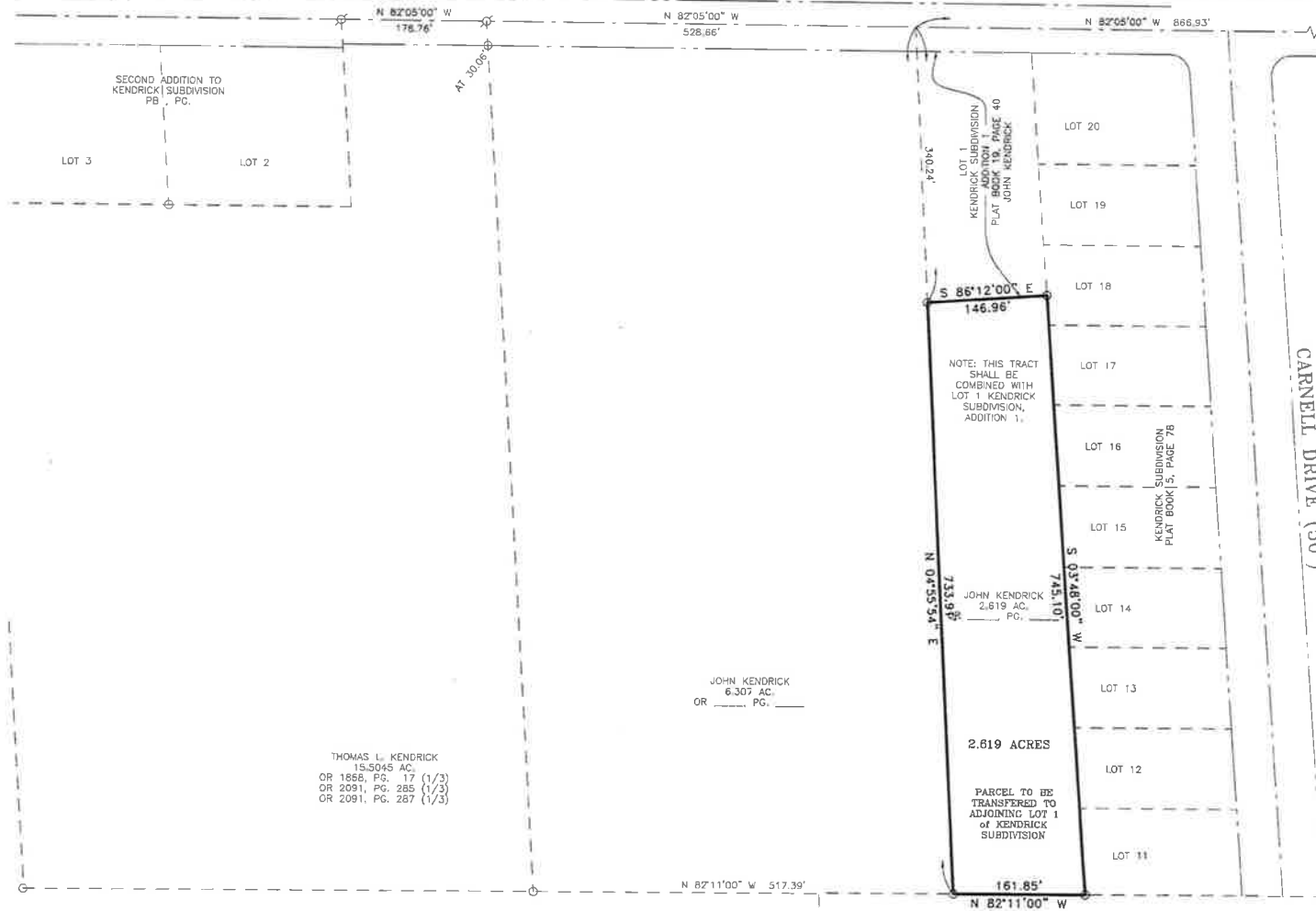


PEKIN ROAD (60' R/W) (C-53)
(70' THOROUGHFARE R/W)

POINT OF BEGINNING
INTERSECTION CENTERLINES
STATE ROUTE No. 48 & PEKIN ROAD



LEGEND
STANDARD SYMBOLS THAT MAY APPLY ON THIS DRAWING

- IP FOUND - 1/2"
- ⊙ MAG FOUND
- IP SET - 1/2"
- ⊙ MAG NAIL SET

NOTES:
BEARING SYSTEM FROM OR 2091, PG. 291
DEED RECORDS AS SHOWN ON PLAT ARE SOURCE DOCUMENT.
OCCUPATION IN GENERAL FITS SURVEY.
ALL MONUMENTS IN GOOD CONDITION.

PARCEL CUT-UP

SITUATED IN
SECTION 4, TOWN 3, RANGE 4
CLEARCREEK TOWNSHIP
WARREN COUNTY, OHIO

THOMAS L. KENDRICK
15.5045 AC.
OR 1856, PG. 17 (1/3)
OR 2091, PG. 285 (1/3)
OR 2091, PG. 287 (1/3)

JOHN KENDRICK
6.307 AC.
OR ____ PG. ____

MARTHA KENDRICK
22.483 AC.
OR 614, PG. 188

2.819 ACRES

PARCEL TO BE
TRANSFERRED TO
ADJOINING LOT 1
of KENDRICK
SUBDIVISION

NOTE: THIS TRACT
SHALL BE
COMBINED WITH
LOT 1 KENDRICK
SUBDIVISION,
ADDITION 1.



KING-HASSELBRING & ASSOCIATES			
CIVIL ENGINEERS • LAND SURVEYORS			
212 NORTH BROADWAY		LEBANON, OHIO 45038-1716	
TELEPHONE: (619) 932-3806		FACSIMILE: (619) 932-8647	
JOHN KENDRICK 153 W. PEKIN ROAD WARREN COUNTY, OHIO			
PROJECT No: 02-10332	DRAWN BY: R. M. N.	DATE: 01/23/02	COORD. FILE: PEKIN.CRD
SCALE: 1" = 100'	DRAWING NAME: KENDRICK - STARR HWY.	DRAWING No. C-10679	



WARREN COUNTY

Property Search

Property Summary

[Printable Property Report](#)

Parcel ID	0804426015	Current Owner	REAGAN HOLDINGS LLC	Account Number	0415048
Property Address	0 PEKIN RD LEBANON 45036	Legal Description	2.6191 ACRES	State Use Code	501 - RES. VAC. LAND- 0 TO 9.99 AC.
Tax District	4 - CLEARCREEK TWP-LCSD-FLD	Neighborhood ID	089001	Ohio Public School District Number	8305
School District	LEBANON CSD				

Summary

- Summary
- Building Details
- Tax Info
- Payments/Refunds
- Tax Bill
- Sales History
- Value History
- Land Records
- Outbuildings
- Yard Items
- Memos
- Recorder Data
- Tax Calculator

No Photo Available



No Sketch Available



Click image to link to map

Last Sale Amount \$0 Last Sale Date 08/11/2025

Value Summary

	Valuation	True Value	Assessed Value
	Land	\$31,120	\$10,890
	Building	\$0	\$0
	Total	\$31,120	\$10,890
	CAUV	\$0	-

BEFORE THE CLEARCREEK TOWNSHIP BOARD OF ZONING APPEALS
WARREN COUNTY, OHIO

IN RE: Chris Reagan

* Application No.: 23-BZA-002
* DECISION

FILED

JUN 20 2023

CLEARCREEK TOWNSHIP
ZONING DEPT.

On the 12th day of April 2023 an application was submitted for a variance from Sections 5.755 Intensity of Use and 5.755(B) of the Clearcreek Township Zoning Resolution. The applicant requested that the acreage for 4311 Carnell Dr be reduced by 0.100 acres to create frontage and a handle for parcel 08-04-426-015.

The first property is identified as 4311 Carnell Dr, parcel number 08-04-426-010, account 0402371 and .57 acres in size. The second property is identified as parcel number 08-04-426-015, account 0415048 and 2.6191 acres in size. The parcels are located in Section 4, Town 3 and Range 4 in Clearcreek Township. The properties are zoned Residence Zone "R-1".

Notice of the public hearing was made as provided by law and this matter was advertised to be heard by the Board on May 9, 2023. A quorum was present at the hearing.

On June 20, 2023, the Board moved to approve its minutes of the meeting held on May 9, 2023, and hereby submits its Decision upon said application.

Applicant's application shall be treated as a Variance Request and governed by the Unnecessary Hardship Standards.

By a vote of 2 to 1, it is the Decision of the Board that Case 23-BZA-002 be DENIED as submitted. The request was denied because it lacked three concurring votes.

Clearcreek Township Board of Zoning Appeals Bylaws Section XII Findings and Decisions state "If at least three members of the Board concur upon the pending motion in deciding a case, then said motion shall have been passed. If less than three members of the Board concur upon the pending motion in deciding a case, then said motion shall have failed. A vote of abstention shall not be counted as a concurring vote. A tie vote shall result in a failure of the motion."

Responses to Variance Standards:

1. *Response to standard "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"* — The Board finds this standard is not applicable.

2. *Response to standard "The hardship must result from circumstances affecting a particular and unique piece of land and not from a general condition throughout the neighborhood"* — The Board finds the landlocked parcel is unique. It has been sold and resold. This is an opportunity for the parcel to be used for a single-family dwelling. 4311 Carnell Drive would provide the required 20' of frontage to the landlocked parcel to create a panhandle lot.

3. *Response to standard "A variance must not alter the essential character of the neighborhood"* — The Board finds the variance would not alter the essential character of the neighborhood.

4. *Response to standard "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 Board finds this standard is not applicable.

5. *Response to standard "Any hardship must result from the requirements of the zoning resolution and not from the applicant's own actions"* — The Board finds the hardship is from the zoning resolution and not the actions of the applicant.

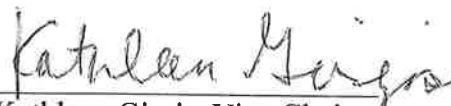
6. *Response to standard "Whether the property owner purchased or acquired the property with the knowledge of the zoning restriction"* — The Board finds that the applicant admitted that he knew there were zoning restrictions prior to purchasing the property.

7. *Response to standard "A variance must not be contrary to the public interest, even if a hardship can be established"* — The Board finds the variance is not contrary to the public interest.

