

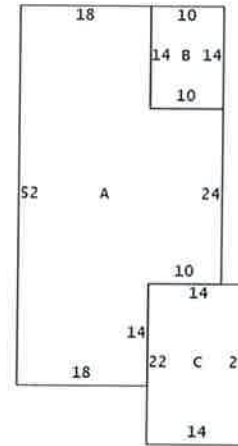


Parcel ID	0804451008	Current Owner	REVOCABLE LIVING TRUST OF SCOTT D WEGER & AMY	Account Number	20022002
Property Address	4301 CARNELL DR LEBANON 45036	Legal Description	6.3741 ACRES	Neighborhood ID	89001
Tax District	4 CLEARCREEK TWP LCSD	State Use Code	511 - SGL, FAMILY DWG, 0 TO 9.99 AC.	OH Public School Dist No	8305
		School District	LEBANON CSD		

Primary Picture



Primary Sketch



Building & Last Sale Summary

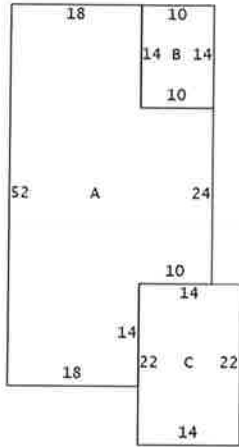
Last Sale Amount	\$625,000	Bedrooms	2
Last Sale Date	04/13/2026	Exterior	WOOD SIDING
Owner Occupied	Y	Above Grade Living Area	1176 sq. ft.
Homestead Exemption	N	Finished Basement/Attic	0 sq. ft.
Year Built	1960	Total Living Area	1,176sq.ft.

Value Summary

VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	\$172,420	\$60,350
BUILDING	\$113,620	\$39,770
TOTAL	\$286,040	\$100,120
CAUV	\$0	-

Residential Building Details Building 1 of 1

Building Sketch



Sketch Details

A	FRAME	1 STORY	1176
C	FRAME	GARAGE	308
B	FRAME	ENCLOSED PORCH	140

Occupancy	1 FAMILY UNIT	Finished Basement	0 sq. ft.
Construction Year	1960	Unfinished Attic	0 sq. ft.
Remodel Year 1	0	Finished Attic/Living Area	0 sq. ft.
Remodel Year 2	0	Number of Bedrooms	2
Condition	AVERAGE	Family/Rec Room	NO
Construction Cost	\$0.00	Wood Fireplace	1
Remodel Cost	\$0.00	Gas Fireplace	0
Foundation	C. BLOCK	Heating System	FORCED AIR
Exterior	WOOD SIDING	Heat Source	GAS
Basement	NONE	Central Air Conditioning	YES
		Full Baths	1
		Half Baths	1
		True Value	\$113,620.00

Special Features

No Special Features Found



WARREN COUNTY

Property Search

Property Summary

[Printable Property Report](#)

Parcel ID	0804451008	Current Owner	REVOCABLE LIVING TRUST OF SCOTT D WEGER & AMY L WEGER DTD 7/12/2022 SCOTT D WEGER, TRUSTEE AMY L WEGER, TRUSTEE	Account Number	0420002
Property Address	4301 CARNELL DR LEBANON 45036	Legal Description	6.3741 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				

Sales History

	Date	Grantor	Grantee	Consideration	Conveyance Number	Conveyance Type
Summary						
Building Details						
Tax Info						
Payments/Refunds						
Tax Bill						
Sales History						
Value History						
Land Records						
Outbuildings						
Yard Items						
Memos						
Recorder Data						
Tax Calculator						
	04-13-2026	MINIARD, TRACY LYNN & TRACY LEE	AMY L WEGER, TRUSTEE SCOTT D WEGER, TRUSTEE REVOCABLE LIVING TRUST OF SCOTT D WEGER & AMY L WEGER DTD 7/12/2022	\$625,000.00	2026-2199	StraightTransfer
	06-08-2022	HASBANY, JAMES H.	MINIARD, TRACY LYNN & *	\$300,000.00	2022-4425	StraightTransfer
	03-02-2021	HILL, FRED STEVEN	HASBANY, JAMES H.	\$235,000.00	2021-1411	StraightTransfer
	08-28-2017	SALLEY, BARBARA ETAL: *	HILL, FRED STEVEN	\$164,000.00	2017-6422	StraightTransfer
	03-29-2013	SALLEY, BARBARA ETAL: *	SALLEY, BARBARA ETAL: *	\$0.00	2013-1860	StraightTransfer
	10-12-2012	SLORP, DONALD G. & MARILY	SALLEY, BARBARA ETAL: *	\$100,000.00	2012-6132	Split

