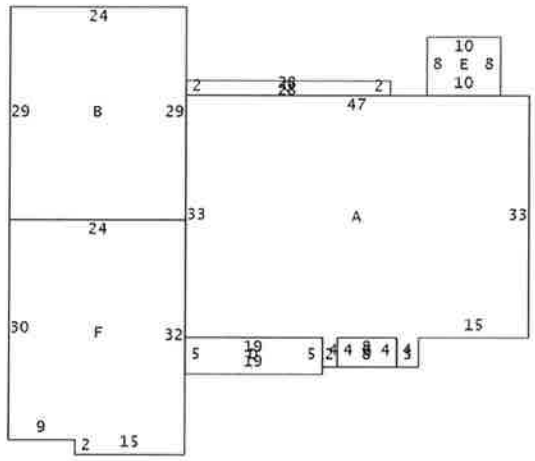
Parcel ID	0408176007	Current Owner	LAUREN ANNE HOPF; KEVIN MICHAEL HOPF	Account Number	0627183
Property Address	8423 POINT O'WOODS CT SPRINGBORO 45066	Legal Description	118 WOODLAND GREENS 2-2 0.0000 ACRES .56	Neighborhood ID	40001
Tax District	6 CLEARCREK TWP SPRBORO CSD	State Use Code	510 - SINGLE FAMILY DWG (PLATTED)	OH Public School Dist No	8302
		School District	SPRINGBORO CSD		

Primary Picture



Primary Sketch



Building & Last Sale Summary

Last Sale Amount	$551,500	Bedrooms	4
Last Sale Date	10/28/2025	Exterior	COMBINATION
Owner Occupied	Y	Above Grade Living Area	4021 sq. ft.
Homestead Exemption	N	Finished Basement/Attic	660 sq. ft.
Year Built	1988	Total Living Area	4,681sq.ft.

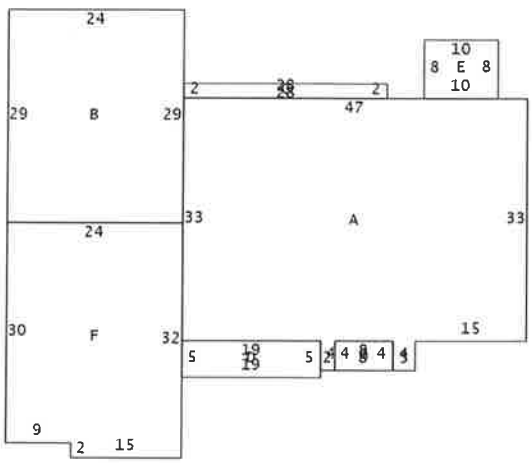
Value Summary

VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	$140,000	$49,000
BUILDING	$482,520	$168,880
TOTAL	$622,520	$217,880
CAUV	$0	-

Parcel ID	408176007	Current Owner	LAUREN ANNE HOPF	Account Number	0627183

Residential Building Details
Building 1 of 1

Building Sketch



Sketch Details

C	FRAME	1 ST OVERHANG	56
E	FRAME	DECK	80
F	BRICK	GARAGE	750
B	BRICK	1 STORY	696
D	BRICK	1 STORY	95
G	BRICK	1 ST. / O PORCH	32
A	FR. & MASONRY	2 STORY	1571

Occupancy	1 FAMILY UNIT
Construction Year	1988
Remodel Year 1	0
Remodel Year 2	0
Condition	VERY GOOD
Constrcution Cost	$0.00
Remodel Cost	$0.00
Foundation	CONCRETE
Exterior	COMBINATION
Basement	FULL

Finished Basement	660 sq. ft.
Unfinished Attic	0 sq. ft.
Finished Attic/Living Area	0 sq. ft.
Number of Bedrooms	4
Family/Rec Room	YES
Wood Fireplace	1
Gas Fireplace	0
Heating System	FORCED AIR
Heat Source	GAS
Central Air Conditioning	YES
Full Baths	3
Half Baths	1
True Value	$482,520.00

Special Features

No Special Features Found

Parcel ID	408176007	Current Owner	LAUREN ANNE HOPF	Account Number	0627183

Sales History

Sale Date	Grantor	Grantee	Consideration	Convey No.
10-28-2025	PAE, YONG JAH	KEVIN MICHAEL HOPF;LAUREN ANNE HOPF	$551,500.00	2025-6870
09-12-2002	PAE, JOON SOK & YONG JAH	PAE, YONG JAH	$0.00	2002-7520
05-20-1988	VREELAND CONSTRUCTION CO.	PAE, JOON SOK & YONG JAH	$352,700.00	1988-1859
07-27-1987	DAYTON FINANCIAL SERVICES	VREELAND CONSTRUCTION CO.	$63,900.00	1987-3455

TRANSFERRED
Oct 28, 2025

SEC 319.902 COMPLIED WITH
MATT NOLAN, Auditor
WARREN COUNTY, OH by AS
Consideration: 551500.00
Conveyance Fee: $1,654.50
Transfer Fee: $0.50
Conveyance#: 6870

LINDA ODA
WARREN COUNTY RECORDER

2025-027309

DEED
10/28/2025 01:08:20 PM
REC FEE: 34.00 PGS: 2
PIN:

by GS 2 PGS
/ LR
XXXXXXXXXXXX

File No. 2507227

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ZONING DEPT

GENERAL WARRANTY DEED

Yong Jah Pae, unmarried of Warren County, Ohio for valuable consideration paid, grant(s), with general warranty covenants, to:

Kevin Michael Hopf and Lauren Anne Hopf, husband and wife, for their joint lives, remainder to the survivor of them

whose tax mailing address is: 7402 Silver Lake Drive, Waynesville, OH 45468

the following **REAL PROPERTY:**

Situate in the Township of Clearcreek, County of Warren, State of Ohio, being Lot Numbered ONE HUNDRED EIGHTEEN (118) Woodland Greens Two, Section 2 as recorded in Plat Book "12", Page(s) 84-86 of the Plat Records of Warren County, Ohio.

Auditor Parcel No: 04-08-176-007 WCEO Tax Map Dep. JG

Also known as: 8423 Point O'Woods Ct., Springboro, OH 45066

Subject to all restrictions, easements, conditions and covenants of record, and all legal highways, and subject to real estate taxes and assessments becoming due and payable in the month of June or December, next following the execution of this deed, whichever month first occurs and thereafter.

Prior Instrument Reference: Official Record 2668, Page 595 of the Deed Records of Warren County, Ohio.

This instrument shall be governed and controlled by the laws of the State of Ohio.

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Executed by Yong Jah Pae, unmarried this 8th day of October, 2025.