8. *"Other factors that the applicant considers important to the judgment of the case"* — The Board finds the marshy and landlocked knuckle of land are important to consider. If the knuckle of land was given to enlarge 4311 Carnell Drive (from the landlocked parcel) so that 4311 Carnell would remain .57 acres in size, the land given would be marshy land. The area for emergency vehicles to travel to the panhandle lot would be through the marshy area. Exhibit 54 shows the panhandle and looks cleaner and more desirable for the neighborhood than Exhibit 53 which would have 4311 Carnell Drive have knuckle of marshy land.

As defined in Section 2506.01 of the Ohio Revised Code, this Decision constitutes a final order of the Board for appeal purposes. The applicant and other interested parties with standing to challenge this final order have the right to file a Notice of Appeal with the Warren County Common Pleas Court within thirty days of the date of filing of the Decision as stamped hereon. The Secretary shall send a copy of this Decision to the Applicant and/or Applicant's legal counsel by certified mail, return receipt requested.

APPROVED:


Kathleen Girgis, Vice Chairperson
Board of Zoning Appeals

FILED

JUN 20 2023

CLEARCREEK TOWNSHIP
ZONING DEPT.

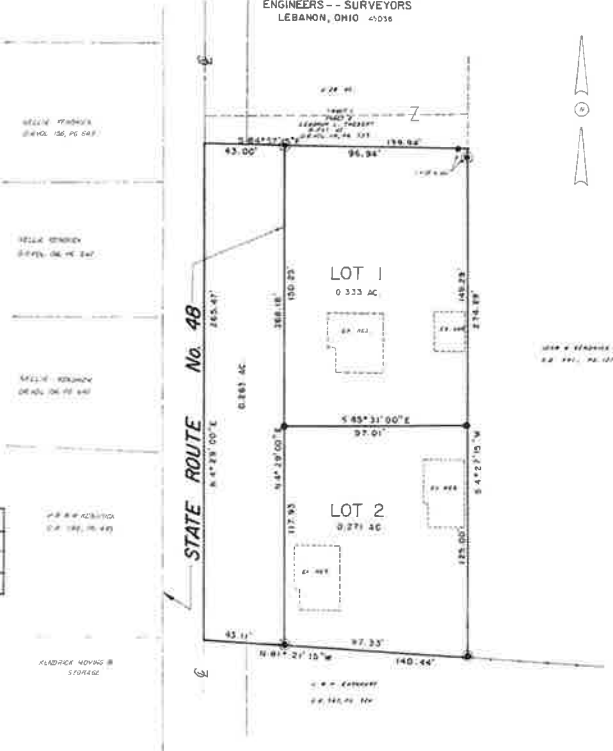
BALLARD SUBDIVISION

SECTION 34, T-4, R-4 CLEARCREEK TOWNSHIP
WARREN COUNTY, OHIO

SCALE: 1" = 30'

JANUARY 1985

HASSELBRING & ASSOCIATES
ENGINEERS - SURVEYORS
LEBANON, OHIO 45036



ACREAGE TABLE	
LOTS	0.604 AC.
STREET	0.263 AC.
TOTAL	0.867 AC.

DEDICATION

WE, THE UNDERSIGNED, BEING ALL THE OWNERS OF THE LANDS HEREIN PLATTED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF THE SAID PLAT AND TO DEDICATE THE STREETS, PARKS, OR PUBLIC GROUNDS AS SHOWN HEREON TO THE PUBLIC USE FOREVER.

EASEMENTS SHOWN ON THIS PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF WATER, SEWER, GAS, ELECTRIC, TELEPHONE, OR OTHER UTILITY LINES OR SERVICES, STORM WATER DISPOSAL, AND FOR THE EXPRESS PRIVILEGE OF WINDING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID EASEMENTS AND FOR PROVISIONAL INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

Charles L. Ballard
Zella M. Ballard
CHARLES L. BALLARD
ZELLA M. BALLARD

ACKNOWLEDGEMENT

STATE OF OHIO
COUNTY OF WARREN
BE IT REMEMBERED THAT ON THIS 21ST DAY OF JANUARY, 1985, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME CHARLES L. BALLARD AND ZELLA M. BALLARD, HIS WIFE, AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTARY SEAL ON THE LAW AND DATE ABOVE WRITTEN.

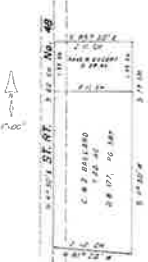
Paul E. Hasselbring
NOTARY PUBLIC, STATE OF OHIO

DEED REFERENCE

SITUATED IN SECTION 34, TOWN 4, RANGE 4, CLEARCREEK TOWNSHIP, WARREN COUNTY, OHIO, CONTAINING 0.867 ACRES AND BEING PART OF THE SAME TRACT AS CONVEYED TO CHARLES L. AND ZELLA M. BALLARD AND DESCRIBED IN THE DEED RECORDED IN DEED BOOK 177, PAGE 507, WARREN COUNTY, OHIO.

WARREN COUNTY BOARD OF HEALTH

WARREN COUNTY BOARD OF HEALTH APPROVED THIS LOT SPLIT, AS PER LETTER DATED MARCH 21, 1985.



OWNER & DEVELOPER
CHARLES BALLARD
4370 N. ST. RT. 4B
LEBANON, OHIO 45036
PHONE 533-1821/8263

APPROVALS

WARREN COUNTY REGIONAL PLANNING COMMISSION
THIS PLAT WAS APPROVED BY THE WARREN COUNTY REGIONAL PLANNING COMMISSION ON THIS 28TH DAY OF MAY, 1985.

Richard D. Rice
EXECUTIVE DIRECTOR

CLEARCREEK TOWNSHIP ZONING COMMISSION
WE THE CLEARCREEK TOWNSHIP ZONING COMMISSION DO HEREBY APPROVE AND ACCEPT THIS PLAT ON THIS 27TH DAY OF MAY, 1985.

Richard D. Rice
CHAIRMAN

COUNTY ENGINEER
I HEREBY APPROVE THIS PLAT ON THIS 16TH DAY OF MAY, 1985.

George R. Sanderson
COUNTY ENGINEER

COUNTY COMMISSIONERS
WE, THE COUNTY COMMISSIONERS OF WARREN COUNTY, OHIO, DO HEREBY APPROVE THIS PLAT ON THIS _____ DAY OF _____, 1985.

COMMISSIONERS: _____

COUNTY AUDITOR
TRANSFERRED ON THIS 21ST DAY OF MAY, 1985.

BY *Lois Tipton*
AUDITOR

COUNTY RECORDER
FILE NO. Y3349
RECEIVED ON THIS 21ST DAY OF MAY, 1985 AT 4:00 P.M.
RECORDED ON THIS 21ST DAY OF MAY, 1985 AT 4:55 P.M.
RECORDED IN PLAT BOOK NO. 21, PAGE 71.
FEE - \$2.25

BY *Lois Tipton* *Paul E. Hasselbring*
RECORDED

SURVEYOR'S NOTES

- ⊙ DENOTES 1" IRON PIN
- ⊙ DENOTES 1/2" IRON PIN

READING SYSTEM ESTABLISHED FROM A SURVEY MADE BY HUNTER & HUSSELMAN IN 1874-1884

CERTIFICATE OF SURVEYOR

I HEREBY CERTIFY THAT THIS MAP IS A TRUE AND COMPLETE SURVEY MADE UNDER MY DIRECTION IN JANUARY 1985, AND ALL REQUIREMENTS OF THE APPLICABLE SUBDIVISION REGULATIONS HAVE BEEN FULLY COMPLIED WITH.

Paul E. Hasselbring
PAUL E. HASSELBRING, SURVEYOR





WARREN COUNTY

Property Search

Property Summary

[Printable Property Report](#)

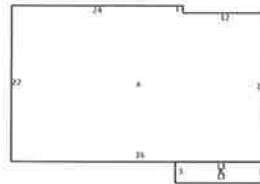
Parcel ID	0934301006	Current Owner	SECURED CAPITAL HOLDINGS	Account Number	0210684
Property Address	4354 N ROUTE 48 LEBANON 45036	Legal Description	BALLARD LOT: 2 0 ACRES	State Use Code	510 - SINGLE FAMILY DWG (PLATTED)
Tax District	2 - CLEARCREEK TWP- LEBANON CSD	Neighborhood ID	099001	Ohio Public School District Number	8305
School District	LEBANON CSD				

Summary

- Summary
- Building Details
- Tax Info
- Payments/Refunds
- Tax Bill
- Sales History
- Value History
- Land Records
- Outbuildings
- Yard Items
- Memos
- Recorder Data
- Tax Calculator



Residential Building 1 ▾



Click on sketch to view details



Click image to link to map

Multiple Buildings Found

Building Type	Construction Year	Occupancy Type	Living Area	Building ID	Sketch
Res	1951	1 FAMILY UNIT	965	1	View Sketch
Res	1920	1 FAMILY UNIT	807	2	View Sketch

Value Summary

Valuation	True Value	Assessed Value
Land	\$33,090	\$11,580
Building	\$87,780	\$30,720
Total	\$120,870	\$42,300
CAUV	\$0	-



WARREN COUNTY

Property Search

Property Summary

[Printable Property Report](#)

Parcel ID	0934301005	Current Owner	YANKIE, LEAH R.,	Account Number	0210676
Property Address	4370 N ROUTE 48 LEBANON 45036	Legal Description	BALLARD LOT: 1 0.481 ACRES	State Use Code	510 - SINGLE FAMILY DWG (PLATTED)
Tax District	2 - CLEARCREEK TWP-LEBANON CSD	Neighborhood ID	099001	Ohio Public School District Number	8305
School District	LEBANON CSD				

Summary

Summary

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Land Records

Outbuildings

Yard Items

Memos

Recorder Data

Tax Calculator



Residential Building 1



Click on sketch to view details



Click image to link to map

Last Sale Amount	\$0	Bedrooms	3
Last Sale Date	12/19/2011	Exterior	WOOD SIDING
Owner Occupied	Y	Above Grade Living Area	908 sq. ft.
Homestead Exemption	Y	Finished Basement/Attic	318 sq. ft.
Year Built	1954	Total Living Area	1,226 sq. ft.