Parcel ID

804451008

Current Owner

REVOCABLE LIVING TRUST OF SCOTT D WEGER & AMY WEGER
Address Number 12072002

Sales History

Sale Date	Grantor	Grantee	Consideration	Convey No.
04-13-2016	SCOTT D WEGER, TRUSTEE; REVOCABLE LIVING TRUST OF SCOTT D WEGER & AMY WEGER	REVOCABLE LIVING TRUST OF SCOTT D WEGER & AMY WEGER DTD 7/12/2016	\$25,000.00	2016-2199
06-08-2022	HASBANY, JAMES H.	MINIARD, TRACY LYNN & *	\$300,000.00	2022-4425
03-02-2021	HILL, FRED STEVEN	HASBANY, JAMES H.	\$235,000.00	2021-1411
08-28-2017	SALLEY, BARBARA ETAL: *	HILL, FRED STEVEN	\$164,000.00	2017-6422
03-29-2013	SALLEY, BARBARA ETAL: *	SALLEY, BARBARA ETAL: *	\$0.00	2013-1860
10-12-2012	SLORP, DONALD G. & MARILY	SALLEY, BARBARA ETAL: *	\$100,000.00	2012-6132

Parcel ID

804451008

Current Owner

REVOCABLE LIVING TRUST OF SCOTT D WEGER & AMY WEGER, Trust Agreement Number 120422002

Land Records

Method	Front Feet	Depth Feet	Acres	Sq. Ft.	Rate	Factor %	Adj. Rate	Adj. 1	%	Adj. 2	%	Value
ACREAGE	0	0	5.3741	0	\$11,000.00	0	\$11,000.00		0		0	\$106,420.00
ACREAGE	0	0	1.0000	0	\$30,000.00	0	\$30,000.00		0		0	\$66,000.00

Parcel ID

804451008

Current Owner

REVOCABLE LIVING TRUST OF SCOTT D WEGER & AMY A WEGER
Addendum Number 2022002

Outbuildings

There Are No Outbuildings Associated With This Property

Parcel ID

804451008

Current Owner

REVOCABLE LIVING TRUST OF SCOTT D WEGER & AMY
Account Number 120222002

Yard Items

There Are No Yard Items Associated With This Property

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

IN RE: Tracy Miniard

* Application No.: 23-BZA-003
* DECISION

On the 4th day of May 2023 an application was submitted for a variance from Section 5.57(G) of the Clearcreek Township Zoning Resolution. The request is to allow a covered porch addition to the single-family dwelling to encroach into the required front yard setback. The Zoning Department found the existence of a covered porch addition during a verification of an agricultural building zoning permit for the property. The applicant is requesting the front yard setback for the covered porch addition remain at 90' instead of the required 100' setback.

The property is identified as 4301 Carnell Dr, parcel number 08-04-451-0080, account 0420002 and 6.3741 acres in size. The parcel is located in Section 4, Town 3 and Range 4 in Clearcreek Township. The property is zoned Open Space Rural Residence Zone "OSR-1".

Notice of the public hearing was made as provided by law and this matter was advertised to be heard by the Board on June 20, 2023. A quorum was present at the hearing.

On July 11, 2023, the Board moved to approve its minutes of the meeting held on June 20, 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 3 to 0, it is the Decision of the Board that Case 23-BZA-003 be APPROVED as submitted.

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 this is a unique piece of land and the circumstances that have led to the variance request is unique to this parcel.

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

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.

Clearcreek Township Board of Zoning Appeals
Decision for Case 23-BZA-003

Page 1 of 2

Case 26-BZA-001 Exhibit: 2A

FILED

JUL 11 2023

CLEARCREEK TOWNSHIP
ZONING DEPT.

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 expansion of the footprint was by a previous property owner not 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 this standard is not applicable.

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 footprint of the structure didn’t change. The legal road frontage is on State Route 48, the address of the property is off of Carnell Drive, this is confusing.

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:



Steve Bond, Chairperson
Board of Zoning Appeals

FILED

JUL 11 2023

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ZONING DEPT.