Yong Jah Pae

Yong Jah Pae

State of Ohio, County of Franklin **, SS:**

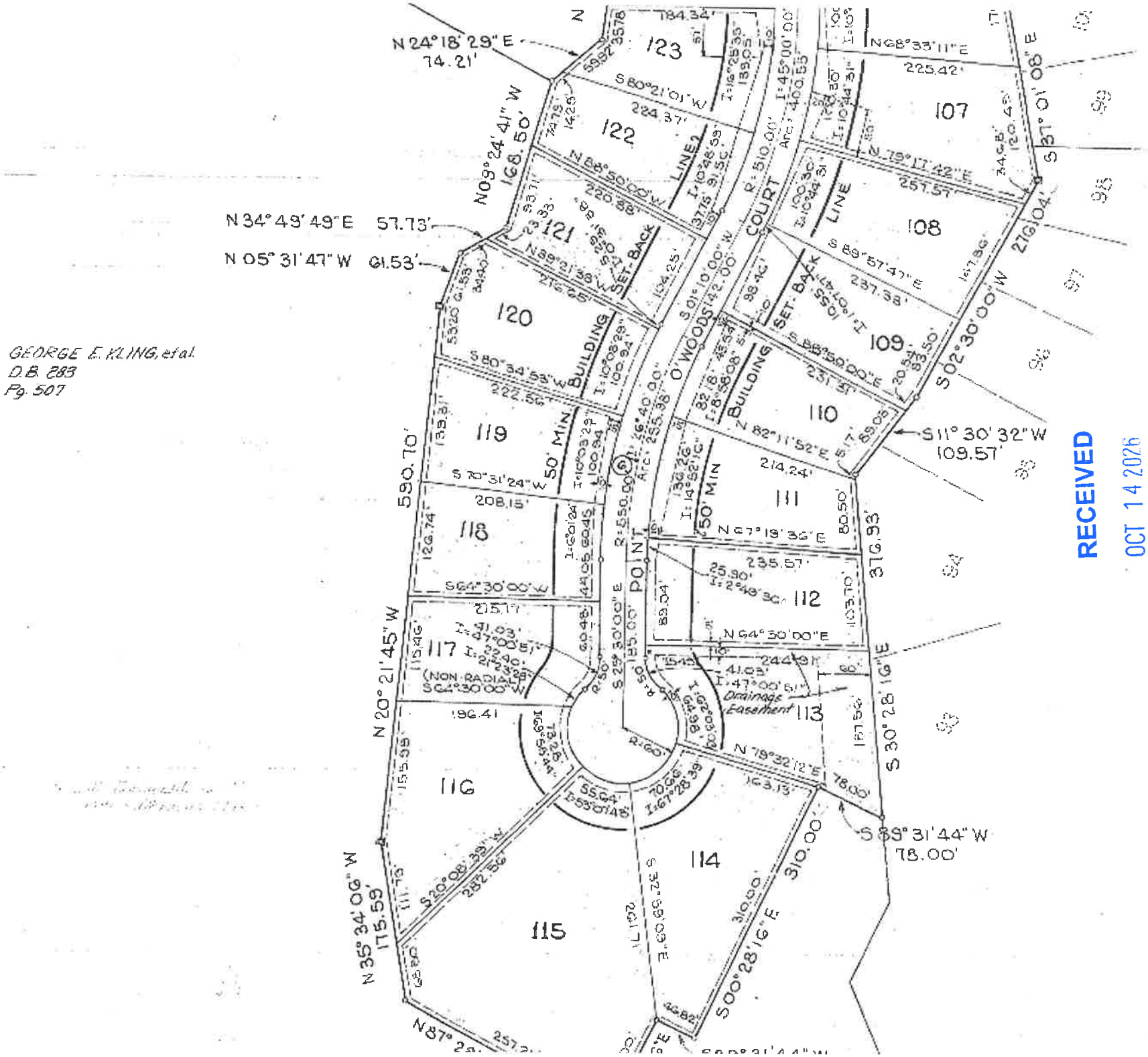
The foregoing instrument was acknowledged before me this 8th day of October, 2025 by Yong Jah Pae, unmarried.

(Seal)

KRISTINA HILLIARD
NOTARY PUBLIC • STATE OF OHIO
My Commission Expires July 28, 2030

Notary Public
My Commission Expires: 07/28/2030

This instrument was prepared by:
John M. Ruffolo
Attorney At Law
7501 Paragon Road
Dayton, Ohio 45459



26-BZA-006 Exhibit 2

8423 Point O'Woods Ct 1"=50'



10/26/2026

- Addresses
- Warren Parcels
- Warren County Local Roads
- TOWNSHIP ROAD
- Warren_Boundaries
- Parcel Line
- Road ROW
- Subdivision Limit Line
- Political_Subdivisions
- TWP