Value Summary

Valuation	True Value	Assessed Value
Land	\$38,460	\$13,460
Building	\$102,040	\$35,710
Total	\$140,500	\$49,170
CAUV	\$0	-

COVENANTS & RESTRICTIONS

- NO GARAGE, BARN OR OTHER OUTBUILDINGS SHALL BE CONSTRUCTED OR ERECTED UPON ANY LOT PRIOR TO CONSTRUCTION OF THE MAIN RESIDENCE
- TRAILERS, DEFENSE CABINS, TENTS, SHACKS, OTHER OUTBUILDINGS, BASEMENTS OR GARAGES MAY NOT BE USED AS A TEMPORARY OR PERMANENT RESIDENCE ON ANY LOT
- THE MAXIMUM NUMBER OF ANIMALS SHALL BE LIMITED TO TWO (2) ANIMALS FOR ANY ONE LOT, EXCEPT FOR AN ADDITIONAL TWO (2) DOGS OR CATS. ALL ANIMALS SHALL BE TAKEN CARE OF SO AS NOT TO BE NEIGHBORHOOD NUISANCES AND SANITARY CONDITIONS MUST BE MAINTAINED AT ALL TIMES
- ANY PONDS OR WATER IMPROVEMENTS SHALL FIRST BE APPROVED AS TO DESIGN, SIZE, LOCATION, AND CONSTRUCTION BY THE U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE
- NO WORN OUT OR DISCARDED AUTOMOBILES, MACHINERY OR VEHICLES OR PARTS THEREOF SHALL BE STORED ON ANY LOT AND NO PORTION THEREOF SHALL BE USED FOR AUTOMOBILE JUNK PILES OR THE STORAGE OF ANY KIND OF JUNK OR WASTE MATERIAL
- NO LOT SHALL BE USED FOR STORAGE OF DISCARDED BUILDINGS, LUMBER OR MATERIALS OF ANY NATURE EXCEPT INsofar AS IS NECESSARY DURING THE ACTUAL CONSTRUCTION OF BUILDINGS UPON THE LOT WHERE STORED

DEDICATION

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIEN HOLDERS OF THE LANDS HEREIN PLATTED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF THE SAID PLAT AND DO DEDICATE THE STREETS, PARKS, OR PUBLIC GROUNDS AS SHOWN HEREON TO THE PUBLIC USE FOREVER.

ANY "PUBLIC UTILITY EASEMENTS" AS SHOWN ON THIS PLAT ARE FOR THE PLACEMENT OF SIDEWALKS AND FOR THE MAINTENANCE AND REPAIR OF STREETS THIS EASEMENT AND ALL OTHER EASEMENTS SHOWN ON THIS PLAT, UNLESS DESIGNATED FOR A SPECIFIC PURPOSE, ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, OR REMOVAL OF WATER, SEWER, GAS, ELECTRIC, TELEPHONE OR OTHER UTILITY LINES OR SERVICES, STORM WATER DISPOSAL AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID EASEMENTS OR ADJACENT STREETS AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

WITNESSES:
 D. & D. INVESTMENT CO., AN OHIO PARTNERSHIP
[Signatures]

ACKNOWLEDGMENT

STATE OF OHIO, S S
 BE IT REMEMBERED THAT ON THIS 16th DAY OF May, 1988, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY CAME D. & D. INVESTMENT CO., AN OHIO PARTNERSHIP, BY J. DAVID ZECHER, A PARTNER, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTARY SEAL ON THE DAY AND DATE ABOVE WRITTEN.

SURVEYOR'S NOTES

- ⊙ INDICATES A 1" IRON PIN SET.
- ⊙ INDICATES A 1/2" IRON PIN SET.
- REFERENCE BEARING, KENDRICK SUBD. PG. 5, PG. 78.
- ALL MONUMENTS IN GOOD CONDITION.
- OCCUPATION IN GENERAL FITS SURVEY.
- DEED RECORDS AS SHOWN ON PLAT ARE SOURCE DOCUMENT.
- BY REF. OF ST. NO. 48 @ 45°
- ⊙ DENOTES EXISTING STONE.

NOTE:
 A PORTION OF LOTS 4 & 5 ARE ZONED B-1 RESIDENTIAL USES ARE NOT PERMITTED IN B-1 ZONE.

DEED REFERENCE

SITUATED IN SECTION 34, T-4, R-4, CLEARCREEK TOWNSHIP, WARREN COUNTY, OHIO, CONTAINING 6.8532 ACRES AND BEING PART OF THE SAME TRACT AS CONVEYED TO D. & D. INVESTMENT CO AND DESCRIBED IN THE DEED RECORDED IN OFFICIAL RECORDS VOLUME 417, PG. 930, WARREN COUNTY, OHIO.

PEKIN CORNERS

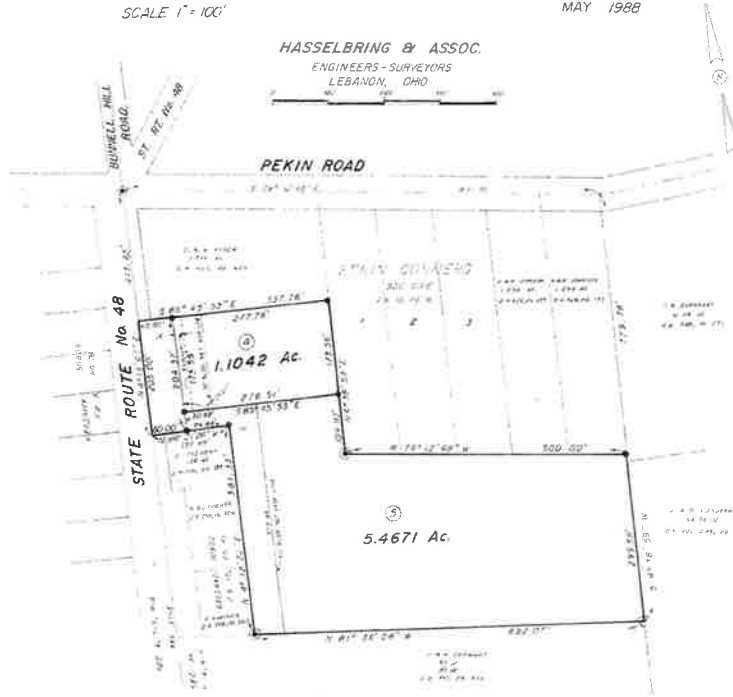
SEC. TWO

SEC. 34, T-4, R-4, CLEARCREEK TOWNSHIP
 WARREN COUNTY, OHIO

SCALE 1" = 100'

MAY 1988

HASSELBRING & ASSOC.
 ENGINEERS - SURVEYORS
 LEBANON, OHIO



ACREAGE TABLE	
LOTS	6.5713 AC.
STREET	0.2819 AC.
TOTAL	6.8532 AC.

OLD - 09-34-301-014 - 6.8010
 NEW - 09-34-301-015 - LOT 1 (1.1042)
 NEW - 09-34-301-016 - LOTS (5.4671)

No REM BY

OWNER & DEVELOPER
 D. & D. INVESTMENT CO.
 2010 E. ST. NO. 48, #41
 LEBANON, OHIO 45031
 PP 882-1011

WARREN COUNTY SANITARY ENGINEER

I HEREBY APPROVE THIS PLAT ON THIS 19th DAY OF MAY, 1988.

Richard Ranscker
 WARREN COUNTY SANITARY ENGINEER

WARREN COUNTY REGIONAL PLANNING COMMISSION

THIS PLAT WAS APPROVED BY THE WARREN COUNTY REGIONAL PLANNING COMMISSION ON THIS 24th DAY OF May, 1988.

Blair D. Pave
 EXECUTIVE DIRECTOR

CLEARCREEK TOWNSHIP ZONING INSPECTOR

I HEREBY APPROVE THIS PLAT ON THIS 16th DAY OF May, 1988.

Donna K. Pflum
 CLEARCREEK TOWNSHIP ZONING INSPECTOR

COUNTY ENGINEER

I HEREBY APPROVE THIS PLAT ON THIS 16th DAY OF May, 1988.

Craig R. Pundt
 COUNTY ENGINEER

COUNTY COMMISSIONERS

WE, THE BOARD OF COUNTY COMMISSIONERS OF WARREN COUNTY, OHIO, DO APPROVE THIS PLAT ON THIS 21st DAY OF May, 1988.

Harold J. Swallow
 COUNTY COMMISSIONER

COUNTY HEALTH DISTRICT

I HEREBY APPROVE THIS PLAT ON THIS 16th DAY OF May, 1988.

Raymond J. ... MD
 COUNTY HEALTH DISTRICT

COUNTY AUDITOR

TRANSFERRED ON THIS 1st DAY OF June, 1988.

[Signature]
 COUNTY AUDITOR

COUNTY RECORDER

FILE NO. 58179
 RECEIVED ON THIS 16th DAY OF June, 1988, AT 2:52 P.M.
 RECORDED ON THIS 16th DAY OF June, 1988, AT 2:52 P.M.
 RECORDED IN PLAT BOOK NO. 19, PAGE 50.

[Signature]
 COUNTY RECORDER

CERTIFICATE OF SURVEYOR

I HEREBY CERTIFY THAT THIS IS A TRUE AND COMPLETE SURVEY MADE UNDER MY SUPERVISION IN APRIL, 1988, AND THAT ALL MONUMENTS AND LOT CORNER PINS ARE SET AS SHOWN.

[Signature]
 SURVEYOR





WARREN COUNTY

Property Search

Property Summary

[Printable Property Report](#)

Parcel ID	0934301016	Current Owner	MALONEY, THOMAS M. & NANC	Account Number	0211206
Property Address	4412 N ROUTE 48 LEBANON 45036	Legal Description	PEKIN CORNERS 2 LOT: 5 5.4671 ACRES	State Use Code	511 - SGL. FAMILY DWG. 0 TO 9.99 AC.
Tax District	2 - CLEARCREEK TWP- LEBANON CSD	Neighborhood ID	099001	Ohio Public School District Number	8305
School District	LEBANON CSD				

Summary

Summary

Building Details

Tax Info

Payments/
Refunds

Tax Bill

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Value History

Land Records

Outbuildings

Yard Items

Memos

Recorder Data

Tax Calculator



Residential Building 1



Click on sketch to view details



Click image to link to map

Last Sale Amount	\$12,900	Bedrooms	3
Last Sale Date	09/16/1988	Exterior	VINYL / ALUM
Owner Occupied	Y	Above Grade Living Area	1,667 sq. ft.
Homestead Exemption	N	Finished Basement/Attic	0 sq. ft.
Year Built	1990	Total Living Area	1,667 sq. ft.

Value Summary

Valuation	True Value	Assessed Value
Land	\$162,480	\$56,870
Building	\$216,290	\$75,700
Total	\$378,770	\$132,570
CAUV	\$0	-

PROTECTIVE COVENANTS & RESTRICTIONS

THE AFORESAID OWNERS OF THIS SUBDIVISION HEREBY PLACE UPON THE LOTS THE FOLLOWING RESTRICTIONS FOR THEIR OWN BENEFIT AND FOR THE BENEFIT OF THE PURCHASERS OF LOTS FROM SAID OWNERS.