Exempt - Agricultural

CLEARCREEK TOWNSHIP

Warren County, Ohio
Planning and Zoning Department
7593 Bunnell Hill Rd
Springboro, Ohio 45066
937-748-1267

Certificate Number: 11313

ADDRESS: 4301 CARNELL DR

PARCEL NO.: 08044510080

ZONING: "OSR-1"

LEGAL

ISSUED TO Tracy Miniard

4301 Carnell Dr

Lebanon, OH 45036

EXPIRE DATE: 12/02/2023

Permit Date: 12/02/2022

FEE: 0.00

DETAILS: 48'x40' with 8'x48' lean to

It is hereby certified that the above use as shown on the plats and plans submitted, conforms with all applicable provisions of the Clearcreek Township Zoning Resolution. The issuance of this Permit does not allow the violation of Clearcreek Township Zoning Resolutions or other governing Regulations.

The applicant is responsible for obtaining a building permit (if required) prior to commencing work. A zoning compliance letter will be sent to the above address, after compliance has been documented.

DATE:

12/02/2022

Director of Planning & Zoning/ Code Enforcement Officer

Warren County Building Department's Copy

Applicant's Copy/Office Copy



NOT A SCALE DRAWING

10/2/12



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, Warren County GIS

Boundary Lines	Corporate Line	Parcel Line	Hardware
County Line	ROW Unknown Width Line	Subdivision Lt Line	Subdivision and Range Line
Farm Lot Line	Road ROW	Trad Line	Trad Line
Autobus Trad Line	Overpass Line	School Line	VMS Line
Civil Township Line	Subdivision Limit Line	Section Line	Miscellaneous Road Line

1 inch = 188 feet

4301 Carnell Dr

Date: 12/2/2022

The provider makes no warranty or representation with respect to this information, its quality or suitability for a particular purpose. This information is provided AS IS, and the requester assumes the entire risk as to its quality and suitability. The provider will not be liable for direct, indirect, incidental, or consequential damages resulting from any defect in the information. The provider shall have no liability for any other information, Programs or data used with or combined with the request including the cost of recovering information, programs or data.



Res - Accessory

CLEARCREEK TOWNSHIP

Warren County, Ohio
Planning and Zoning Department
7593 Bunnell Hill Rd
Springboro, Ohio 45066
937-748-1267

Certificate Number: 11339

ADDRESS: 4301 CARNELL DR

PARCEL NO.: 08044510080

ZONING: "OSR-1"

LEGAL

ISSUED TO Tracy Miniard

4301 Carnell Dr.

Lebanon, OH 45036

EXPIRE DATE: 01/31/2024

Permit Date: 01/31/2023

FEE: 110.00

DETAILS: 14'x14' picnic shelter

It is hereby certified that the above use as shown on the plats and plans submitted, conforms with all applicable provisions of the Clearcreek Township Zoning Resolution. The issuance of this Permit does not allow the violation of Clearcreek Township Zoning Resolutions or other governing Regulations.

The applicant is responsible for obtaining a building permit (if required) prior to commencing work. A zoning compliance letter will be sent to the above address, after compliance has been documented.