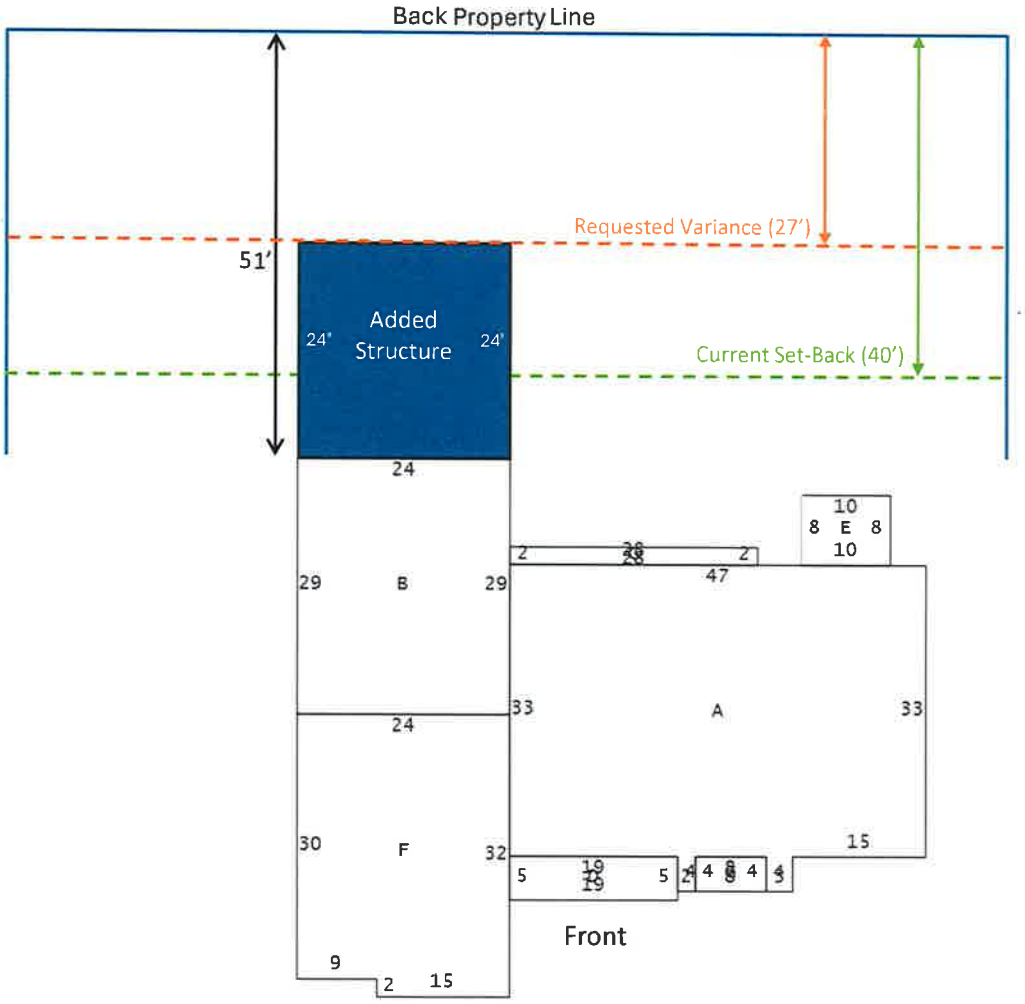
1:600

0 0.01 0.01 0.02 mi

0 0.01 0.01 0.03 km

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26-BZA-006 Exhibit 3



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DRAFT

BAUM DESIGNS
2837 BLACKHAWK RD.
KETTERING, OH 45420
(937) 971-9093

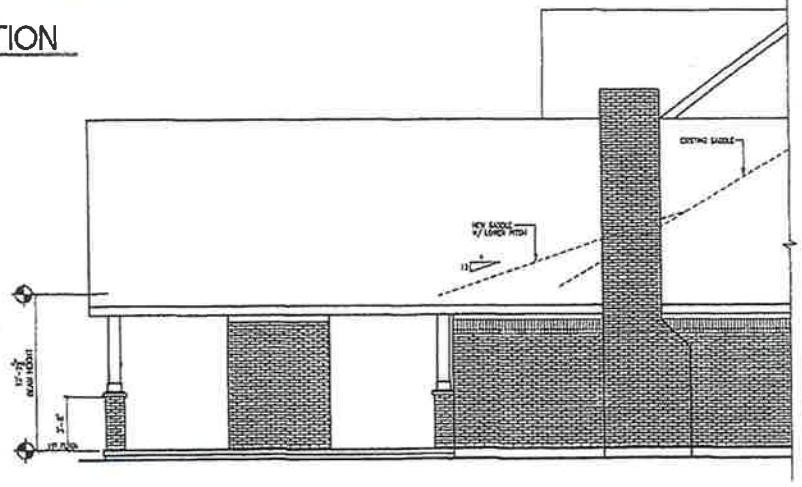
Keynotes



REAR ELEVATION
Scale: 1/8"=1'-0"



RIGHT ELEVATION
Scale: 1/8"=1'-0"



LEFT ELEVATION
Scale: 1/8"=1'-0"

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FRONT/REAR ELEVATION	
HOPF	3.1
8423 POINT O' WOODS CT.	
ELB	
10/09/26	

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

IN RE: Kevin Hopf * Application No.: 26-BZA-002
* DECISION

On the 13th day of July 2026, Kevin Hopf submitted a variance request. The variance request was to reduce the required rear yard setback from 40' to 20' for a proposed addition. The variance request was from Section 5.754(D) of the Clearcreek Township Zoning Resolution.

The property is identified as 8423 Point O'Woods Ct, Lot 118 Woodland Greens 2-2, parcel number 04-08-176-007, account 0627183 and .56 acres in size. The parcel is located in Section 8, Town 2 and Range 5 in Clearcreek Township. The property is 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 August 11, 2026. A quorum was present at the hearing.

On September 8, 2026, the Board moved to approve its minutes of the meeting held on August 11, 2026, 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 2, it is the Decision of the Board that Case 26-BZA-002 be DENIED.

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 that by not approving the variance, it does not remove any profitable use of the land.

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 that this is not a unique piece of land, it is consistent with the general conditions throughout the neighborhood.

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 has not found that real unnecessary hardship has been established by the applicant.

5. *Response to standard "Any hardship must result from the requirements of the zoning*

FILED
SEP 08 2026
CLEARCREEK TOWNSHIP
ZONING DEPT

resolution and not from the applicant's own actions" — The Board has not found that real unnecessary hardship has been established by the applicant. The proposed structure could exist separated from the home.

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 this standard is not applicable.

8. *"Other factors that the applicant considers important to the judgment of the case"* — The Board finds this standard is not applicable.

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 withstanding 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:

Sarah Mellon, Chairperson
Board of Zoning Appeals

FILED
SEP 08 2026
CLEARCREEK TOWNSHIP
ZONING DEPT

WGHA Improvement Application

Applicant Names: *Lauren and Kevin Hopf*

Date: *September 25, 2026*

Address: *8423 Point O Woods Ct. Springboro, OH 45066*

Phone: *937-901-9174*

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ZONING DEPT.

Owner or Renter *(circle one)*

Type and Nature of Requested Improvement: *The purpose of this Application is to request a "variance" (per Section 16 Item A of the WGHA Architectural Standards) to permit construction of an "accessory" structure, **not** attached to the current residence, specifically a covered patio. The proposed structure would be open air in nature, and function similarly to other accessory types of outdoor living features, such as a pergola or gazebo.*
*Note, this request for "variance" by the WGHA is the result of the Clearcreek Township Board of Zoning Appeals (BZA) **denial** of the Applicant's July 13, 2026 request for variance under Application #26-BZA-002. Under that Application the Applicants requested a setback variance of 20' on the rear boundary in order to accommodate the construction of the proposed covered patio as an "addition" to the current residence. The BZA denied the variance request because the Applicants were unable to establish that an "unnecessary hardship" existed. More importantly, the BZA determined a variance was not needed in this situation since the proposed covered patio structure could be constructed on the property as an "accessory" structure, provided it was not attached to the current residence. A copy of BZA's August 11, 2026 Denial Notice and other relevant documents from the Township/BZA review/decision process are included for reference.*

Color: *Matching current color schemes and aesthetics of the residence.*

Location: *In the rear/back yard within the 10' side and rear setbacks for "accessory" structures (detached from current residential structure) as defined by Clearcreek Zoning Regulations.*

Dimensions: *24' x 28' (672 sq ft)*

Construction Materials: *Concrete slab; matching brick; cedar posts and covers; wood framing; stucco; matching shingles.*

Supplies:

Contractor Name, Address and Phone: *To be determined by way of bid process and following completion of WGHA Board and Clearcreek Township Board of Zoning Appeal review processes.*

A plot plan and scale drawing (may be hand drawn) of all improvements must be submitted and attached to this application to show the exact location, dimensions, and distance from the street (if applicable).

I understand the rules concerning the proposed improvement. This improvement in no way encroaches on a neighbor's property or common ground (if applicable). I agree to abide by the rules established by the Association and will be solely liable for any upkeep required by the construction of this improvement.
I understand approval is subject to covenants, restrictions, by-laws, architectural standards, easements, and setbacks.
I further agree to obtain all licenses and /or building permits and meet all legal requirements for building codes.