1. THESE RESTRICTIONS AND COVENANTS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND ALL THE PERSONS CLAIMING UNDER THEM UNTIL JANUARY 1, 1974, AT WHICH TIME SAID COVENANTS SHALL AUTOMATICALLY BE EXTENDED FOR SUCCESSIVE PERIODS OF TEN YEARS, UNLESS THE SAME BE AMENDED OR TERMINATED BY WRITTEN CONSENT OF A MAJORITY OF THE OWNERS OF THIS SUBDIVISION OF 37.642 ACRES.
2. NO STRUCTURE OF A TEMPORARY CHARACTER, TRAILER, DEFENCE CABIN, BASEMENT, TENT, SHACK, GARAGE OR OTHER OUT-BUILDING SHALL BE USED ON ANY LOT AT ANY TIME AS A RESIDENCE EITHER TEMPORARILY OR PERMANENTLY.
3. NO ANIMALS, OR LIVESTOCK OF ANY KIND, SHALL BE RAISED OR KEPT ON ANY LOT EXCEPT DOGS, CATS OR OTHER HOUSEHOLD PETS.
4. NO UNUSED BUILDING MATERIAL, JUNK OR RUBBISH SHALL BE LEFT EXPOSED ON ANY LOT EXCEPT DURING ACTUAL BUILDING OPERATIONS.
5. NO MORN OUT OR DISCARDED AUTOMOBILES, MACHINERY OR VEHICLES OR PARTS THEREOF SHALL BE STORED ON ANY LOT IN THIS SUBDIVISION AND NO PORTION THEREOF SHALL BE USED FOR AUTOMOBILE JUNK PILES OR THE STORAGE OF ANY KIND OF JUNK OR WASTE MATERIAL.
6. NO OUTSIDE TOILETS PERMITTED.

BOARD OF HEALTH REQUIREMENTS

1. LOTS MUST BE ROUGH GRADED BEFORE LEACHING SYSTEM IS INSTALLED.
2. DRAINAGE MUST PROVIDED TO DRAIN STORM WATER FROM AREA.
3. SEPARATE DUMPS MUST BE INSTALLED IN ALL BASEMENTS TO REMOVE STORM WATER.
4. ALL LOTS MUST BE SEEDED AND STRAWED FOR GRASS BEFORE OCCUPANCY OF DWELLINGS.
5. LEACHING SYSTEM MUST BE REQUIRED DISTANCE FROM WATER SUPPLY.
6. HOUSE MUST BE LOCATED ON LOT TO PROVIDE SPACE FOR LEACHING AREA.
7. LEACHING AREA REQUIRED FOR INDIVIDUAL LOTS ARE BASED ON A MINIMUM OF THREE BEDROOMS.
 - a. LOTS 1-2-13-14-15-16-17 170 SQ. FT. PER BEDROOM
 - b. LOTS 18-19-20-21 280 SQ. FT. PER BEDROOM

DEDICATION

WE THE UNDERSIGNED BEING THE OWNERS OF 37.642 ACRES OF LAND IN SECTION 4, T-3E, R-4N, CLEARCREEK TOWNSHIP, WARREN COUNTY, OHIO, DO HEREBY CERTIFY THAT THE ACCOMPANYING PLAT IS A SUBDIVISION OF SAID ACRES OF SAID LAND TO BE KNOWN AS "KENDRICK SUBDIVISION", THAT THE LOTS ARE OF THE SHAPES AND DIMENSIONS SHOWN AND ARE NUMBERED FROM 1 TO 29 INCLUSIVE; THAT THE STREETS SHOWN THEREON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC ACCORDING TO THE LAW IN SUCH CASES MADE AND PROVIDED AND THAT SAID STREETS ARE FREE AND UNENCUMBERED.

THE UNDERSIGNED FURTHER CERTIFY THAT A TEMPORARY TURNING AND EASEMENT HAS BEEN PROVIDED ON PARTS OF LOTS 10 AND 11 AS SHOWN ON SAID PLAT AND THAT SAID EASEMENT IS TO BECOME NULL AND VOID WHENEVER CARNELL DRIVE IS EXTENDED SOUTHWARDLY.

THERE ARE PROVIDED HEREIN THE EASEMENT SHOWN ON THE PLAT WHICH SHALL BE USED FOR THE CONSTRUCTION AND MAINTENANCE OF POLES, WIRES, CABLES, CONDUITS, AND OTHER NECESSARY CONSTRUCTION FOR THE TRANSMISSION OF ELECTRIC CURRENT, FOR TELEPHONES, FOR PUBLIC AND PRIVATE WATERS, GAS AND WATER MAINS, TOGETHER WITH THE RIGHT OF HIGHWAYS AND EGRESS OVER AND ACROSS ALL LOTS TO SAID EASEMENTS.

IN WITNESS WHEREOF THE UNDERSIGNED HAVE HEREUNTO SET THEIR HANDS ON THIS 12th DAY OF June 1964.

WITNESSES:
 [Signatures]

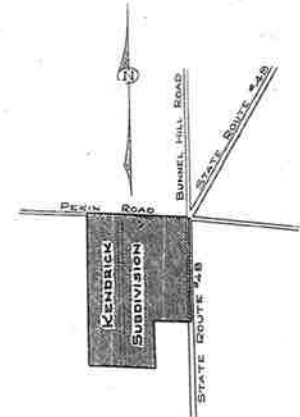
PREPARED BY
MARKET & HASSELBRING
 ENGINEERS & SURVEYORS
 MIDDLETOWN - LEBANON
 OHIO

KENDRICK SUBDIVISION

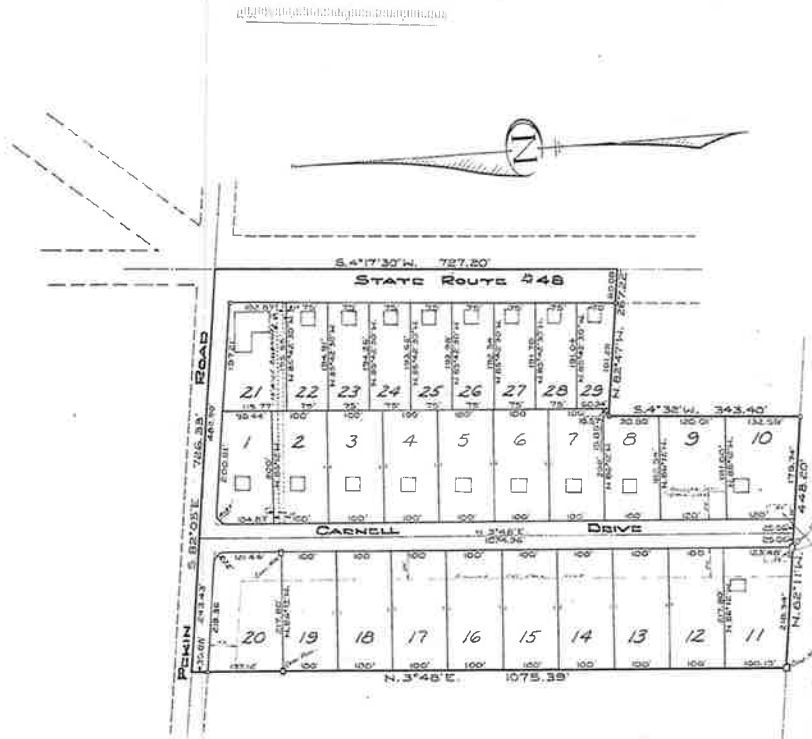
SECTION 4, T-3E, R-4N, CLEARCREEK TOWNSHIP

WARREN COUNTY, OHIO

SCALE: 1" = 100' MAY, 1964



VICINITY SKETCH



APPROVALS

COUNTY PLANNING COMMISSION
 THIS PLAT WAS APPROVED BY THE PLANNING COMMISSION OF WARREN COUNTY, OHIO, ON THIS 12th DAY OF June 1964.
 [Signature]
 EXECUTIVE DIRECTOR

ZONING COMMISSION
 THIS PLAT WAS APPROVED BY THE CLEARCREEK TOWNSHIP ZONING COMMISSION ON THIS 12th DAY OF June 1964.
 [Signature]
 CHAIRMAN

COUNTY ENGINEER
 I HEREBY APPROVE AND ACCEPT THIS PLAT ON THIS 14th DAY OF July 1964.
 [Signature]
 COUNTY ENGINEER, WARREN COUNTY, OHIO

COUNTY COMMISSIONERS
 WE THE COUNTY COMMISSIONERS OF WARREN COUNTY, OHIO, DO HEREBY APPROVE AND ACCEPT THIS PLAT ON THIS 14th DAY OF July 1964.
 [Signatures]

FILING

COUNTY AUDITOR
 ENTENDED FOR TRANSFER THIS 16 DAY OF July 1964.
 [Signature]
 AUDITOR, WARREN COUNTY, OHIO

COUNTY RECORDER
 FILED FOR RECORD THIS 16 DAY OF July 1964, AT 12:11 P.M.
 RECORDED THIS 16 DAY OF July 1964, IN PLAT BOOK PAGE 136
 FILE NUMBER
 FEE \$10.00
 [Signature]
 RECORDER, WARREN COUNTY, OHIO

BY [Signature]
 DEPUTY RECORDER

TITLE REFERENCE

BEING PART OF A 50 ACRE TRACT ACQUIRED BY CARNEY KENDRICK & NELLIE KENDRICK IN DEED BOOK 136, PAGE 182 ON THE 4 DAY OF OCT 1928.

ACKNOWLEDGMENT

STATE OF OHIO 388
 COUNTY OF OHIO

BE IT REMEMBERED THAT ON THIS 12th DAY OF June 1964, BEFORE ME A NOTARY PUBLIC PERSONALLY CAME CARNEY KENDRICK AND NELLIE KENDRICK, HUSBAND AND WIFE, THE SUBSCRIBERS TO THE FOREGOING INSTRUMENT, WHO ACKNOWLEDGED THE SIGNING THEREOF TO BE THEIR VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL ON THE DAY AND YEAR LAST AFORESAID.

MY COMMISSION EXPIRES: 10-24-66
 [Signature]
 NOTARY PUBLIC, WARREN COUNTY, OHIO

SURVEYOR'S NOTES

☐ - Denotes houses built prior to October 1, 1956.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS IS A CORRECT PLAT OF THIS SUBDIVISION AS SURVEYED BY ME IN MAY, 1964 AND THAT ALL MONUMENTS ARE SET AS SHOWN.

