



Clearcreek Zoning Department

Monthly Report

May 2025

Hearings

Zoning Commission

The Zoning Commission had no business for the month.

Board of Zoning Appeals

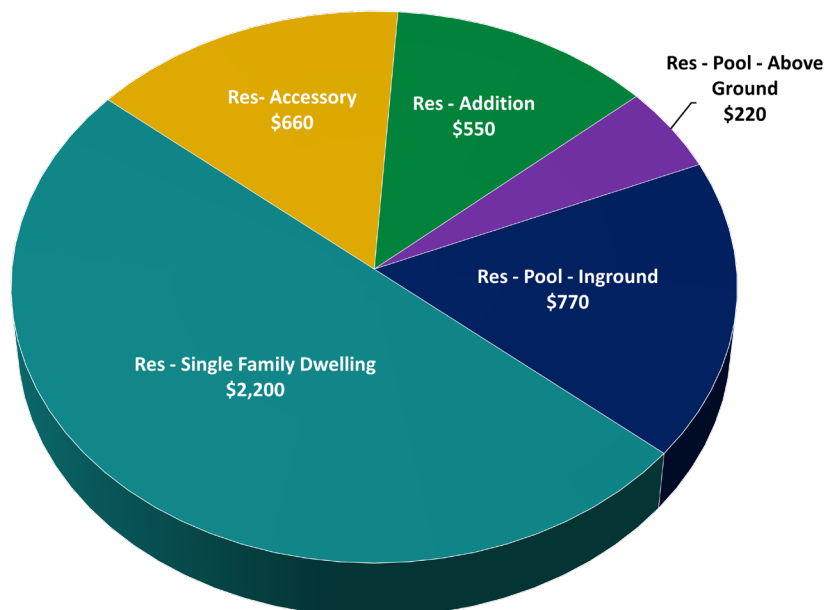
The Board of Zoning Appeals held a public meeting on May 13, 2025. First order of old business was to discuss Case 16-BZA-007 and the progress made toward completion since the September 10, 2024, meeting. The address of the property is 4007 Utica Rd. The property is 1.47 acres in size. The property is identified by parcel id 09-28-400-008. The parcel is located in Section 28, Town 4 and Range 4 in Clearcreek Township. The property is zoned Residence "R-1" Zone.

The BZA moved to APPROVE an extension to allow the applicant to continue to work on Phase 2 of the original approval of the project until December 20, 2025. By this extended grace deadline, all elements of the wrap around porch, southern "kick out" and façades shall be completely constructed. The vapor barrier of the western façade shall be covered with siding. The BZA suggested the use of 4'x 8' sheets of LP siding, this product could easily be removed and used as a base layer for the walls of Phase 3.