Signature(s): Kevin Hopf ***and*** _____ ***Date:*** 9-25-2026

For Association Use:
Date Application Received: 9/25/26
Approval/Denial (circle one): Date: 9/27/26
Board Committee Signatures: _____

BLDG Exceeds 200 SQ FT MAXIMUM

KMH Copy

WGHA Improvement Application

Applicant Names: *Lauren and Kevin Hopf*

Date: *September 25, 2026*

Address: *8423 Point O Woods Ct. Springboro, OH 45066*

Phone: *937-901-9174*

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Owner or Renter *(circle one)*

Type and Nature of Requested Improvement: *The purpose of this Application is to request a "variance" (per Section 1 Item A of the WGHA Architectural Standards) to permit construction of an "accessory" structure, **not** attached to the current residence, specifically a covered patio. The proposed structure would be open air in nature, and function similarly to other accessory types of outdoor living features, such as a pergola or gazebo.*

*Note, this request for "variance" by the WGHA is the result of the Clearcreek Township Board of Zoning Appeals (BZA) **denial** of the Applicant's July 13, 2026 request for variance under Application #26-BZA-002. Under that Application the Applicants requested a setback variance of 20' on the rear boundary in order to accommodate the construction of the proposed covered patio as an "addition" to the current residence. The BZA denied the variance request because the Applicants were unable to establish that an "unnecessary hardship" existed. More importantly, the BZA determined a variance was not needed in this situation since the proposed covered patio structure could be constructed on the property as an "accessory" structure, provided it was not attached to the current residence. A copy of BZA's August 11, 2026 Denial Notice and other relevant documents from the Township/BZA review/decision process are included for reference.*

Color: *Matching current color schemes and aesthetics of the residence.*

Location: *In the rear/back yard within the 10' side and rear setbacks for "accessory" structures (detached from current residential structure) as defined by Clearcreek Zoning Regulations.*

Dimensions: *24' x 28' (672 sq ft)*

Construction Materials: *Concrete slab; matching brick; cedar posts and covers; wood framing; stucco; matching shingles.*

Supplies:

Contractor Name, Address and Phone: *To be determined by way of bid process and following completion of WGHA Board and Clearcreek Township Board of Zoning Appeal review processes.*

A plot plan and scale drawing (may be hand drawn) of all improvements must be submitted and attached to this application to show the exact location, dimensions, and distance from the street (if applicable).

I understand the rules concerning the proposed improvement. This improvement in no way encroaches on a neighbor's property or common ground (if applicable). I agree to abide by the rules established by the Association and will be solely liable for any upkeep required by the construction of this improvement.

I understand approval is subject to covenants, restrictions, by-laws, architectural standards, easements, and setbacks. I further agree to obtain all licenses and /or building permits and meet all legal requirements for building codes.

Signature(s): Kevin Hopf ***and*** _____ ***Date:*** 9-25-2026

For Association Use:

Date Application Received: _____

Approval/Denial (circle one): Date: _____

Board Committee Signatures: _____

WGHA Improvement Application (*Addendum*)

Exhibits

Exhibit #	*Exhibit Description*
1	*Lot location/dimensions - 8423 Point O Woods Ct*
2	*Pic – current residential structure; rear/back view (location for proposed "accessory structure")*
3	*Pic – current residential structure; rear/side view (location for proposed "accessory structure")*
4	*Plot plan/location of proposed "accessory" structure on property*
5	*Rendering of proposed "accessory" structure on property - side view looking south*
6	*Rendering of proposed "accessory" structure on property - rear view looking east*
7	*Clearcreek Twnshp BZA August 11, 2026 Hearing Decision Notice*
8	*Other documents from Clearcreek Township BZA variance review process*

Notes:

The Applicants understand any proposed structure must comply with all applicable provisions of the WGHA Protective Covenants/Restrictions and Architectural Standards documents. Formal design/structural drawings and plans are being prepared by Erica Baum, a professional architect. When completed, the Applicants will provide the WGHA Board with these plans for review, comment and approval.

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ZONING DEPT.

8423 Point O'Woods Ct 1"=50'



7/17/2026

Addresses
Warren Parcels
Warren County Local Roads
TOWNSHIP ROAD
Warren_Boundaries
Parcel Line
Road ROW
Subdivision Limit Line
Political_Subdivisions
TWP

1:600
0 0.01 0.01 0.02 mi
0 0.01 0.01 0.03 km
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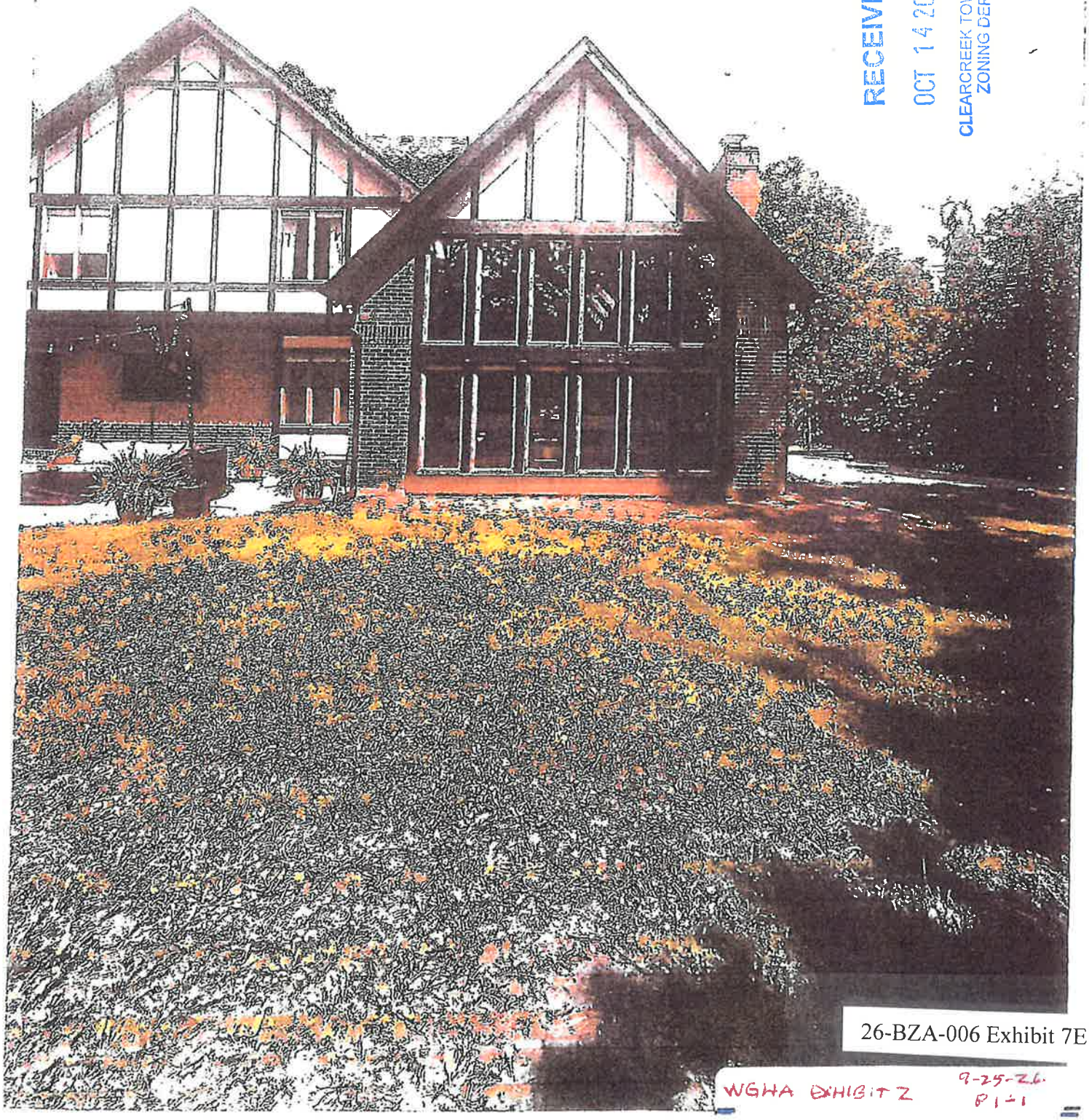
WG1A EXHIBIT 1 4-2-26 P1-1

26-BZA-006 Exhibit 7D

REAR/BACK VIEW

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CLEARCREEK TOWNSHIP
ZONING DEPT.