[Signature]
 REGISTERED SURVEYOR NO. 3745

ACRES 12.925 ACRES
 LOTS 2,667 ACRES
 TOTAL 15.642 ACRES



WARREN COUNTY

Property Search

Property Summary

[Printable Property Report](#)

Parcel ID	0804426010	Current Owner	REAGAN HOLDINGS LLC	Account Number	0402371
Property Address	4311 CARNELL DR LEBANON 45036	Legal Description	KENDRICK LOT: 11 0.57 ACRES	State Use Code	510 - SINGLE FAMILY DWG (PLATTED)
Tax District	4 - CLEARCREEK TWP-LCSD-FLD	Neighborhood ID	089001	Ohio Public School District Number	8305
School District	LEBANON CSD				

Summary

Summary

Building Details

Tax Info

Payments/Refunds

Tax Bill

Sales History

Value History

Land Records

Outbuildings

Yard Items

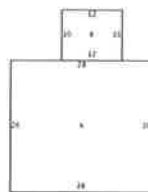
Memos

Recorder Data

Tax Calculator

Residential Building 1

No Photo Available



Click on sketch to view details



Click image to link to map

Last Sale Amount	\$0	Bedrooms	2
Last Sale Date	08/11/2025	Exterior	VINYL / ALUM
Owner Occupied	N	Above Grade Living Area	728 sq. ft.
Homestead Exemption	N	Finished Basement/Attic	0 sq. ft.
Year Built	1952	Total Living Area	728 sq. ft.

Value Summary

Valuation	True Value	Assessed Value
Land	\$54,160	\$18,960
Building	\$55,140	\$19,300
Total	\$109,300	\$38,260
CAUV	\$0	-



WARREN COUNTY

Property Search

Property Summary

[Printable Property Report](#)

Parcel ID	0804426009	Current Owner	VANESSA LORRAINE REAGAN CHRISTOPHER REAGAN	Account Number	0402398
Property Address	4325 CARNELL DR LEBANON 45036	Legal Description	KENDRICK LOT: 12 0.5 ACRES	State Use Code	510 - SINGLE FAMILY DWG (PLATTED)
Tax District	4 - CLEARCREEK TWP- LCSD-FLD	Neighborhood ID	089001	Ohio Public School District Number	8305
School District	LEBANON CSD				

Summary

- Summary
- Building Details
- Tax Info
- Payments/Refunds
- Tax Bill
- Sales History
- Value History
- Land Records
- Outbuildings
- Yard Items
- Memos
- Recorder Data
- Tax Calculator

No Photo Available



Residential Building 1 ▾



Click on sketch to view details



Click image to link to map

Last Sale Amount	\$0	Bedrooms	3
Last Sale Date	07/21/2025	Exterior	MASONRY
Owner Occupied	Y	Above Grade Living Area	960 sq. ft.
Homestead Exemption	N	Finished Basement/Attic	0 sq. ft.
Year Built	1964	Total Living Area	960 sq. ft.

Value Summary

Valuation	True Value	Assessed Value
Land	\$49,500	\$17,330
Building	\$111,470	\$39,010
Total	\$160,970	\$56,340
CAUV	\$0	-



WARREN COUNTY

Property Search

Property Summary

[Printable Property Report](#)

Parcel ID	0804426008	Current Owner	WOLFE, DERON & BOBBIE	Account Number	0402401
Property Address	4343 CARNELL DR LEBANON 45036	Legal Description	KENDRICK LOT: 13 0.5 ACRES	State Use Code	510 - SINGLE FAMILY DWG (PLATTED)
Tax District	4 - CLEARCREEK TWP-LCSD-FLD	Neighborhood ID	089001	Ohio Public School District Number	8305
School District	LEBANON CSD				

Summary

Summary

Building Details

Tax Info

Payments/ Refunds

Tax Bill

Sales History

Value History

Land Records

Outbuildings

Yard Items

Memos

Recorder Data

Tax Calculator

No Photo Available



Residential Building 1



Click on sketch to view details



Click image to link to map

Last Sale Amount	\$128,750	Bedrooms	3
Last Sale Date	10/27/2015	Exterior	MASONRY
Owner Occupied	Y	Above Grade Living Area	960 sq. ft.
Homestead Exemption	N	Finished Basement/Attic	0 sq. ft.
Year Built	1964	Total Living Area	960 sq. ft.

Value Summary

Valuation	True Value	Assessed Value
Land	\$49,500	\$17,330
Building	\$119,600	\$41,860
Total	\$169,100	\$59,190
CAUV	\$0	-



WARREN COUNTY

Property Search

Property Summary

[Printable Property Report](#)

Parcel ID	0804426007	Current Owner	NEW, DEBBIE & ANTHONY EACH HAVE 50% INT.	Account Number	0402428
Property Address	4361 CARNELL DR LEBANON 45036	Legal Description	KENDRICK LOT: 14 0.5 ACRES	State Use Code	510 - SINGLE FAMILY DWG (PLATTED)
Tax District	4 - CLEARCREEK TWP- LCSD-FLD	Neighborhood ID	089001	Ohio Public School District Number	8305
School District	LEBANON CSD				

Summary

Summary

Building Details

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Payments/ Refunds

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Yard Items

Memos

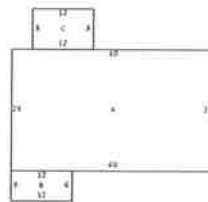
Recorder Data

Tax Calculator

No Photo Available



Residential Building 1



Click on sketch to view details



Click image to link to map

Last Sale Amount	\$0	Bedrooms	3
Last Sale Date	01/07/2021	Exterior	MASONRY
Owner Occupied	Y	Above Grade Living Area	960 sq. ft.
Homestead Exemption	N	Finished Basement/Attic	0 sq. ft.
Year Built	1964	Total Living Area	960 sq. ft.

Value Summary

Valuation	True Value	Assessed Value
Land	\$49,500	\$17,330
Building	\$73,240	\$25,630
Total	\$122,740	\$42,960
CAUV	\$0	



WARREN COUNTY

Property Search

Property Summary

[Printable Property Report](#)

Parcel ID	0804427007	Current Owner	REAGAN HOLDINGS LLC	Account Number	0402339
Property Address	4366 CARNELL DR LEBANON 45036	Legal Description	KENDRICK LOT: 7 0.46 ACRES	State Use Code	510 - SINGLE FAMILY DWG (PLATTED)
Tax District	4 - CLEARCREEK TWP-LCSD-FLD	Neighborhood ID	089001	Ohio Public School District Number	8305
School District	LEBANON CSD				

Summary

Summary

Building Details

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Tax Bill

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Value History

Land Records

Outbuildings

Yard Items

Memos

Recorder Data

Tax Calculator

No Photo Available



Residential Building 1



Click on sketch to view details



Click image to link to map

Last Sale Amount	\$0	Bedrooms	2
Last Sale Date	08/11/2025	Exterior	VINYL / ALUM
Owner Occupied	N	Above Grade Living Area	792 sq. ft.
Homestead Exemption	N	Finished Basement/Attic	0 sq. ft.
Year Built	1952	Total Living Area	792 sq. ft.

Value Summary

Valuation	True Value	Assessed Value
Land	\$47,670	\$16,680
Building	\$81,050	\$28,370
Total	\$128,720	\$45,050
CAUV	\$0	



WARREN COUNTY

Property Search

Property Summary

[Printable Property Report](#)

Parcel ID	0804427019	Current Owner	TREJO, ANTONIO	Account Number	0402576
Property Address	4361 ROUTE 48 LEBANON 45036	Legal Description	KENDRICK LOT: 29 0.29 ACRES	State Use Code	510 - SINGLE FAMILY DWG (PLATTED)
Tax District	4 - CLEARCREEK TWP-LCSD- FLD	Neighborhood ID	089001	Ohio Public School District Number	8305
School District	LEBANON CSD				

Summary

Summary

Building Details

Tax Info

Payments/ Refunds

Tax Bill

Sales History

Value History

Land Records

Outbuildings

Yard Items

Memos

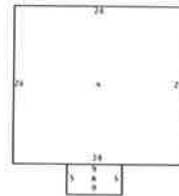
Recorder Data

Tax Calculator

No Photo Available



Residential Building 1



Click on sketch to view details



Click image to link to map

Last Sale Amount	\$67,500	Bedrooms	2
Last Sale Date	09/19/2017	Exterior	VINYL / ALUM
Owner Occupied	N	Above Grade Living Area	728 sq. ft.
Homestead Exemption	N	Finished Basement/Attic	0 sq. ft.
Year Built	1952	Total Living Area	728 sq. ft.

Value Summary

Valuation	True Value	Assessed Value
Land	\$35,420	\$12,400
Building	\$64,190	\$22,470
Total	\$99,610	\$34,870
CAUV	\$0	

BEFORE THE CLEARCREEK TOWNSHIP BOARD OF ZONING APPEALS
WARREN COUNTY, OHIO

IN RE: Antonio Trejo

* Application No.: 18-BZA-003
* DECISION

On the 14th day of February 2018 an application submitted by Antonio Trejo for a Non Conforming Use Hearing per Sections 5.02, 5.754(A), 15.03 and 21.01(D) of the Clearcreek Township Zoning Resolution.

The address of the property is 4361 State Route 48. The property is .29 acres in size. The property is identified by parcel id 08-04-427-019 and account number 0402576. The parcel is located in Section 4, Town 3 and Range 4 in Clearcreek Township. The property is zoned Residence Zone "R-1".

The request is add a porch to the front of a legal non-conforming structure. The structure is classified as legal non-conforming structure since it fails to meet the minimum 50' front yard setback required by Section 5.754 (A) of the Clearcreek Township Zoning Resolution.

Notice of the public hearing was made as provided by law and this matter was advertised to be heard by the Board on March 13, 2018. A quorum was present. However the applicant was not in attendance. The Board moved to TABLE the request to the April 10, 2018 meeting.

Notice of the public hearing was made as provided by law and this matter was advertised to be heard by the Board on April 10, 2018. A quorum was present.

On May 22, 2018, the Board moved to approve its minutes of the meeting held on April 10, 2018 and hereby submits its Decision upon said application.

Applicant's application shall be treated as a Non-Conformance Use Hearing and governed by the Non-Conformance Standards.