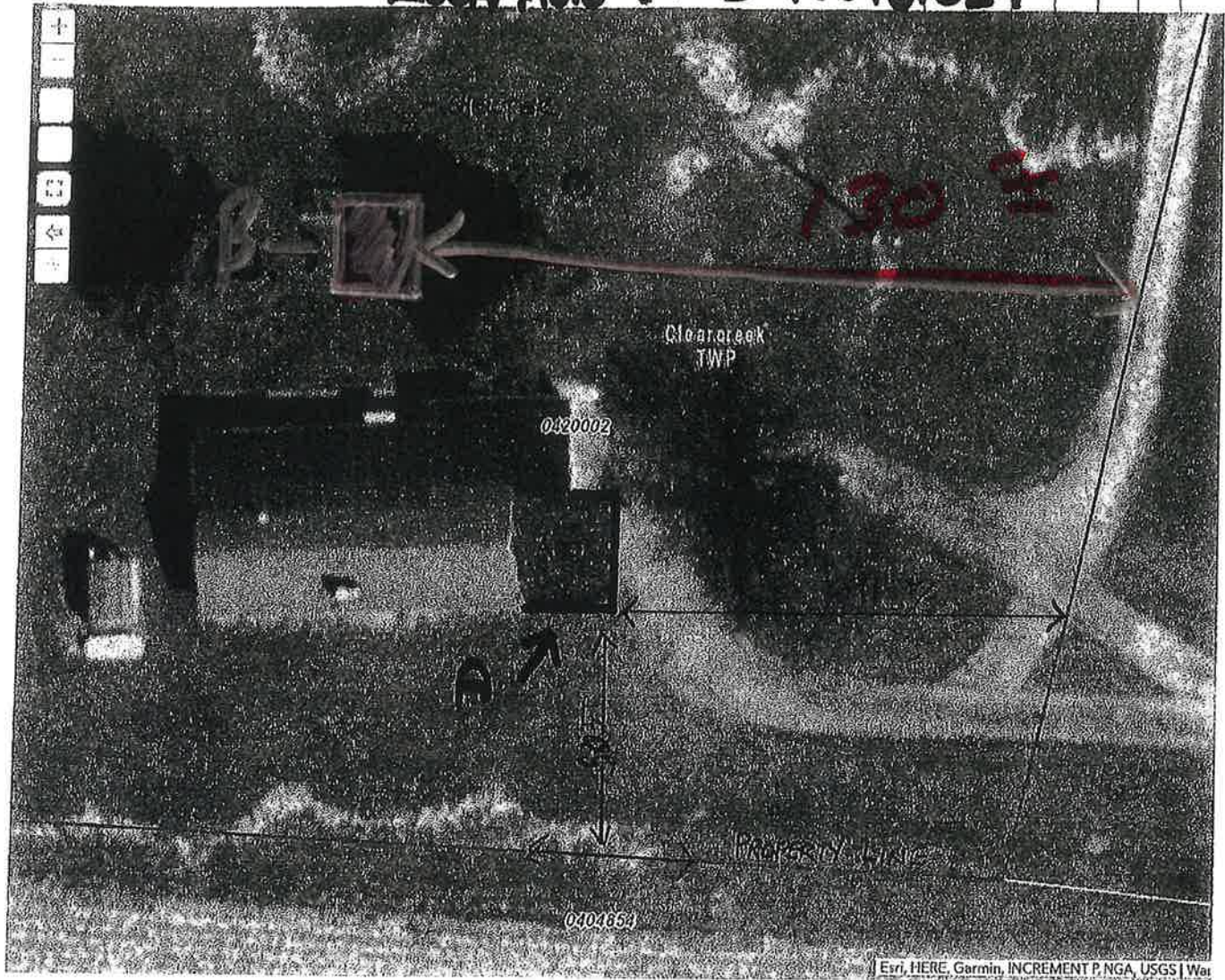
DATE:

01/31/2023

Director of Planning & Zoning/ Code Enforcement Officer

Warren County Building Department's Copy
Applicant's Copy/Office Copy

Location of Structures:



- Locations of Structures:
- A) Covered porch:
 - B) Covered picnic Awning: 14' x 14'

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JAN 30 2023

CLEARCREEK TOWNSHIP
ZONING DEPT.

App Store
Click to explore the map content and layers
visibility when you're left off



Res - Addition

CLEARCREEK TOWNSHIP

Warren County, Ohio
Planning and Zoning Department
7593 Bunnell Hill Rd
Springboro, Ohio 45066
937-748-1267

Certificate Number: 11475

ADDRESS: 4301 CARNELL DR

PARCEL NO.: 08044510080

ZONING: "OSR-1"

LEGAL

ISSUED TO Tracy Miniard

4301 Carnell Dr

Lebanon, OH 45036

EXPIRE DATE: 06/21/2024

Permit Date: 06/22/2023

FEE: 110.00

**DETAILS: Northern Covered Porch
7'6"x27'8", Southeastern
Covered Porch 18'2"x21'5"**

It is hereby certified that the above use as shown on the plats and plans submitted, conforms with all applicable provisions of the Clearcreek Township Zoning Resolution. The issuance of this Permit does not allow the violation of Clearcreek Township Zoning Resolutions or other governing Regulations.

The applicant is responsible for obtaining a building permit (if required) prior to commencing work. A zoning compliance letter will be sent to the above address, after compliance has been documented.

DATE:

06/22/2023

Director of Planning & Zoning/ Code Enforcement Officer

Warren County Building Department's Copy
Applicant's Copy/Office Copy



Staff Measurement performed during site visit.

4301 Carnell Dr

Cadastral Lines	Contour Line	Parcel Line	Bridge
Light color symbol	County Line	RDW Unknown Width Line	Subdivision Cd Line
Symbol type	Electrol Line	Road ROW	Township and Range Line
Red line Toler Line	Overpass Line	School Line	Road Line
Red Township Line	Subdivision Limit Line	Section Line	VMS Line
			Local Road Line

1 inch = 25 feet

The provider makes no warranty or representation with respect to this information, its quality or suitability for a particular purpose. This information is provided AS IS, and the requester assumes the entire risk as to its quality and suitability. The provider will not be liable for direct, indirect, incidental, or consequential damages resulting from any defect in the information. The provider shall have no liability for any other information, Programs or data used with or combined with the request including the cost of recovering information, programs or data.