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CLEARCREEK TOWNSHIP
ZONING DEPT.



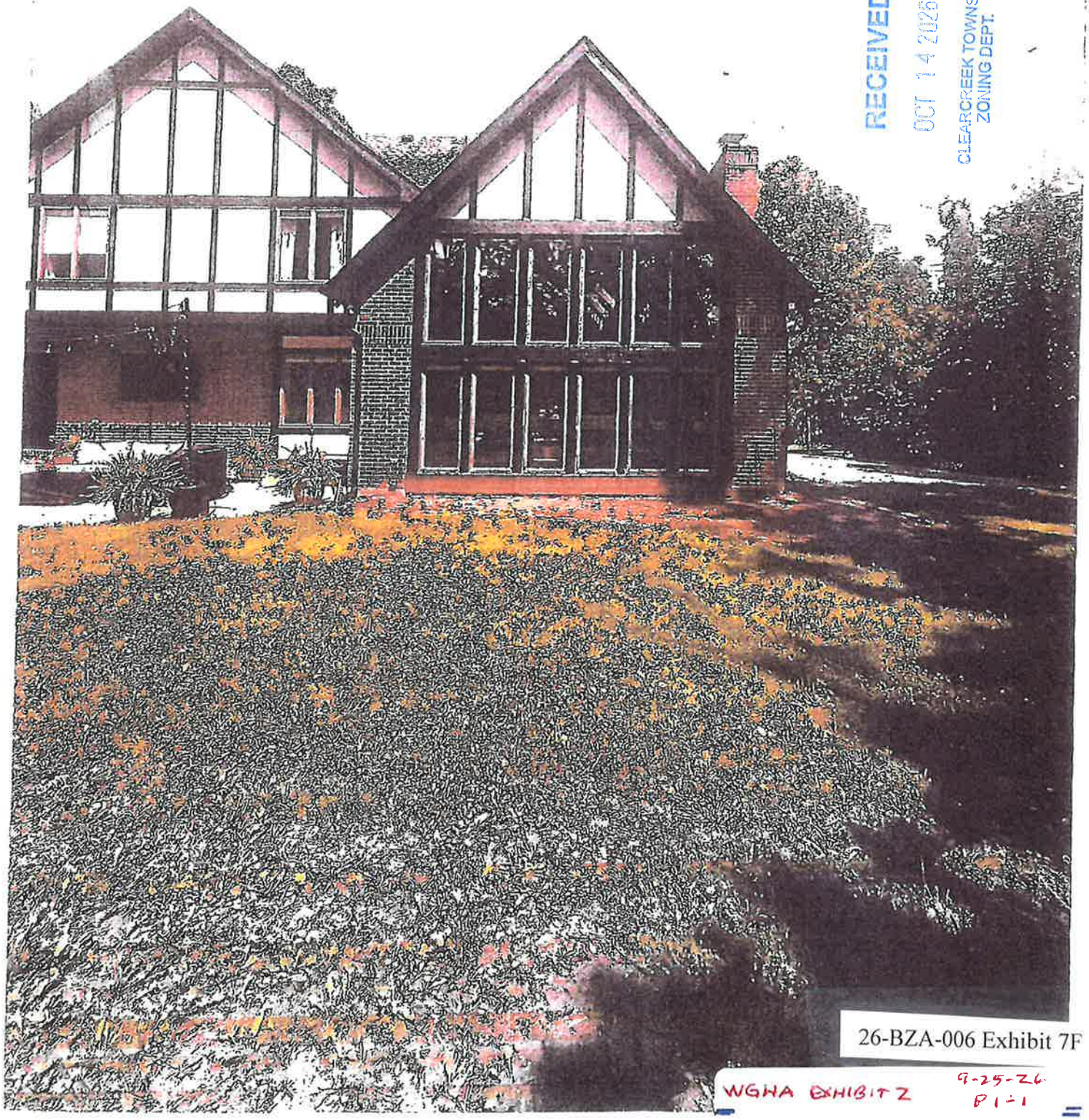
26-BZA-006 Exhibit 7E

WGHA EXHIBIT 2 9-25-26 P1-1

REAR/BACK VIEW

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CLEARCREEK TOWNSHIP
ZONING DEPT.

RECEIVED
OCT 14 2025
CLEARCREEK TOWNSHIP
ZONING DEPT.