By a vote of 4 to 0, it is the Decision of the Board moved to APPROVE the request with the following reasons:

1. "*Nature of such use in relationship to the character of the adjacent uses*" — The Board finds this standard to not be applicable to the decision.
2. "*Lot Size*" — The Board finds this standard to not be applicable to the decision.
3. "*Setback Lines*" — The Board affirms that the authority of the Zoning Resolution is with property outside of the road right-of-way. Thus, they can only grant a 5' porch or

FILED

MAY 22 2018

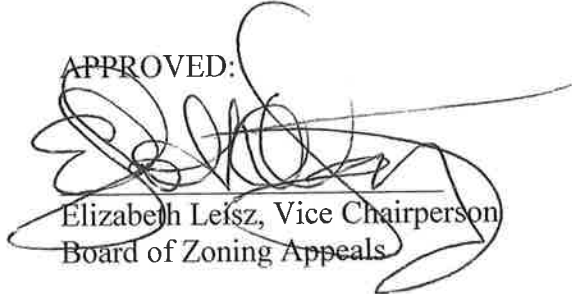
CLEARCREEK TOWNSHIP
ZONING DEPT.

zero setback from the road right-of-way. The additional 4' of the partially constructed porch that extends into the road right-of-way will need to be removed.

4. "*Traffic Conditions*" — The Board finds this standard to not be applicable to the decision.
5. "*Terrain*" — The Board finds this standard to not be applicable to the decision.
6. "*Other factors that you consider important to the judgement of your case*" — The Board finds that porch addition fits with the exterior improvements occurring on the property.

As defined in Section 2506.01 of the Ohio Revised Code, this Decision constitutes a final order of the Board for appeal purposes. The applicant and other interested parties with standing to challenge this final order have the right to file a Notice of Appeal with the Warren County Common Pleas Court within thirty days of the date of filing of the Decision as stamped hereon. The Secretary shall send a copy of this Decision to the Applicant and/or Applicant's legal counsel by certified mail, return receipt requested.

APPROVED:



Elizabeth Leisz, Vice Chairperson
Board of Zoning Appeals

FILED

MAY 22 2018

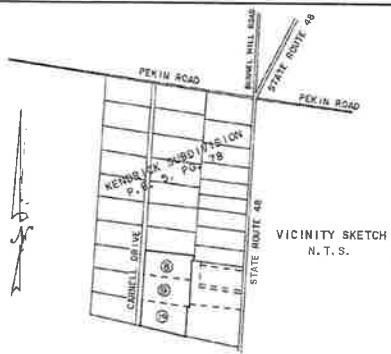
CLEARCREEK TOWNSHIP
ZONING DEPT.

LIVIA - JAMES SUBDIVISION

SECTION 4, T-3E, R-4N, CLEARCREEK TOWNSHIP

WARREN COUNTY, OHIO
BEING A REPLAT OF LOTS 8, 9, & PART OF LOT 10
OF KENDRICK SUBDIVISION (P.B. 5, PG. 78)

BEARINGS ARE BASED UPON THE "KENDRICK SUBDIVISION" AS RECORDED IN PLAT BOOK 5, PAGE 78 OF THE WARREN COUNTY, OHIO RECORDER'S OFFICE.



OWNER'S CONSENT AND DEDICATION:

I, THE UNDERSIGNED, BEING THE OWNER AND LIEN HOLDER OF THE LAND HEREIN PLATTED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT, AND DO HEREBY MAKE THE DEDICATION OF THE STREETS, PARKS, OR PUBLIC GROUNDS, AS SHOWN HEREON TO THE PUBLIC USE FOREVER.

ANY "PUBLIC UTILITY EASEMENTS" AS SHOWN ON THIS PLAT ARE FOR THE PLACEMENT OF SCHEDULES AND FOR THE MAINTENANCE AND REPAIR OF STREETS, THIS EASEMENT AND ALL OTHER EASEMENTS SHOWN ON THIS PLAT, UNLESS DESIGNATED FOR A SPECIFIC PURPOSE, ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF WATER, SEWER, GAS, ELECTRIC, TELEPHONE, CABLE, TELEVISION OR OTHER UTILITY LINES OR SERVICES, STORM WATER DISPOSAL AND ALL OTHER OR OTHER PRIVILEGES OF CUTTING, TRIMMING OR REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS WITHIN SAID EASEMENT, OR IMMEDIATELY ADJACENT THERETO, FOR THE FREE USE OF SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER, AND THE BUILT-UP OR OTHER STRUCTURES SAID EASEMENT, OR ANY PART THEREOF, OR ANY PART OF THE EASEMENT AREA BE PHYSICALLY ALTERED SO AS TO (1) REDUCE CLEARANCES OF SUCH STRUCTURES OR UNDERPASS FACILITIES; (2) IMPAIR THE LINE SUPPORT OF SAID FACILITIES; (3) IMPAIR ABILITY TO MAINTAIN THE FACILITIES; OR (4) CREATE HAZARDS.

THE ABOVE PUBLIC UTILITY EASEMENTS ARE FOR THE BENEFIT OF ALL PUBLIC UTILITY SERVICE PROVIDERS, INCLUDING BUT NOT LIMITED TO SURE ENERGY, UNITED TELEPHONE OF OHIO, TIME WARNER COMMUNICATIONS, WARREN COUNTY POWER AND WATER, AND/OR THEIR SUCCESSORS OR ASSIGNS.

WARREN COUNTY ENGINEER
I HEREBY APPROVE THIS PLAT ON THIS 9th DAY OF May, 2014

Neil F. Tammison
COUNTY ENGINEER

CERTIFICATE OF OWNERSHIP:
WE THE UNDERSIGNED DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY DESCRIBED HEREON AND THAT WE HAVE FULL AND COMPLETE TITLE TO SAID PROPERTY AND THAT WE HAVE THE RIGHT TO MAKE THE DEDICATION HEREON.

JAMES H. KENDRICK, PRESIDENT MIGHTY MEN MOVING, LLC
WITNESSES: *James H. Kendrick*, *William R. Bisco*

CERTIFICATE OF NOTARY PUBLIC:
I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY OF WARREN, STATE OF OHIO, DO HEREBY CERTIFY THAT I AM A NOTARY PUBLIC IN AND FOR THE COUNTY OF WARREN, STATE OF OHIO, AND THAT I AM DULY QUALIFIED TO PERFORM THE DUTIES OF A NOTARY PUBLIC IN AND FOR THE COUNTY OF WARREN, STATE OF OHIO.

William R. Bisco
NOTARY PUBLIC
STATE OF OHIO
MY COMMISSION EXPIRES 03/31/2015

DRAINAGE STATEMENT:
THE WARREN COUNTY COMMISSIONERS AND THE BOARD OF TOWNSHIP TRUSTEES ASSUME NO LEGAL OBLIGATION TO MAINTAIN OR REPAIR OPEN DRAIN, DITCHES, OR WATERCOURSES WITHIN THE EASEMENT AREA UNLESS NOTED OTHERWISE ON THIS PLAT. HOWEVER, WHEN THE PLATTED DRAINAGE AREA HAS BEEN PROVISIONALLY ACCEPTED FOR PUBLIC MAINTENANCE BY RESOLUTION OF THE BOARD OF TOWNSHIP TRUSTEES, THE BOARD OF TRUSTEES OR THEIR REPRESENTATIVES MAY ENTER UPON AND INSPECT THE EASEMENT AREA AND, IN ACCORDANCE WITH SECTION 5569.06 OF THE OHIO REVISED CODE, MAY REMOVE OR CAUSE THE REMOVAL OF AN OBSTRUCTION ADVERSELY IMPACTING AN AREA WITHIN THE PUBLIC RIGHT-OF-WAY.

THE PLAN OF SUBDIVISION PORTION OF THE STORM SEWER SYSTEM WILL INCLUDE STORM DRAIN OR STORM DRAINAGE SYSTEMS AS SHOWN ON THIS PLAT. THE PUBLIC RIGHT-OF-WAY OF THE STORM DRAINAGE SYSTEM SHALL BE MAINTAINED BY THE OWNER OF THE PROPERTY IN LIEU OF AN OPEN DITCH. A DEVELOPER, BUILDER OR LOT OWNER INSTALLS A STORM DRAIN OR WEIRAGE PROPERTY. THE STORM DRAINAGE SYSTEMS SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER TO ENSURE THAT NEITHER THIS PROPERTY OR ADJACENT PROPERTIES ARE HEAVILY IMPACTED AND THAT THE LOT OWNER'S BEST PRACTICES THAT THEY ARE RESPONSIBLE FOR MAINTAINING THE STORM DRAIN UNLESS NOTED OTHERWISE ON THIS PLAT.

WARREN COUNTY SANITARY ENGINEER
I HEREBY APPROVE THIS PLAT ON THIS 6th DAY OF May, 2014

Chris Bough

WARREN COUNTY HEALTH DISTRICT
I HEREBY APPROVE THIS PLAT ON THIS 6th DAY OF May, 2014

Debra A. K. M.D.

WARREN COUNTY AUDITOR
TRANSFORMED ON THIS 20th DAY OF May, 2014

Michelle Nelson
COUNTY AUDITOR

WARREN COUNTY RECORDER
FILE NO. 2014-01299
RECORDED ON THIS 20th DAY OF May, 2014 AT 2:20 P.M.
RECORDED ON THIS 20th DAY OF May, 2014 AT 2:20 P.M.
RECORDED IN THE PLAT BOOK NO. 82, PAGE 39.

NOTES:
-ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE DENOTED.
-NO EVIDENCE OF OCCUPATION EXISTS ALONG PROPERTY LINES INDICATED BY SOLID LINES.

LEGEND
● SET 5/8" IRON PIN WITH PLASTIC I.D. CAP
○ FOUND 1/2" IRON PIN
+ NO MONUMENT SET OR FOUND

APPROVALS:
5/13/2014 *[Signature]*

WARREN COUNTY REGIONAL PLANNING COMMISSION:
THIS PLAT WAS APPROVED BY THE WARREN COUNTY REGIONAL PLANNING COMMISSION ON THIS 9th DAY OF May, 2014.

Star Williams
EXECUTIVE DIRECTOR

CLEARCREEK TOWNSHIP ZONING INSPECTOR
I HEREBY APPROVE THIS PLAT ON THIS 7th DAY OF May, 2014

[Signature]
TOWNSHIP ZONING INSPECTOR

WARREN COUNTY ENGINEER
I HEREBY APPROVE THIS PLAT ON THIS 9th DAY OF May, 2014

Neil F. Tammison
COUNTY ENGINEER

WARREN COUNTY COMMISSIONERS
WE, THE BOARD OF COUNTY COMMISSIONERS OF WARREN COUNTY, OHIO DO HEREBY APPROVE THIS PLAT ON THIS 13th DAY OF May, 2014.

