
 - J. The dimension(s) and location(s) of all proposed structure(s), including setback(s) to all property lines

Of which:

One (1) plot plan shall be submitted on paper measuring 24" by 36" for display during the public hearing

One (1) plot plan shall be submitted on paper measuring 11" by 17" for the Board of Zoning Appeal Member packets

2. A set of architectural/construction drawings which include the following:

- A. Scale
- B. Name of the applicant/owner
- C. Side elevations of existing structure, if request is an addition
- D. Side elevations of proposed structure
- E. Floor plan of proposed structure
- F. Illustration of existing sign face
- G. Illustration of proposed sign face
- H. Any other relevant renderings

Of which:

One (1) set of architectural/construction drawings shall be submitted on paper measuring 24" by 36" for display during the public hearing

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One (1) set of architectural/construction drawings shall be submitted on paper measuring 11" by 17" for the Board of Zoning Appeal Member packets

3. 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 five hundred (500) feet of any part of the subject property being considered for a Non-Conformance Hearing. This information is found at the Warren County Auditor's Office, Warren County Engineer's Map Room and a https://www.wcauditor.org/Property_Search/.

1. Parcel#: 0202088 Acres/Lot#: 5
Tax Name: Morgan Trust
Address, City, State, Zip: 5387 N State Route 48 Lebanon, OH 45036
2. Parcel#: 0202096 Acres/Lot#: .83
Tax Name: Dawn L. Kilburn
Address, City, State, Zip: 5383 N State Route 48 Lebanon, OH 45036
3. Parcel#: 0200913 Acres/Lot#: 2.85
Tax Name: Patrick & Kimberly Sabelhaus
Address, City, State, Zip: 5381 N State Route 48 Lebanon, OH 45036
4. Parcel#: 0200174 Acres/Lot#: .902
Tax Name: Hatcher Family Trust
Address, City, State, Zip: 5305 N State Route 48 Lebanon, OH 45036
5. Parcel#: 0200921 Acres/Lot#: .851
Tax Name: Christopher W. Hatcher
Address, City, State, Zip: 5327 N State Route 48 Lebanon, OH 45036
6. Parcel#: 0200905 Acres/Lot#: .92
Tax Name: Robert and Dana Fisher
Address, City, State, Zip: 5309 N State Route 48 Lebanon, OH 45036
7. Parcel#: 0210037 Acres/Lot#: 5
Tax Name: Andrew Hayden
Address, City, State, Zip: 5267 N State Route 48 Lebanon, OH 45036
8. Parcel#: 0204188 Acres/Lot#: 20.548
Tax Name: Earl W. Smith
Address, City, State, Zip: 6730 OREGONIA RD OREGONIA OH 45054
9. Parcel#: 0201618 Acres/Lot#: 35.233
Tax Name: Lynn Hammock Et Al
Address, City, State, Zip: 5389 N State Route 48 Lebanon, OH 45036

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- 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: _____

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

The undersigned certifies that information herein along with all submitted exhibits are factual and correct.


Applicant Signature _____ Date 24 Apr 24

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