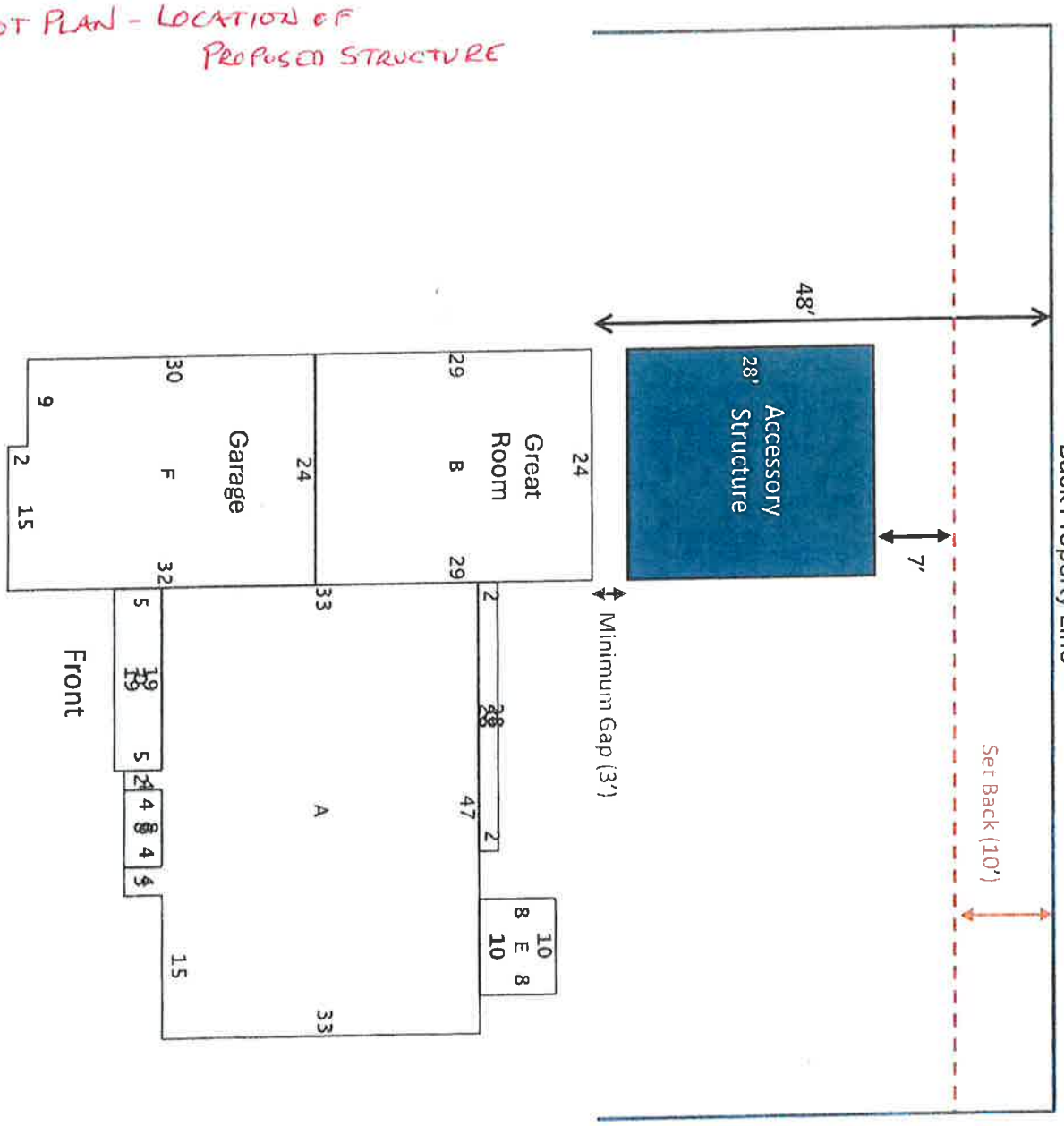
26-BZA-006 Exhibit 7F

WGHA EXHIBIT 2 9-25-26 P1-1

26-BZA-006 Exhibit 7G

WGHA EXHIBIT 3 9-25-26 P.I-1

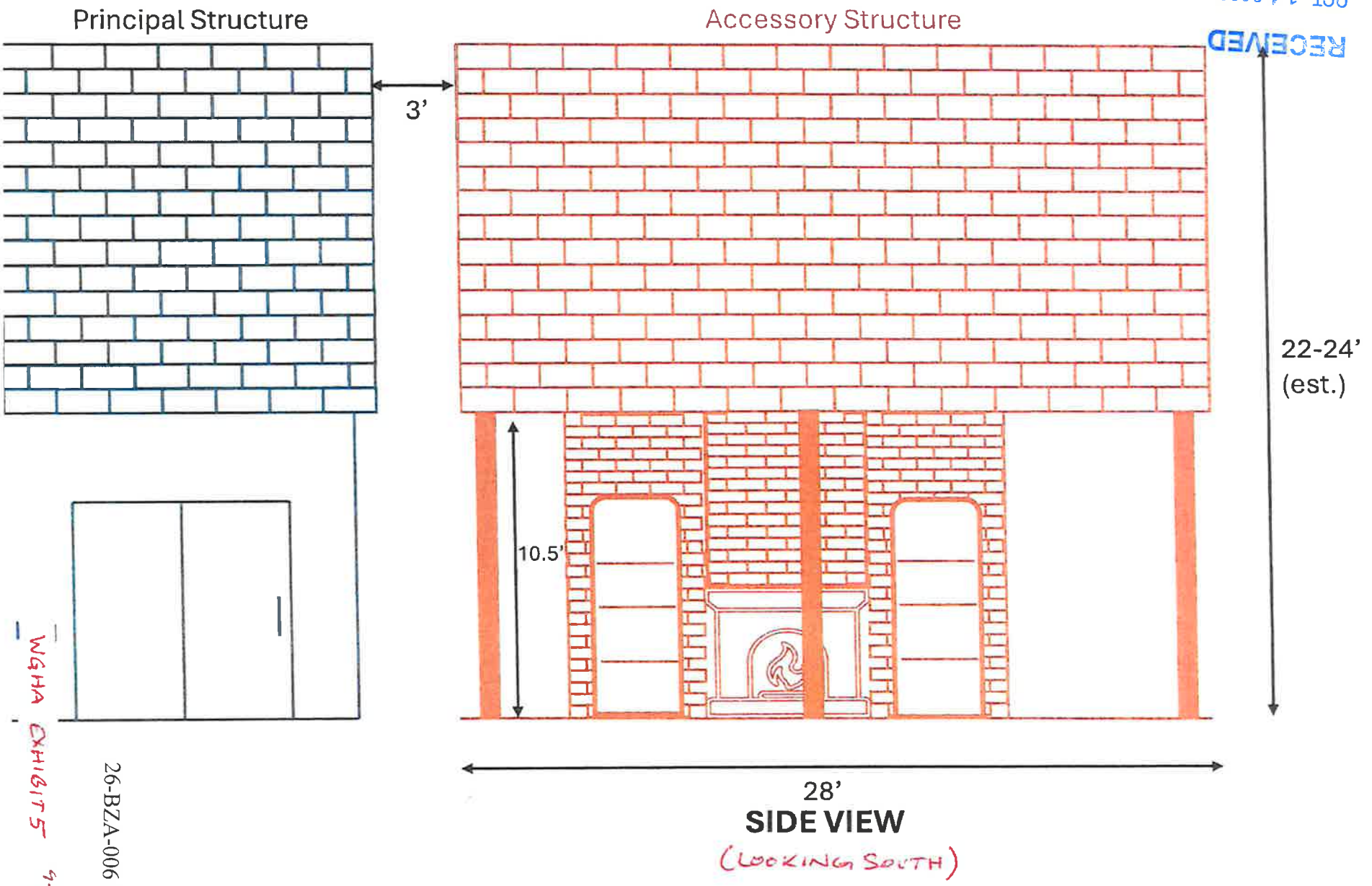
PLOT PLAN - LOCATION OF PROPOSED STRUCTURE



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ZONING DEPT.

WGHA EXHIBIT 4 9-25-26 P1-1

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OCT 14 2026
RECEIVED



WGHA EXHIBIT 5 9-25-26 PI-1

26-BZA-006 Exhibit 7I

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22-24' (est.)

Fireplace Wall

12

12

24'

10.5'

BACK VIEW (LOOKING EAST)

26-BZA-006 Exhibit 7J

WGHA EXHIBIT G 9-25-26 P1-1

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

IN RE: Kevin Hopf * Application No.: 26-BZA-002
* DECISION

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CLEARCREEK TOWNSHIP
ZONING DEPT.

On the 13th day of July 2026, Kevin Hopf submitted a variance request. The variance request was to reduce the required rear yard setback from 40' to 20' for a proposed addition. The variance request was from Section 5.754(D) of the Clearcreek Township Zoning Resolution.

The property is identified as 8423 Point O'Woods Ct, Lot 118 Woodland Greens 2-2, parcel number 04-08-176-007, account 0627183 and .56 acres in size. The parcel is located in Section 8, Town 2 and Range 5 in Clearcreek Township. The property is 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 August 11, 2026. A quorum was present at the hearing.

On September 8, 2026, the Board moved to approve its minutes of the meeting held on August 11, 2026, 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 2, it is the Decision of the Board that Case 26-BZA-002 be DENIED.

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 that by not approving the variance, it does not remove any profitable use of the land.