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MAY 13 2026

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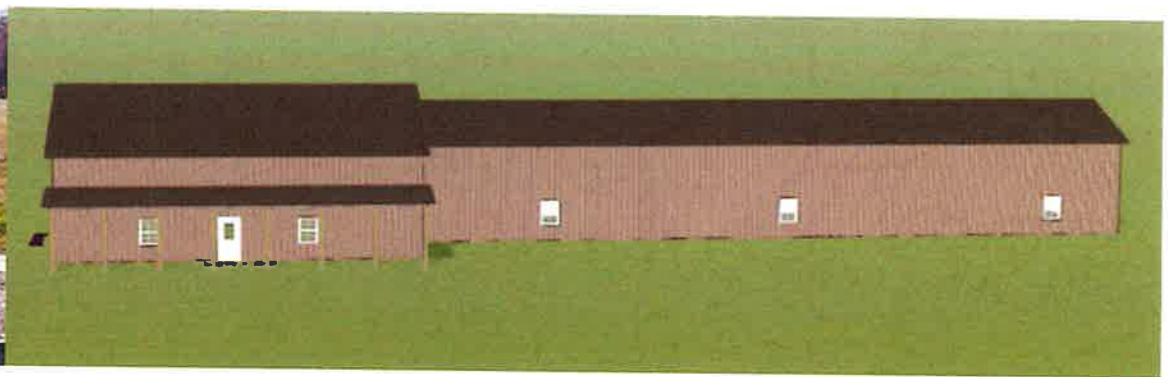
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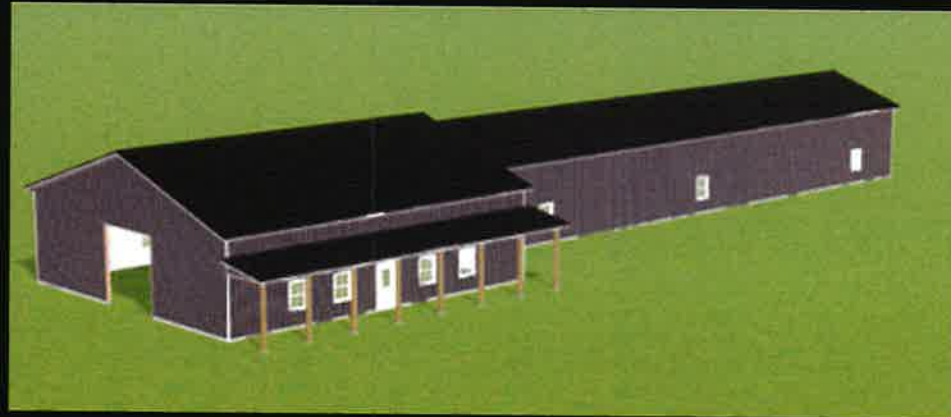
