



## 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 \$650.00 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.

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Name of Applicant:

Straight Forward Storage LLC

Mailing address of Applicant:

10480 Stablehand Drive Cincinnati, OH 45242

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

9.8323 acres of Parcel ID 0815402023 to the west of State Route 123

Property fronts on the following road(s):

OH-122 & OH-123

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

Gun Creek Associates, LTD

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

10050 INNOVATION DR STE 100 DAYTON, OH 45342

The property is presently zoned:

Open Space Rural Residence Zone (OSR-1)

Requested zoning classification:

General Business Zone (B-2)

The current use of the property:

Agricultural

Reason(s) for the application:

Zoning change is requested so that we can execute our existing purchase contract on the reference property, apply for permits, and begin development of a commercial self-storage unit facility.

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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 [https://www.wcauditor.org/Property\\_Search/](https://www.wcauditor.org/Property_Search/). This information can also be provided in a Microsoft Excel electronic spreadsheet.

1. Parcel#: \_\_\_\_\_ 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: \_\_\_\_\_

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| Lot # | Owner name of record              | Property Address                    | Tax Mailing Address  | State use Code                       |
|-------|-----------------------------------|-------------------------------------|--|--------------------------------------|
|       | GUNCREEK ASSOCIATES LTD &         | 0 ROUTE 122 LEBANON 45036           | 10050 INNOVATION DR STE 100 DAYTON OH 45342 110 - C.A.U.V. VACANT LAND |                                      |
|       | HOMELAND VENTURES, LLC            | 2435 W State Route 122 Lebanon, OH  | 4817 ASHLEY TERRACE MIDDLETOWN OH 45042                                | 499 - OTHER COMMERCIAL STRUCTURES    |
|       | MARQUEE PROPERTIES, LLC           | 0 W Route 122 Lebanon, OH           | 42 ARCADIA AVE LAKESIDE PARK KY 41017                                  | 400 - VACANT COMMERCIAL LAND         |
|       | ABLE HOLDINGS, LLC                | 2316 W State Route 122, Lebanon, OH | PO BOX 723 WAYNESVILLE OH 45068  | 499 - OTHER COMMERCIAL STRUCTURES    |
|       | ESH PROPERTIES, LLC               | 2366 W State Route 122, Lebanon, OH | 3508 ST RT 122 Franklin, OH 45005                                      | 455-COMMERCIAL GARAGE                |
|       | LAMB, KENNETH E. & KATHY          | 2380 W State Route 122 Lebanon, OH  | 2380 W SR 122 Lebanon, OH 45036  | 511 - SGL. FAMILY DWG. 0 TO 9.99 AC. |
|       | LAMB, KENNETH E. & KATHY          | 0 Route 741 Lebanon OH              | 2380 W SR 122 Lebanon, OH 45036  | 501 - RES. VAC. LAND- 0 TO 9.99 AC.  |
|       | HOLINESS CHURCH/LORD OF G         | 2410 Route 122 Lebanon, OH          | 2440 W SR 122 LEBANON OH 45036   | 685 - CHURCHES, PUBLIC WORSHIP, ETC. |
|       | Lamb, Ray H                       | 2424 W State Route 122, Lebanon, OH | 2440 W SR 122 LEBANON OH 45036   | 511 - SGL. FAMILY DWG. 0 TO 9.99 AC. |
|       | Lamb, Ray H                       | 2440 W State Route 122              | 2440 W SR 122 LEBANON OH 45036   | 511 - SGL. FAMILY DWG. 0 TO 9.99 AC. |
|       | LAMB, KENNETH E.                  | 2460 W State Route 122, Lebanon, OH | 2380 W SR 122 Lebanon, OH 45036  | 499 - OTHER COMMERCIAL STRUCTURES    |
|       | DUNCAN OIL CO                     | 0 Route 122 Lebanon, OH             | 849 FACTORY RD Beavercreek, OH 45434                                   | 400 - VACANT COMMERCIAL LAND         |