Permits Issued

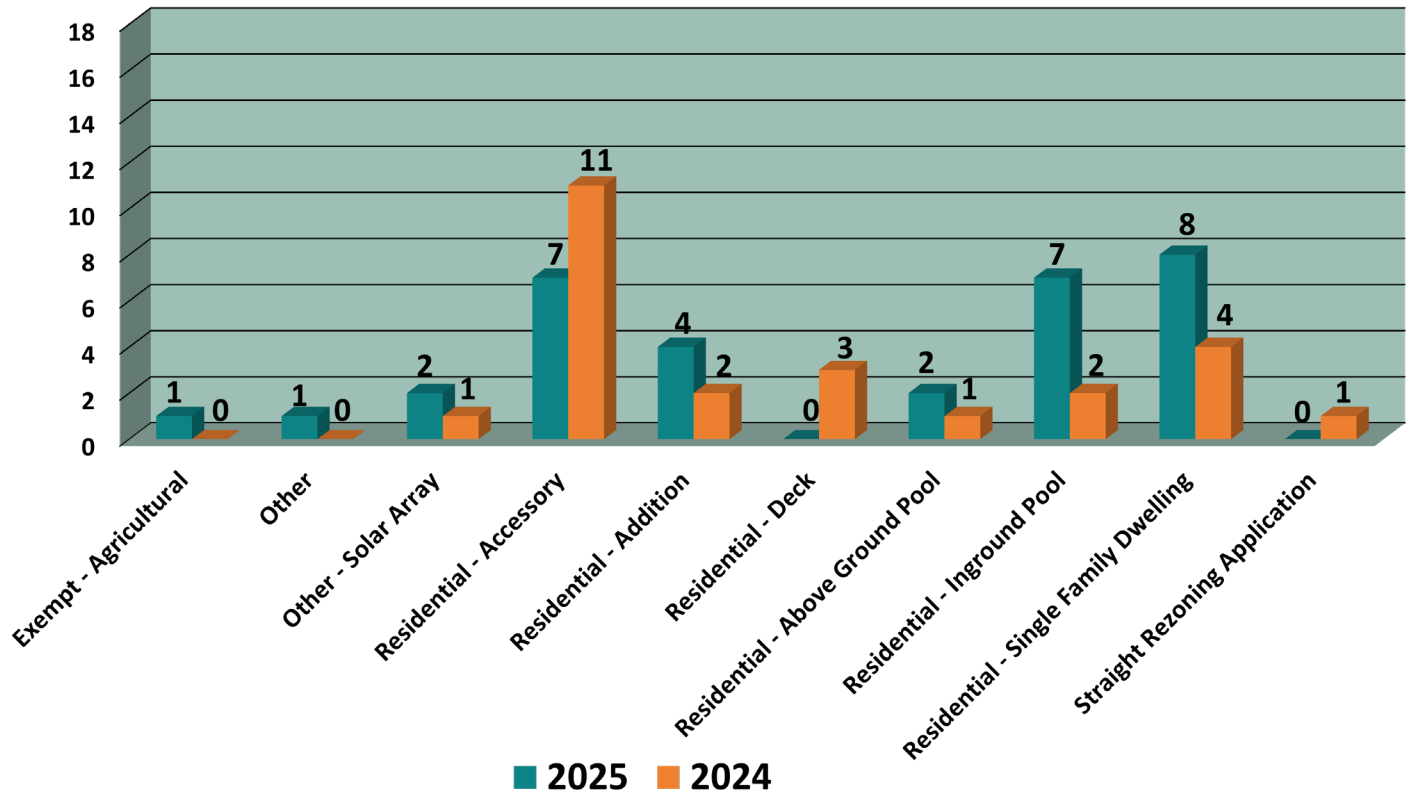
May 2025

Total Monthly Fees Collected: \$4,400

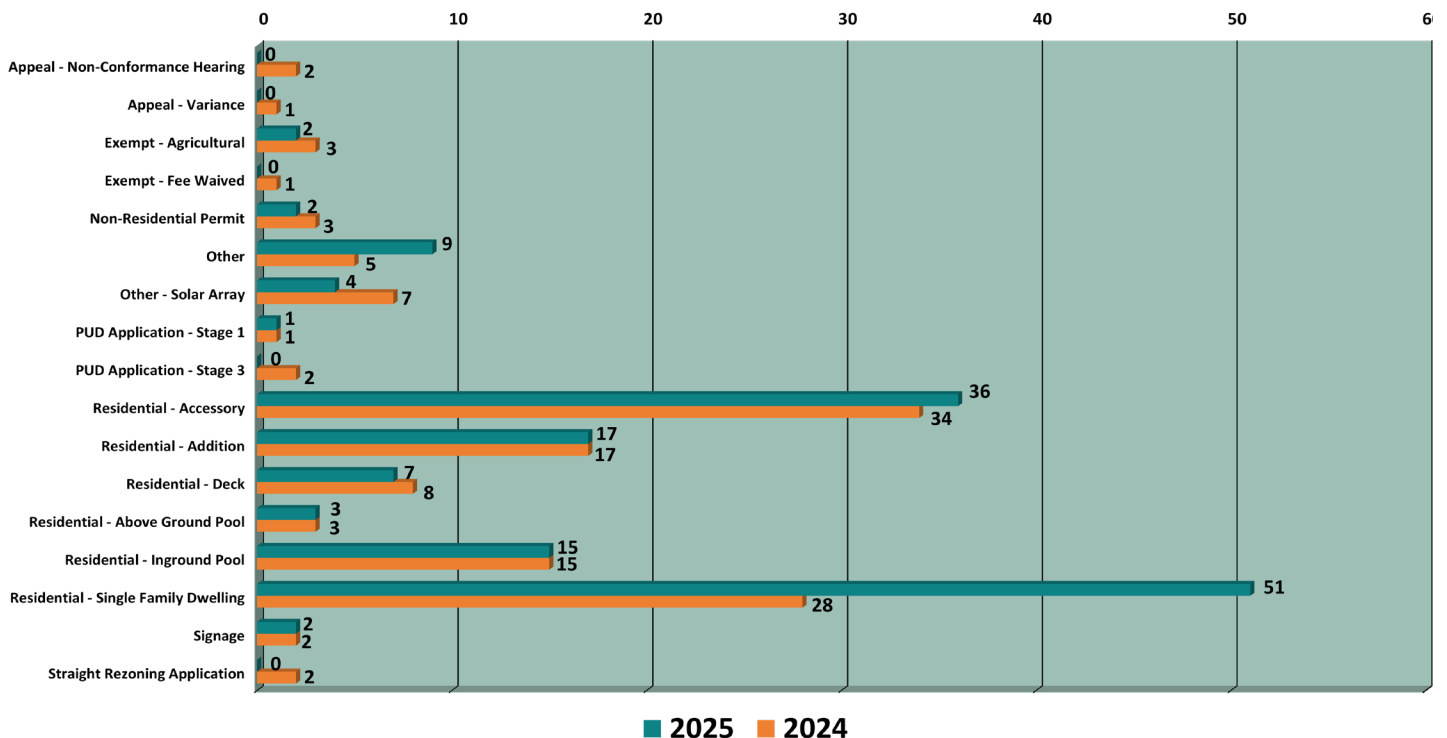


Permit Summary

Monthly Comparison May 2025 & 2024



Year to Date Comparison 2025 & 2024



Subdivisions

Beech Run Subdivision #2 Alternative Plat

The Zoning Director reviewed the Beech Run Subdivision #2 Alternative Plat. The existing and new front yard setback is incorrectly identified as thirty (30) feet, the correct setback is fifty (50) feet. The lot layouts and lot sizes conform to the expectations of the Residence Zone "R-1" Zone.