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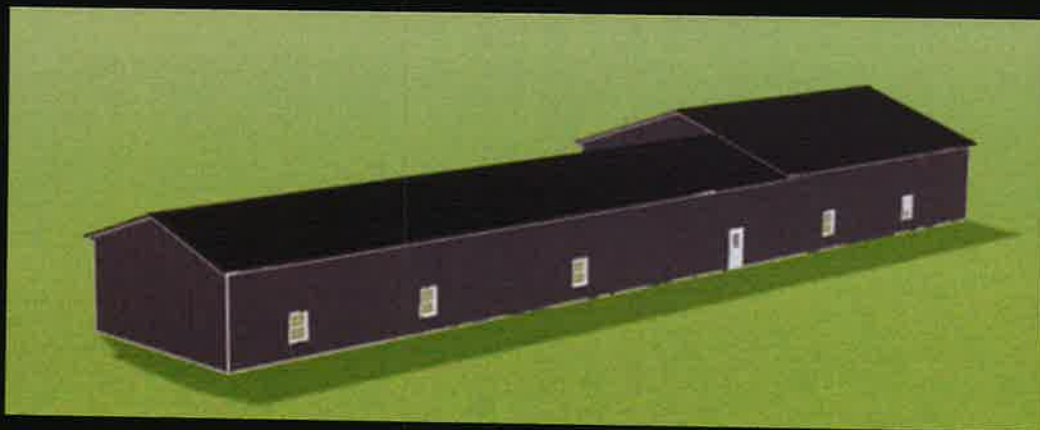
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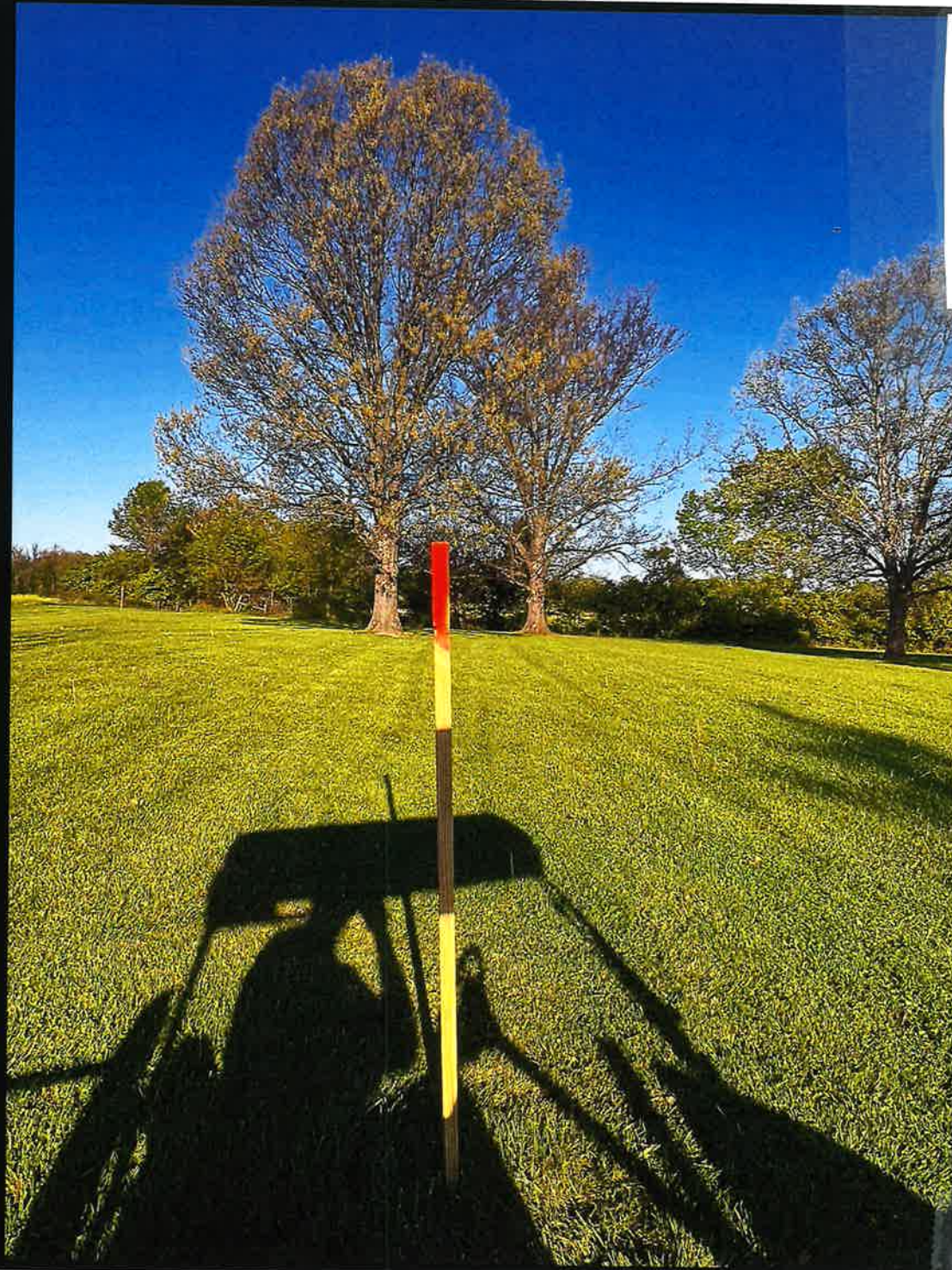
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MAY 13 2026

