



## Record Report for Variance Request #BZA-26-0001

### Record Overview

**Record Number:** BZA-26-0001  
**Record Type:** Variance Request  
**Record Status:** In Progress  
**Record Submitted At:** Wednesday May 13, 2026  
**Record Address:** 4301 CARNELL DRIVE, LEBANON 45036  
**Record Owner:** Jeff Palmer  
**Record Applicant:** Scott Weger

RECEIVED

MAY 13 2026

CLEARCREEK TOWNSHIP  
ZONING DEPT.

### Form Submission

**Applicant is::** Property Owner

**If Other, please explain:** -

**Applicant:**

Scott Weger  
4301 Carnell Dr  
Lebanon, OH 45036  
saweger6@gmail.com, (513) 370-9455

REVOCABLE LIVING TRUST OF SCOTT D WEGER & AMY L WEGER DTD 7/12/2022; SCOTT D WEGER, TRUSTEE;  
AMY L WEGER, TRUSTEE  
4301 CARNELL DRIVE, LEBANON 45036

**Legal Description of Property or Metes and Bounds Description:**

6.3741 ACRES

**Current Use of the Property:**

Our property serves as a private residence and is utilized for the storage and maintenance of our personal car collection.

**Property fronts on the following roads::**

The property located at 4301 Carnell Dr, Lebanon, OH 45036 fronts and is primarily accessed via Carnell Drive. Carnell Dr. is directly accessed from Pekin Rd. The property boundaries extend east to State Route 48

**The property is presently zoned::** Open Space Rural Residence Zone "OSR-1"

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

REVOCABLE LIVING TRUST OF SCOTT D WEGER & AMY L WEGER DTD 7/12/2022 SCOTT D WEGER, TRUSTEE  
AMY L WEGER, TRUSTEE

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

8504 Waynesboro Way, Waynesville, OH 45068

**Reason for Application:**

I am formally requesting a variance to reduce the minimum building setback from 20 feet to 10 feet along the south and west boundaries of our property. The purpose of this request is to construct a pole barn to preserve a personal collection of 60 micro-cars inherited from my late father. To maintain functional site access, we intend to align the new structure with an existing 40x48 foot pole barn, which was previously permitted at a 10-foot setback. Aligning these buildings allows for a

direct internal drive path; increasing the setback to 20 feet would necessitate a sharp curve in the driveway, creating significant logistical difficulty for maneuvering vehicles.

In addition to the logistical challenges, the 20-foot setback would force us to cut down two mature oak trees. To remain environmentally friendly and preserve the natural landscape of our lot, we are requesting the 10-foot variance to build around these trees rather than removing them.

**1. The hardship must remove all profitable use from the land. It is not a sufficient hardship if the land would be more valuable with the variance, or less valuable without the variance. Instead, there must be evidence that the property is unsuitable to any of the permitted uses as zoned::**

I would like to apply for a setback variance based on the existing plot configuration. I am not requesting a change to the zoning, instead, I am looking for a minor deviation from the minimum setback rules along the south and west property from 20' to 10' setback.

**2. The hardship must result from circumstances affecting a particular and unique piece of land, and not from a general condition throughout the neighborhood: :**

The property was originally developed with the structures set back to provide a buffer from the road. Given these existing site constraints, the proposed barn placement is the most environmentally sound option and preserves the cohesive layout of the property. This request will have no adverse effects on nearby properties.

**3. A variance must not alter the essential character of the neighborhood::**

We have identified two possible sites for the pole barn, but only one is truly viable from a layout perspective. The Southwest location is our primary choice because it is tucked away from view and would be in direct line with the existing house and pole barn.

In contrast, the North side of the property, next to the Carnell Drive entrance, is poorly suited for the site. It would necessitate clearing a significant number of trees and would back up directly to the neighbors on Carnell Drive. To minimize the visual impact on the neighborhood and preserve the existing canopy, the Southwest corner is the only logical placement.

**4. It is not enough to show that the effects of a variance would be harmless. Real, unnecessary hardship must still be established by the applicant::**

The existing building will offer the only direct drive path to the new building. Reducing the setback from 20 to 10 feet prevents the unnecessary loss of two mature oaks.

**5. Any hardship must result from the requirements of the zoning resolution and not from the applicant's own actions::**

Strict compliance with the 20-foot setback requirement presents a significant hardship, as it would require the destruction of two established oak trees and a compromise of the site's functional and logical layout.

**6. Whether the property owner purchased or acquired the property with the knowledge of the zoning restriction::**

I met with Jeff Palmer, the Director of Planning and Zoning for Clearcreek Township, prior to purchasing the property. Jeff made sure that I was aware of the zoning set backs and the process needed to request for a variance. We knew it was worth the effort to try and save the mature oak trees and have the buildings flow together without the extra setback.

**7. A variance must not be contrary to the public interest, even if a hardship can be established::**

The proposed 10-foot setback for the new barn optimizes the spatial flow between the existing residence, barn and the new structure. This location was chosen to maintain privacy and shelter for the neighbors while providing the most visually appealing layout for the property."

**8. Other factors that the applicant considers important to the judgment of the case::**

My family is fully vested in maintaining the natural beauty of this property. We would like to build this with the least environmental impact as possible, while keeping the front part of the new building looking as similar as possible to the existing barn to make it as aesthetically pleasing as possible. Thank you for your consideration!

**The applicant acknowledges reading the application. The applicant certifies that information herein along with all submitted documents are factual and correct.:**

Yes

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

**RECEIVED**

**MAY 13 2026**

**CLEARCREEK TOWNSHIP  
ZONING DEPT.**

*[Handwritten signature]*

---

Signed in GovWell: Wednesday May 13, 2026, 10:26am

**RECEIVED**  
MAY 13 2026  
CLEARCREEK TOWNSHIP  
ZONING DEPT