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 that this is not a unique piece of land, it is consistent with the general conditions throughout the neighborhood.

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 has not found that real unnecessary hardship has been established by the applicant.

5. *Response to standard "Any hardship must result from the requirements of the zoning*

WGHA EXHIBIT 7 9-25-26 P1-2

resolution and not from the applicant's own actions" — The Board has not found that real unnecessary hardship has been established by the applicant. The proposed structure could exist separated from the home.

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 this standard is not applicable.

8. *"Other factors that the applicant considers important to the judgment of the case"* — The Board finds this standard is not applicable.

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 withstanding 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:

_____

Sarah Mellon, Chairperson
Board of Zoning Appeals

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ZONING DEPT.

WGH EXHIBIT 7 9-25-26 P2-2

WGHA EXHIBIT 8 9-25-26 P1

Case Number: 26-BZA-002
Request: Variance
Applicant: Kevin Hopf
Staff Report: Completed by Jeff Palmer, Director of Planning & Zoning
Report Date: July 27, 2026
Hearing Date: August 11, 2026
Current Zoning of Properties: Residence Zone "R-1"

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ZONING DEPT.

Description of Properties:

The property is identified as 8423 Point O'Woods Ct, Lot 118 Woodland Greens 2-2, parcel number 04-08-176-007, account 0627183 and .56 acres in size. The parcel is located in Section 8, Town 2 and Range 5 in Clearcreek Township. The property is zoned Residence Zone "R-1". The request is to reduce required rear yard setback from 40' to 20' for a proposed addition. The variance request is from Section 5.754(D) of the Clearcreek Township Zoning Resolution. (See Exhibits: Location Map, Exhibits: 1A-G, 2A-B)

Nature of the Request:

The applicant states: "The purpose of this application is to request a variance to reduce the required rear yard setback from 40 feet to 20 feet in order to construct an addition to the existing primary residence, specifically a covered outdoor patio. Although the structure will be attached and therefore classified as an addition under the zoning resolution, the proposed improvement is open-air in nature and functions similarly to an accessory-type outdoor living feature, such as a pergola or gazebo. The request represents a reasonable and limited deviation from the setback requirement to accommodate a modest residential improvement with minimal impact." (See Exhibits: 2, 3A-B)

Background on the Nature of the Request

Staff Comments:

The applicant wants to construct a covered patio/porch in the rear yard of his property and connect the roof line to the single family dwelling (principal structure). Since this roof connection increases the size of the structure it is connected to, zoning classifies this structure as an addition.

Per the submitted plot plan, the existing dwelling was constructed with a 48' rear yard setback. For the Residence Zone "R-1", the minimum rear yard setback for a principal structure is 40'. This leaves only 8' for the length of the covered patio. The applicant is proposing a structure with a 28' length and a 24' width. Per the submitted plot plan the proposed addition extends the dwelling 20' into the required rear yard setback. The placement of the dwelling changed from what was submitted at the time of the issuance of the zoning permit. Staff found the rear yard setback for the dwelling to be 51'. This would reduce the encroachment to 17'. (See Exhibits: 2, 3A-B, 4A-B)

Zoning considers the proposed covered patio/porch to be an addition because it is connected to the existing dwelling via the roof. This connection increases the size of the dwelling footprint (square footage could be living or non-living space). When a structure is not connected to an existing structure, it is classified as an accessory structure. Accessory structures are constructed on the parcel after the dwelling has been established (gazebos, pergolas, detached decks, detached garages, pole barns). Additions can be made to both principal and accessory structures to increase the size of the existing structure.

During zoning review, the proposed construction of the structure is reviewed to see if it connects to an existing structure. If the construction increases the footprint of an existing structure then it is required to meet the applicable setbacks of the existing structure. If the construction is an independent structure, the use is reviewed to determine compliance with the zoning classification,

the structure is then classified as a principal (not defined in the zoning resolution, this term applied as the primary use or purpose for the structure), or an accessory and the applicable setbacks are applied.

From November 6, 1973 to July 8, 2005 the zoning resolution required the same setbacks for principal and accessory structures. The Board of Zoning Appeals heard multiple cases in which the owner requested a reduced rear yard setback in order to establish an accessory structure. On June 9, 2005 the Clearcreek Township Board of Trustees approved Trustee Resolution 2890 (effective date July 9, 2005) in this resolution new zoning classifications were created (based upon the Master Land Use Plan) and the rear yard setback for all accessory structures were reduced to the applicable side yard setback for the zoning classification. For the Residence Zone "R-1" the rear yard setback for a principal structure is 40', the rear yard for an accessory was changed to 10'. (See Exhibits: 5A-D)

The following Sections of the Clearcreek Township Zoning Resolution are involved with this request.

CHAPTER 3 DEFINITIONS

SEC. 3.02 **Accessory Building, Use or Structure**: A building, use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal building use or structure.

SEC. 3.021: **Addition:** Any construction that increases the size of the structure in terms of site coverage, height, length, width or gross floor area.

SEC. 3.16 **Building, Permanent**: Any structure designed or intended for support, enclosure, shelter or protection of persons, animals, chattels, or property.

SEC. 3.161 **Building, Temporary**: A building designed or intended for the support, enclosure, shelter or protection of animals, chattels or property that measures less than two hundred (200) square feet in size and does not meet the definition of structure, (see Section 3.69).

SEC. 3.25 **Dwelling**: A building or portion thereof designed, constructed or intended for human habitation, but not including a tent, cabin, trailer or trailer coach or camper on truck.

SEC. 3.29 **Dwelling, Single Family**: A building designed to provide a dwelling unit exclusively for use and occupancy by one (1) family.

SEC. 3.44 **Lot**: A parcel of land having its frontage upon a public street or road.

SEC. 3.442 **Lot, Building:** A lot or parcel of land, occupied or intended to be occupied by a principal structure that has been lawfully created and meets all criteria required by the underlying zoning classification.

SEC. 3.47 **Lot, Depth**: The mean horizontal distance between the front and rear lot lines of a lot measured within the lot boundaries.

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SEC. 3.48 **Lot, Frontage:** The frontage of a lot is the length of the boundary of a lot that is coincident and in common with that of the road right-of-way of a public street, road or highway that it abuts.

SEC. 3.51 **Lot, Width**: The mean horizontal distance between the side lot lines measured within the lot boundaries, or the minimum distance between the side lot lines within the buildable area.

SEC. 3.69 **Structure**: Anything constructed or erected, the use of which requires fixed location on the ground or attached to something having a fixed location on the ground, including permanent buildings, signs, pergolas, swimming pools and telecommunication towers.

SEC. 3.73 **Yard**: An open space on the same lot with a building, unoccupied and unobstructed by any portion of a structure from the ground upward, except eaves, balconies and unenclosed steps leading to a first floor or basement. In measuring a yard the minimum horizontal distance between the lot line and the nearest portion of the building shall be calculated, starting at the lot line and ending at the nearest portion of the building foundation.

SEC. 3.74 **Yard, Front**: The open space extending across the front of a lot between the lot frontage and the closest vertical support for the building, other than the projection of the usual eaves and overhangs not to exceed three (3) feet, steps, wheelchair ramp. For a lot that has frontage on more than one street, the required front yard shall be provided on all streets.