[Signatures]
WARREN COUNTY COMMISSIONERS

WARREN COUNTY SANITARY ENGINEER
I HEREBY APPROVE THIS PLAT ON THIS 6th DAY OF May, 2014

Chris Bough

WARREN COUNTY HEALTH DISTRICT
I HEREBY APPROVE THIS PLAT ON THIS 6th DAY OF May, 2014

Debra A. K. M.D.

WARREN COUNTY AUDITOR
TRANSFORMED ON THIS 20th DAY OF May, 2014

Michelle Nelson
COUNTY AUDITOR

WARREN COUNTY RECORDER
FILE NO. 2014-01299
RECORDED ON THIS 20th DAY OF May, 2014 AT 2:20 P.M.
RECORDED ON THIS 20th DAY OF May, 2014 AT 2:20 P.M.
RECORDED IN THE PLAT BOOK NO. 82, PAGE 39.



CERTIFICATE OF SURVEYOR:
I CERTIFY THAT THIS MAP IS A TRUE AND COMPLETE SURVEY MADE BY ME IN FEBRUARY, 2014, AND THAT ALL MONUMENTS AND LOT CORNER PINS ARE SET AS SHOWN.

Brian J. Gallagher
BRIAN J. GALLAGHER, OHIO PROFESSIONAL SURVEYOR NO. 60455

OWNER AND DEVELOPER
MIGHTY MEN MOVING, LLC
JAMES H. KENDRICK, PRES.
4317 NORTH STATE ROUTE 48
LEBANON, OHIO 43036

PREPARED BY
SOUTHWEST OHIO LAND SURVEYS
P.O. BOX 201, WILMINGTON, OHIO 45177
937-382-7939

APPROVED BY: *[Signature]*
DATE: FEBRUARY 16, 2014
SCALE: 1" = 40'

BEFORE THE CLEARCREEK TOWNSHIP BOARD OF ZONING APPEALS
WARREN COUNTY, OHIO

IN RE: Joe Cesta, Greg Cassidy agents for * Application No.: 13-BZA-003
James H. Kendrick *
And Mighty Men Moving LLC * DECISION

On the 11th day of September 2013, James Kendrick submitted an application requesting a Variance from Section 11.04 (A) and 11.04(B) of the Clearcreek Township Zoning Resolution to allow buildings to encroach into the required front and side yard setbacks.

The locations of the properties are Lot 8, Lot 9 and Lot 10 Kendrick Subdivision located in Section 04, Town 3 and Range 4. The Parcel IDs are 08-04-427-008, 08-04-427-009 and 08-04-427-010 and the Account numbers are 0402347, 0402355 and 0402363. The properties are a total 1.43 acres in size.

Notice of the public hearing was made as provided by law and this matter was heard by the Board on October 8, 2013. A quorum was present. During the presentation, the applicant clarified the request to also substitute a fence for the required streetscape and perimeter buffer requirements. The Board, after hearing testimony, moved to TABLE the request to give the applicant time to meet with the Township Law Director. Once the applicant has discussed the issue and is ready to return to Board, the applicant must submit the updated document to the zoning staff at least ten days prior to the regularly scheduled Board of Zoning Appeals meeting.

On November 1, 2013, Joe Cesta and Greg Cassidy submitted an updated application consisting of a narrative and drawing. Staff updated the notice of hearing to reflect the updated application: Sections 11.04 (B), 17.06 (C) and 17.06 (D) of the Clearcreek Township Zoning Resolution to allow structures to encroach into the required side yard setbacks and the substitution of a fence for the required streetscape and perimeter buffer requirements.

Notice of the public hearing was made as provided by law and this matter was heard by the Board on November 12, 2013. A quorum was present.

On December 10, 2013, the Board moved to approve its minutes of the meeting held on November 12, 2013 and hereby submits its Decision upon said application for a Variance.

Applicant's application shall be treated as a Variance and governed by the Unnecessary Hardship standards.

By a vote of 4 to 0, it is the Decision of the Board for a variance from Sections 11.04 (B), 17.06 (C) and 17.06 (D) of the Clearcreek Township Zoning Resolution be

approved subject to the following statements and standards. The revised location of the buildings on the site and the intended use function as a General Business “B-2”, thus a 25’ side yard will be required. An 8’ fence will be substituted for the required streetscape and perimeter buffer requirements. The locations of the properties are Lot 8, Lot 9 and Lot 10 Kendrick Subdivision located in Section 04, Town 3 and Range 4. The Parcel IDs are 08-04-427-008, 08-04-427-009 and 08-04-427-010.

1. *Response to standard “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”* — The Board finds that it does remove profitable use if the three properties are looked at individually and not combined together and General Business “B-2” setbacks are not utilized.

2. *Response to standard “The hardship must result from circumstances affecting a particular and unique piece of land, and not from a general condition throughout the neighborhood”*— The Board finds these are unique pieces of property at unique locations.

3. *Response to standard “A variance must not alter the essential character of the neighborhood”* — The Board finds the variance is going to allow the development of the properties in a manner that will enhance the neighborhood and increase property values. This standard has the highest weight when considering the variance.

4. *Response to standard “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 Board finds that this has been addressed.

5. *Response to standard “Any hardship must result from the requirements of the zoning resolution and not from the applicant’s own actions”*— The Board finds this has no bearing on the variance.

6. *Response to standard “Whether the property owner purchased or acquired the property with the knowledge of the zoning restriction”* — The Board finds that the property was acquired before the zoning requirement was established.

7. *Response to standard “A variance must not be contrary to the public interest, even if a hardship can be established”* — The Board finds that the variance would be of a great service to the public interest.

8. *“Other factors that the applicant considers important to the judgment of the case”* — The Board finds no additional factors.

FILED

DEC 10 2013

CLEARCREEK TOWNSHIP
ZONING DEPT.

As defined in Section 2506.01 of the Ohio Revised Code, this Decision constitutes a final order of the Board for appeal purposes. The applicant and other interested parties with standing to challenge this final order have the right to file a Notice of Appeal with the Warren County Common Pleas Court within thirty days of the date of filing of the Decision as stamped hereon. The Secretary shall send a copy of this Decision to the Applicant and/or Applicant's legal counsel by certified mail, return receipt requested.

APPROVED:



Thomas St. Denis, Vice Chairperson
Board of Zoning Appeals

FILED

DEC 10 2013

CLEARCREEK TOWNSHIP
ZONING DEPT.



WARREN COUNTY

Property Search

Property Summary

[Printable Property Report](#)

Parcel ID	0804427024	Current Owner	MIGHTY MEN MOVING, LLC	Account Number	0420003
Property Address	4306 CARNELL DR LEBANON 45036	Legal Description	LIVIA-JAMES LOT: 1 1.4269 ACRES	State Use Code	480 - COMMERCIAL WAREHOUSE
Tax District	4 - CLEARCREEK TWP-LCSD- FLD	Neighborhood ID	089001	Ohio Public School District Number	8305
School District	LEBANON CSD				

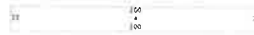
Summary

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- Outbuildings
- Yard Items
- Memos
- Recorder Data
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No Photo Available



Commerical Building 1 ▼



Click on sketch to view details



Click image to link to map

Multiple Buildings Found

Building Type	Construction Year	Occupancy Type	Living Area	Building ID	Sketch
Comm	2014	GCI	4,000	1	View Sketch
Comm	2014	GCI	4,250	2	View Sketch
Comm	2014	GCI	4,250	3	View Sketch

Value Summary

Valuation	True Value	Assessed Value
Land	\$47,090	\$16,480
Building	\$320,760	\$112,270
Total	\$367,850	\$128,750
CAUV	\$0	



WARREN COUNTY

Property Search

Property Summary

[Printable Property Report](#)

Parcel ID	0804427023	Current Owner	MIGHTY MEN MOVING, LLC	Account Number	0402649
Property Address	4317 N ROUTE 48 LEBANON 45036	Legal Description	1.629 ACRES	State Use Code	480 - COMMERCIAL WAREHOUSE
Tax District	4 - CLEARCREEK TWP-LCSD-FLD	Neighborhood ID	089001	Ohio Public School District Number	8305
School District	LEBANON CSD				

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No Photo Available



Commerical Building 1 ▾



Click on sketch to view details



Click image to link to map

Last Sale Amount	\$0	Last Sale Date	06/18/2004
Living Area	12,500 sq. ft.	Year Built	1964
Occupancy Type	GCI		

Value Summary

Valuation	True Value	Assessed Value
Land	\$53,760	\$18,820
Building	\$383,570	\$134,250
Total	\$437,330	\$153,070
CAUV	\$0	



WARREN COUNTY

Property Search

Property Summary

[Printable Property Report](#)

Parcel ID	0804427022	Current Owner	MIGHTY MEN MOVING, LLC	Account Number	0402584
Property Address	4317 N ROUTE 48 LEBANON 45036	Legal Description	0.5093 ACRES	State Use Code	447 - OFFICE BLDG. 1 OR 2 STORY
Tax District	4 - CLEARCREEK TWP-LCSD-FLD	Neighborhood ID	089001	Ohio Public School District Number	8305
School District	LEBANON CSD				

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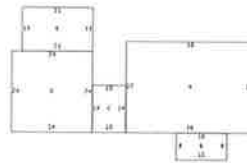
Memos

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Residential Building 1

No Photo Available



Click on sketch to view details



Click image to link to map

Last Sale Amount	\$0	Bedrooms	0
Last Sale Date	06/18/2004	Exterior	VINYL / ALUM
Owner Occupied	N	Above Grade Living Area	1,995 sq. ft.
Homestead Exemption	N	Finished Basement/Attic	359 sq. ft.
Year Built	1952	Total Living Area	2,354 sq. ft.