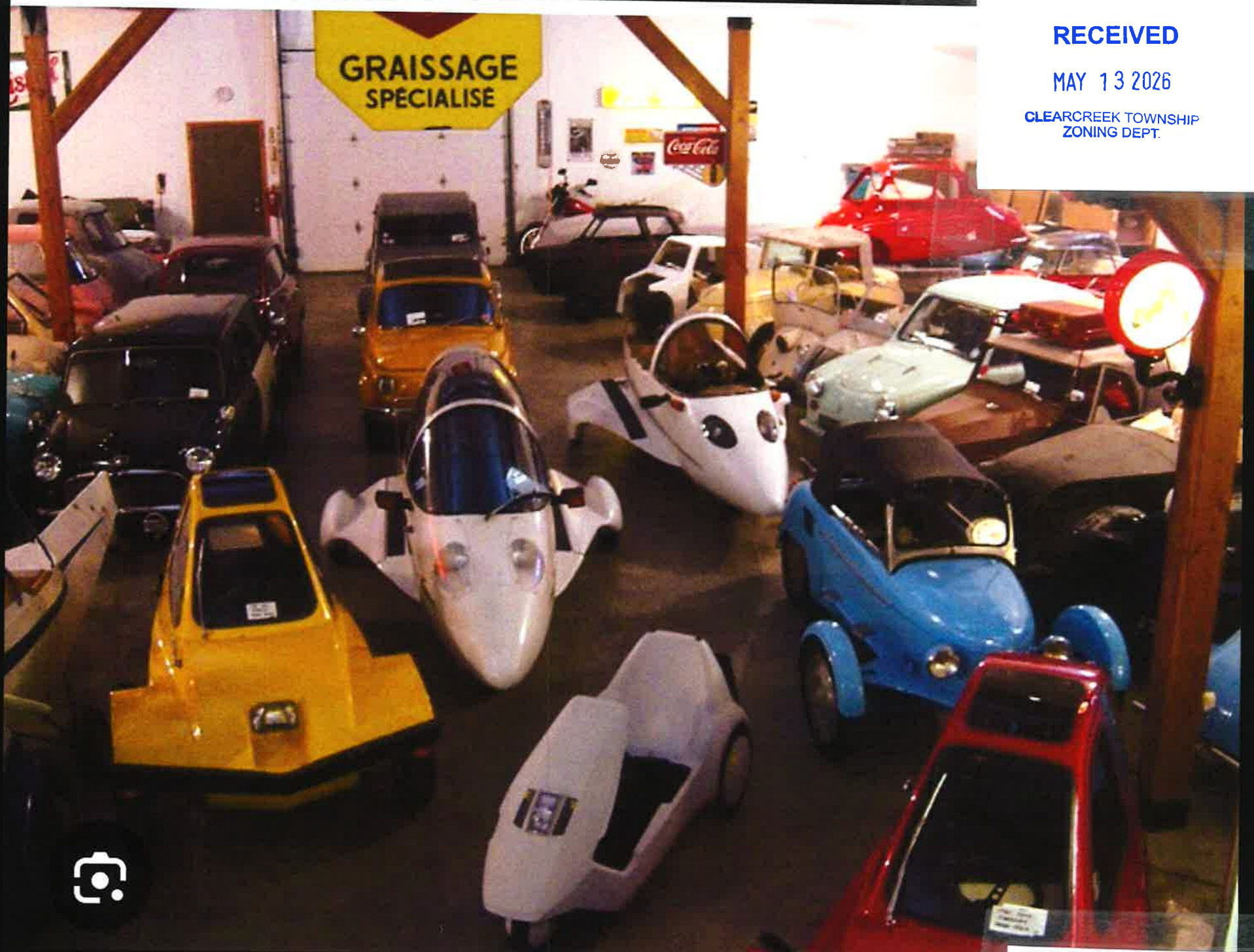
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ZONING DEPT.