|       | PAP OIL COMPANY, LLC              | 3494 Route 741 Lebanon, OH          | 4365 LISA DR Tipp City, OH 45371                                       | 452 - AUTOMOTIVE SERVICE STATION     |
|       | Bailey, Jeffery E.                | 2479 W State Route 122 Lebanon, OH  | PO BOX 116 SPRINGBORO OH 45066   | 511 - SGL. FAMILY DWG. 0 TO 9.99 AC. |
|       | Bailey, Jeffery E.                | 3424 Old Route 123 Lebanon, OH      | PO BOX 116 SPRINGBORO OH 45066   | 511 - SGL. FAMILY DWG. 0 TO 9.99 AC. |
|       | JONES, KEVIN C. & LISA R.         | 3414 Old Route 123 Lebanon, OH      | 3414 OLD ST RT 123 LEBANON OH 45036                                    | 511 - SGL. FAMILY DWG. 0 TO 9.99 AC. |
|       | Jones, Brittny M.                 | 3402 Old Route 123 Lebanon, OH      | 3402 OLD SR 123 LEBANON OH 45036                                       | 511 - SGL. FAMILY DWG. 0 TO 9.99 AC. |
|       | John F Jackson                    | 3386 Old Route 123 Lebanon, OH      | 3386 Old Route 123 Lebanon, OH   | 447 - OFFICE BLDG. 1 OR 2 STORY      |
|       | BENNER, KENNETH L.                | 3376 Old Route 123 Lebanon, OH      | 3376 OLD SR 123 LEBANON OH 45036                                       | 511 - SGL. FAMILY DWG. 0 TO 9.99 AC. |
|       | Homeland Ventures, LLC            | 2435 W State Route 122 Lebanon, OH  | 4817 ASHLEY TERRACE MIDDLETOWN OH 45042                                | 499 - OTHER COMMERCIAL STRUCTURES    |
|       | MAJORS, JANET K.                  | 0 Route 122 Lebanon, OH             | 6393 HAMILTON LEBANON RD MONROE OH 45050                               | 110 - C.A.U.V. VACANT LAND           |
| 70    | COUNTRY CREEK ASSOCIATES          | 0 Colton Court, Lebanon, OH         | 3445 NEWMARK DR MIAMISBURG OH 45342                                    | 500 - RESIDENTIAL VACANT (PLATTED)   |
| 65    | COUNTRY CREEK ASSOCIATES          | 0 Aniston Court, Lebanon, OH        | 3445 NEWMARK DR MIAMISBURG OH 45342                                    | 500 - RESIDENTIAL VACANT (PLATTED)   |
| 69    | COUNTRY CREEK ASSOCIATES          | 0 Colton Court, Lebanon, OH         | 3445 NEWMARK DR MIAMISBURG OH 45342                                    | 500 - RESIDENTIAL VACANT (PLATTED)   |
| 66    | BUSKIRK CUSTOM HOMES LLC          | 0 Aniston Court, Lebanon, OH        | PO BOX 594 SPRINGBORO OH 45066   | 500 - RESIDENTIAL VACANT (PLATTED)   |
| 64    | DOLIBOA CONSTRUCTION INC DBA CAT. | 0 Aniston Court, Lebanon, OH        | PO BOX 503 SPRINGBORO OH 45066   | 500 - RESIDENTIAL VACANT (PLATTED)   |
| 61A   | COUNTRY CREEK ASSOCIATES          | 0 Roman Court, Lebanon, OH          | 3445 NEWMARK DR MIAMISBURG OH 45342                                    | 500 - RESIDENTIAL VACANT (PLATTED)   |
|       | MAJORS, JANET K.                  | 1725 Route 122, Lebanon, OH         | 6393 HAMILTON LEBANON RD MONROE OH 45050                               | 111 - C.A.U.V. GENERAL FARM          |
| 61A   | COUNTRY CREEK ASSOCIATES          | 0 Roman Court, Lebanon, OH          | 3445 NEWMARK DR MIAMISBURG OH 45342                                    | 500 - RESIDENTIAL VACANT (PLATTED)   |

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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.

  
 Applicant Signature \_\_\_\_\_ Date 7/31/24  
 MEMBER - STRAIGHT FORWARD STORAGE LLC



**GUNCREEK ASSOCIATES LTD.**  
**10050 Innovation Drive**  
**Suite 100**  
**Dayton, Ohio 45342**

July 25, 2024

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Clearcreek Township  
7583 Bunnel Hill Road  
Springboro, OH 45066

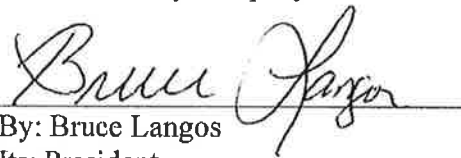
RE: Parcel ID 0815402023; Straight Forward Storage, LLC

Dear Sir or Madam;

Please be advised that Straight Forward Storage, LLC has the property known as a portion of Parcel ID 0815402023 under contract and is authorized to file a zoning change request regarding same.

Thank you.

Gun Creek Associates LTD, an Ohio  
limited liability company

  
By: Bruce Langos  
Its: President