Value Summary

Valuation	True Value	Assessed Value
Land	\$15,270	\$5,340
Building	\$95,910	\$33,570
Total	\$111,180	\$38,910
CAUV	\$0	-

PLAT OF SURVEY

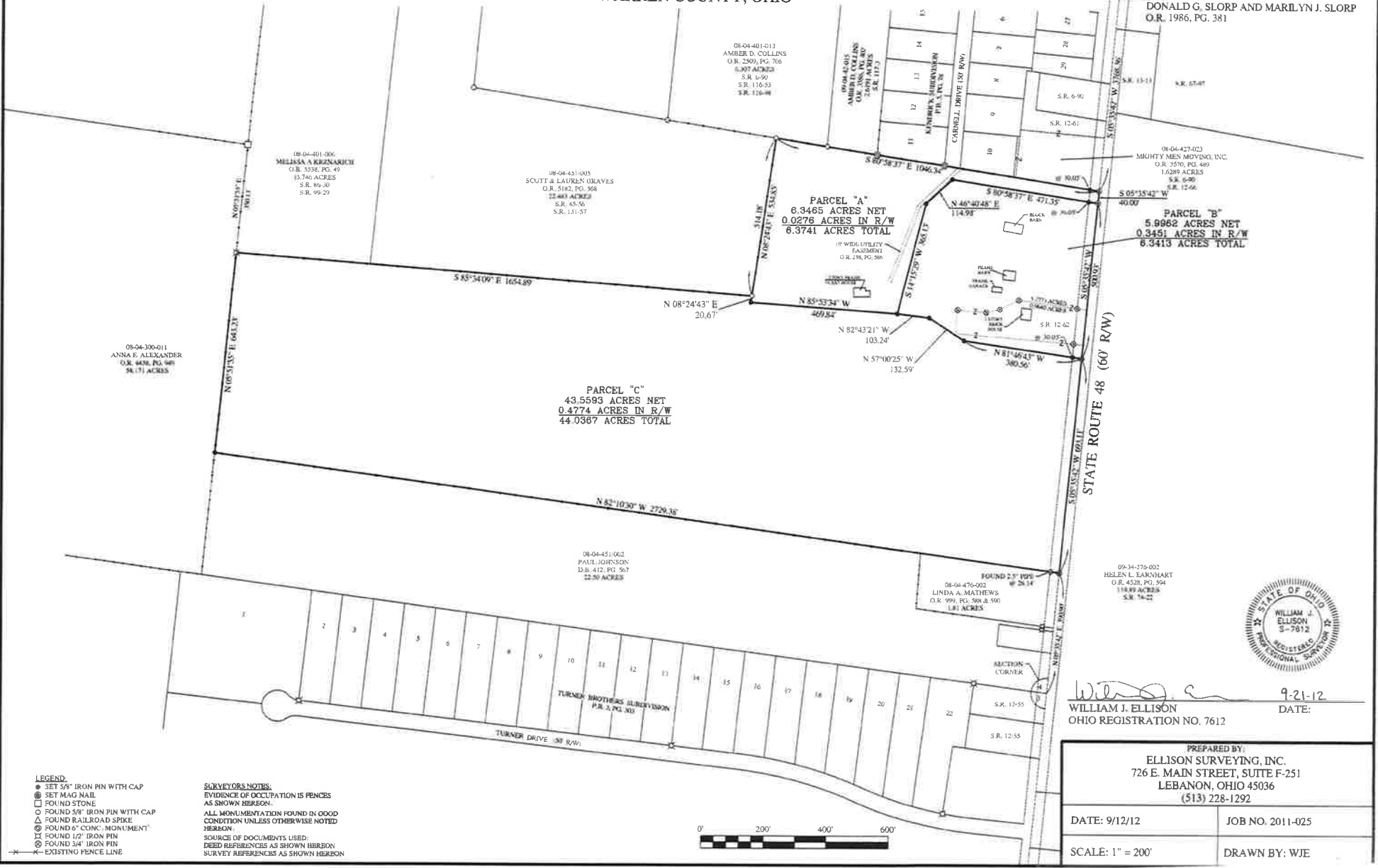
FOR
DONALD G. SLORP

SITUATED IN:
SECTION 4, TOWN 3 EAST, RANGE 4 NORTH
CLEARCREEK TOWNSHIP
WARREN COUNTY, OHIO

VOLUME 138 PAGE 84
WARREN COUNTY ENGINEER'S RECORD
OF LAND SURVEYS

DEED REFERENCE:
DONALD G. SLORP AND MARILYN J. SLORP
D.B. 497, PG. 856
DONALD G. SLORP AND MARILYN J. SLORP
O.R. 1986, PG. 381

BEARING SYSTEM IS BASED ON
NAD 83, WARREN COUNTY, OHIO
COORDINATE SYSTEM.



William J. Ellison
 WILLIAM J. ELLISON
 OHIO REGISTRATION NO. 7612
 DATE: 9-21-12

PREPARED BY: ELLISON SURVEYING, INC. 726 E. MAIN STREET, SUITE F-251 LEBANON, OHIO 45036 (513) 228-1292	
DATE: 9/12/12	JOB NO. 2011-025
SCALE: 1" = 200'	DRAWN BY: WJE

- LEGEND:**
- SET 5/8" IRON PIN WITH CAP
 - ⊙ SET MAG NAIL
 - FOUND STONE
 - FOUND 5/8" IRON PIN WITH CAP
 - ▲ FOUND RAILROAD SPIKE
 - ⊕ FOUND 1/4" CONC. 'MOVEMENT'
 - ⊗ FOUND 1/2" IRON PIN
 - ⊙ FOUND 3/4" IRON PIN
 - EXISTING FENCE LINE

SURVEYOR'S NOTES:
 EVIDENCE OF OCCUPATION IS FENCES AS SHOWN HEREBY.
 ALL MONUMENTATION FOUND IN GOOD CONDITION UNLESS OTHERWISE NOTED HEREBY.
 SOURCE OF DOCUMENTS USED:
 DEED REFERENCES AS SHOWN HEREBY
 SURVEY REFERENCES AS SHOWN HEREBY





WARREN COUNTY

Property Search

Property Summary

[Printable Property Report](#)

Parcel ID	0804451006	Current Owner	SCHRAM, KATHY S. AKA	Account Number	0404137
Property Address	4219 N ROUTE 48 LEBANON 45036	Legal Description	6.3413 ACRES	State Use Code	511 - SGL, FAMILY DWG. 0 TO 9.99 AC.
Tax District	4 - CLEARCREEK TWP-LCSD-FLD	Neighborhood ID	089001	Ohio Public School District Number	8305
School District	LEBANON CSD				

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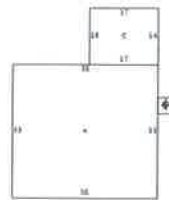
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Residential Building 1 ▾

No Photo Available



Click on sketch to view details



Click image to link to map

Last Sale Amount	\$190,000	Bedrooms	4
Last Sale Date	12/12/2014	Exterior	MASONRY
Owner Occupied	Y	Above Grade Living Area	2,376 sq. ft.
Homestead Exemption	N	Finished Basement/Attic	0 sq. ft.
Year Built	1830	Total Living Area	2,376 sq. ft.

Value Summary

Valuation	True Value	Assessed Value
Land	\$171,750	\$60,110
Building	\$168,710	\$59,050
Total	\$340,460	\$119,160
CAUV	\$0	-



WARREN COUNTY

Property Search

Property Summary

[Printable Property Report](#)

Parcel ID	0804451009	Current Owner	SARINA L LEISZ, RANDALL E &	Account Number	0404854
Property Address	0 ROUTE 48 LEBANON 45036	Legal Description	44.0367 ACRES	State Use Code	110 - C.A.U.V. VACANT LAND
Tax District	4 - CLEARCREEK TWP-LCSD-FLD	Neighborhood ID	089001	Ohio Public School District Number	8305
School District	LEBANON CSD				

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No Photo Available



No Sketch Available



Click image to link to map

Last Sale Amount \$300,000 Last Sale Date 12/02/2021

Value Summary

	Valuation	True Value	Assessed Value
	Land	\$554,870	\$38,390
	Building	\$0	\$0
	Total	\$554,870	\$38,390
	CAUV	\$109,680	-



WARREN COUNTY

Property Search

Property Summary

[Printable Property Report](#)

Parcel ID	0804411002	Current Owner	GRAVES, SCOTT & LAUREN	Account Number	0420011
Property Address	287 W PEKIN RD LEBANON 45036	Legal Description	15.6582 ACRES	State Use Code	111 - C.A.U.V. GENERAL FARM
Tax District	4 - CLEARCREEK TWP-LCSD-FLD	Neighborhood ID	089001	Ohio Public School District Number	8305
School District	LEBANON CSD				

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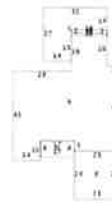
Recorder Data

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No Photo Available



Residential Building 1



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Last Sale Amount	\$240,000	Bedrooms	3
Last Sale Date	06/03/2021	Exterior	MASONRY
Owner Occupied	Y	Above Grade Living Area	2,544 sq. ft.
Homestead Exemption	N	Finished Basement/Attic	0 sq. ft.
Year Built	2003	Total Living Area	2,544 sq. ft.

Value Summary

Valuation	True Value	Assessed Value
Land	\$329,840	\$34,760
Building	\$380,770	\$133,270
Total	\$710,610	\$168,030
CAUV	\$99,320	-



WARREN COUNTY

Property Search

Property Summary

[Printable Property Report](#)

Parcel ID	0804401013	Current Owner	TODD III, RALPH & SYLVIA	Account Number	0415089
Property Address	255 W PEKIN RD LEBANON 45036	Legal Description	6.307 ACRES	State Use Code	511 - SGL, FAMILY DWG, 0 TO 9.99 AC.
Tax District	4 - CLEARCREEK TWP-LCSD-FLD	Neighborhood ID	089001	Ohio Public School District Number	8305
School District	LEBANON CSD				

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Residential Building 1



Click on sketch to view details



Click image to link to map

Last Sale Amount	\$560,000	Bedrooms	4
Last Sale Date	03/08/2023	Exterior	LOG
Owner Occupied	Y	Above Grade Living Area	2,084 sq. ft.
Homestead Exemption	N	Finished Basement/Attic	0 sq. ft.
Year Built	2008	Total Living Area	2,084 sq. ft.

Value Summary

Valuation	True Value	Assessed Value
Land	\$171,080	\$59,880
Building	\$374,610	\$131,110
Total	\$545,690	\$190,990
CAUV	\$0	



WARREN COUNTY

Property Search

Property Summary

[Printable Property Report](#)

Parcel ID	0934376006	Current Owner	EARNHART FARM LLC	Account Number	0215172
Property Address	0 N ROUTE 48 LEBANON 45036	Legal Description	107.1984 ACRES	State Use Code	111 - C.A.U.V. GENERAL FARM
Tax District	2 - CLEARCREEK TWP-LEBANON CSD	Neighborhood ID	099001	Ohio Public School District Number	8305
School District	LEBANON CSD				

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No Photo Available



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Last Sale Amount \$0 Last Sale Date 12/29/2025

Value Summary

Valuation	True Value	Assessed Value
Land	\$1,157,740	\$108,620
Building	\$0	\$0
Total	\$1,157,740	\$108,620
CAUV	\$310,350	-