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MAY 13 2026

CLEARCREEK TOWNSHIP
ZONING DEPT.



View looking southwest across property. Note orange arrow is over location of proposed structure. Purple arrow identifies location of a tree applicant is wanting to retain.

**4301 Carnell Dr
Staff Photos
26-BZA-001 Exhibit: 10A**



View looking west at driveway south of house and east of agricultural structure. Purple arrow identifies location of a tree applicant is wanting to retain.

**4301 Carnell Dr
Staff Photos
26-BZA-001 Exhibit:10B**



View looking west with back to existing agricultural structure at approximate 20' setback from the southern property line. Note corner stakes for the proposed structure. Purple arrow identifies location of a tree applicant is wanting to retain.

4301 Carnell Dr
Staff Photos
26-BZA-001 Exhibit:10C



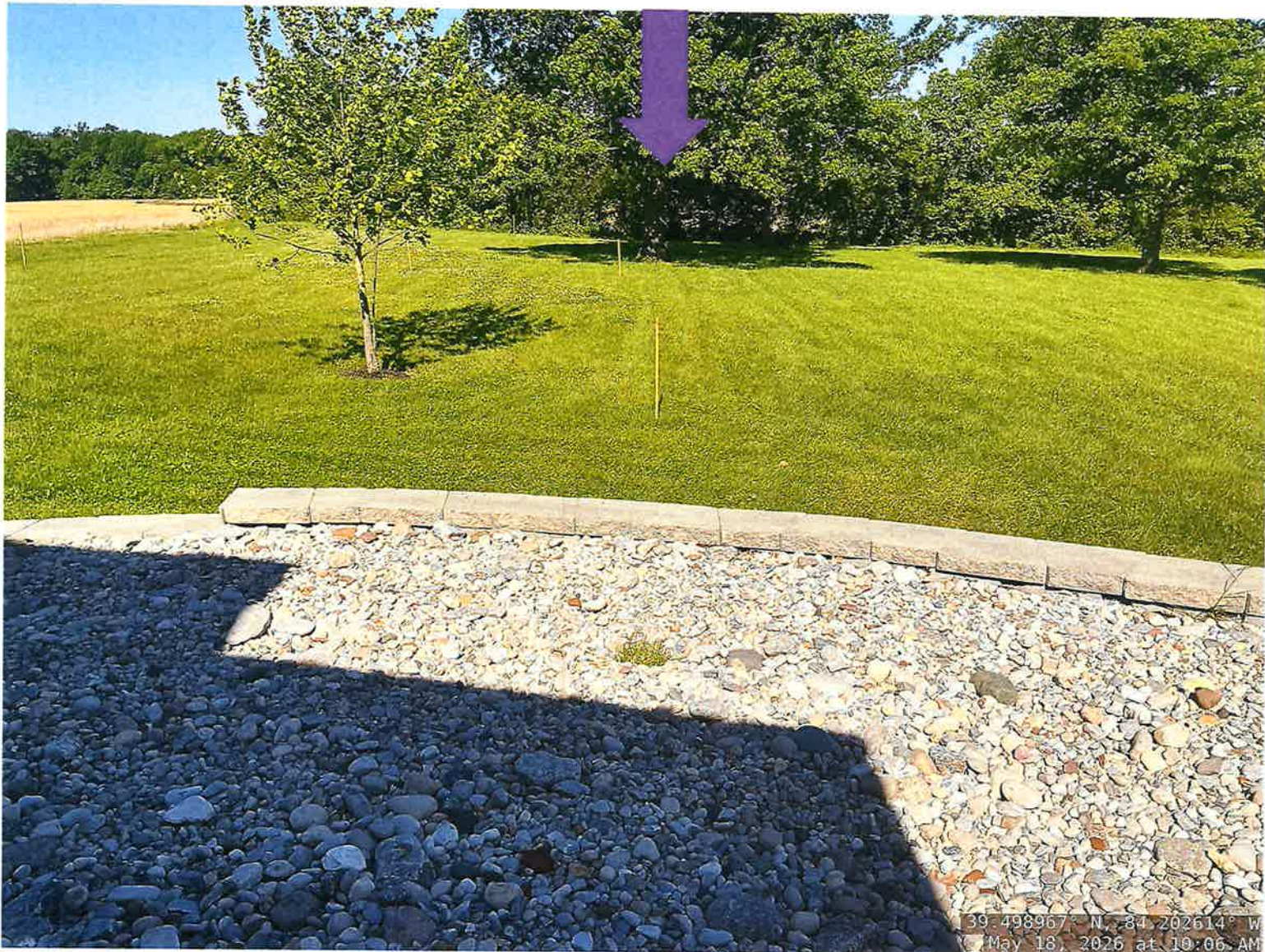
View looking east standing at approximate 20' zoning setback from southern property line. Yellow arrow is approximately 20' from property line. Note distance between garage door and southern boundary of agricultural structure is approximately 13'. Note corner stakes for the proposed structure.

**4301 Carnell Dr
Staff Photos
26-BZA-001 Exhibit:10D**



View looking west from southwest corner of the existing agricultural structure at proposed 10' setback from the southern property line. Note corner stakes for the proposed structure.

**4301 Carnell Dr
Staff Photos
26-BZA-001 Exhibit:10E**



View looking west from northwest corner of existing agricultural structure. Note corner stakes for the proposed structure. Purple arrow identifies location of a tree applicant is wanting to retain.

**4301 Carnell Dr
Staff Photos
26-BZA-001 Exhibit:10F**



View looking east from northwest corner of proposed structure. Note corner stakes for the proposed structure. Purple arrow identifies location of a tree applicant is wanting to retain.

**4301 Carnell Dr
Staff Photos
26-BZA-001 Exhibit:10G**



View looking south from proposed 10' southern boundary of proposed structure. Note string that is tied to property stakes to represent the southern property line.

**4301 Carnell Dr
Staff Photos
26-BZA-001 Exhibit:10H**