SEC. 3.75 **Yard, Rear:** The open space extending across the rear of a lot between the side lot lines and the being the minimum horizontal distance between the rear lot line and the building other than the projection of the usual eaves and overhangs not to exceed three (3) feet, steps, unenclosed balconies or unenclosed porches. The lot line is most distant from, and is, or is most nearly parallel to, the lot frontage. If a rear lot line is less than fifteen (15) feet long, or if the lot line comes to a point at the rear, the rear lot line shall be a line at least fifteen (15) feet long lying wholly within the lot, parallel to the lot frontage. On corner lots the rear yard shall be considered as parallel to the street upon which the lot has its least dimension. On both corner lots and interior lots the rear yard shall in all cases be the opposite end of the lot from the front yard. On lots fronting on three (3) streets, the remaining dimension shall be termed the rear yard, but shall be at least the minimum established for any side yard in the respective zone.

SEC. 3.76 **Yard, Side:** The open space between the building and the side line of the lot and extending from the front yard to the rear yard. Unenclosed steps, wheelchair ramps and balconies may extend into the side yard no more than one-half (1/2) of the required side yard width. Side yard lot lines connect lot frontage to rear yard lot lines.

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CHAPTER 5.75 RESIDENCE ZONE "R-1" REGULATIONS

SEC. 5.752 **PERMITTED USES:** A building or lot shall be used only for the following purposes:
A. Single family dwellings

K. Accessory buildings defined as either temporary or permanent and uses customarily incidental to any permitted uses, provided the primary use or structure has been established or constructed on the same lot.

SEC. 5.754 PRINCIPAL STRUCTURE, REQUIRED YARDS FOR LOTS EXCEPT PANHANDLE LOTS:

A. There shall be front yard having a depth of not less than fifty (50) feet, provided, however, no front yard depth shall be required to exceed the average of the minimum depths of the existing front yards on the lots adjacent on each side, if each of such lots are within the same block and within one hundred (100) feet of the building under consideration. If an average can not be mathematically determined based upon the above process, then the zoning inspector shall expand the area under review. The expanded area shall include the front yard setbacks of the building(s) across the street and within one hundred (100) feet of the building under consideration.

B. For a lot that has frontage on more than one street, the required front yard shall be provided on all streets.

C. Side yard: There shall be a side yard of ten (10) feet minimum on each side, except for lots with more than one (1) front yard, in which case the minimum side yard shall be ten (10) feet on the side, if any, not fronting on a street.

D. Rear yard: There shall be a rear yard having a depth of not less than forty (40) feet, except for lots with three (3) front yards, in which case the minimum rear yard shall be ten (10) feet.

SEC. 5.7545 ACCESSORY STRUCTURE, REQUIRED YARDS FOR LOTS EXCEPT PANHANDLE LOTS:

A. Front yard shall conform to 5.754 (A) and 5.754 (B).
B. Side yard shall conform to 5.754 (C).
C. Rear yard shall be a minimum of ten (10) feet.

The standard for approval of a variance is "Unnecessary Hardship". In determining whether or not unnecessary hardship exists, the Board of Zoning Appeals will consider the following factors. Please indicate below how this variance meets each standard.

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Review of Application:
Evaluation of the Variance:

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:

The applicant states: "The property remains suitable for residential use as currently zoned; however, the placement of the existing home and the depth of the rear yard significantly limit the ability to construct a modest, functional improvement in compliance with the 40-foot setback. The proposed covered patio is an open-air, non-habitable structure that is typical of residential properties. Strict application of the setback requirement effectively prevents a reasonable improvement that would otherwise have minimal impact. This hardship is not solely a result of site conditions, but also from the manner in which the zoning requirements are applied to this type of

WGHA Ex 8 9-25-26 P5

The request therefore represents a practical and balanced solution that maintains the character of the surrounding area while allowing for a reasonable and appropriate use of the property." (See Exhibits:)

The following issues need to be considered:

- See #1-7 above.
- **SEC 21.01 (B) (4) Conditions For Variances:**
  The Board of Zoning Appeals may impose such specific conditions and limitations concerning character, location, buffer & screening and other matters relating to the purposes, objectives and standards of this resolution. Conditions and limitations shall be imposed upon the premises benefited by a variance as may be necessary or appropriate to prevent or minimize adverse effects upon other property and improvements in the vicinity of the subject property or upon public facilities and services. Such conditions and limitations shall be expressly set forth in the decision granting the variance. Violation of any such conditions or limitation shall be a violation of this resolution.

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CASE 26-BZA-002 VARIANCE HEARING

Staff recommends DENIAL of Case 26-BZA-002. Staff's rationale is outlined below:

The standard for approval of a variance is "Unnecessary Hardship".

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:**
   A single-family dwelling currently exists on the parcel.

2. **The hardship must result from circumstances affecting a particular and unique piece of land, and not from a general condition throughout the neighborhood:**
   In the 500' notice area, there are sixteen (16) parcels located in the Woodland Greens Subdivision. The subject parcel is less than the average lot size. The subject parcel has a front yard setback greater in distance than the average front yard setback. The rear yard setback is less than the average rear yard setback. The living area and the footprint for the dwelling are greater than the average size for the notice area.

3. **A variance must not alter the essential character of the neighborhood:**
   The proposed structure could be established on the parcel as an accessory structure and comply with all required setbacks.

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 setbacks for principal structures are the most restrictive in all zoning classifications. The 40' rear yard setback has been the standard for the Residence Zone "R-1" since 1973. This proposed structure due to the connection to the existing principal structure is classified and regulated as an addition. Any expansion (living space or non-living space) of the principal structure is required to meet the same setbacks (50' front yard, 10' per side and 40' rear yard setback). The request is to be either a 50% or 42.5% encroachment into the required rear yard setback.

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P6

5. **Any hardship must result from the requirements of the zoning resolution and not from the applicant's own actions:**
The placement of the existing single-family dwelling exceeded the required setbacks for the zoning classification. It is unclear why the builder selected the existing location. The dwelling was not constructed to the minimum rear yard setback of 40'. Based upon the submitted plot plan an 8' addition could be constructed and still meet the required rear yard setback. Based upon staff's measurements, an 11' addition could be constructed and still meet the required rear yard setback.

6. **Whether the property owner purchased or acquired the property with the knowledge of the zoning restriction:**
Per the Warren County Auditor's Website, the owner purchased the property on October 28, 2025.

7. **A variance must not be contrary to the public interest, even if a hardship can be established:**
See Number 4 above.

8. **Other factors that the applicant considers important to the judgment of the case:**
No additional comments.

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8423 Point O'Woods Ct 1"=50'



7/17/2026

Addresses	Warren County Local Roads	Warren_Boundaries	Subdivision Limit Line
Warren Parcels	TOWNSHIP ROAD	Parcel Line	Political_Subdivisions
		Road ROW	TWP

1:600

0 0.01 0.01 0.02 mi

0 0.01 0.01 0.03 km

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26-BZA-002 Exhibit 2B

26-BZA-006 Exhibit 7S

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P 8

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26-BZA-006 Exhibit 7T

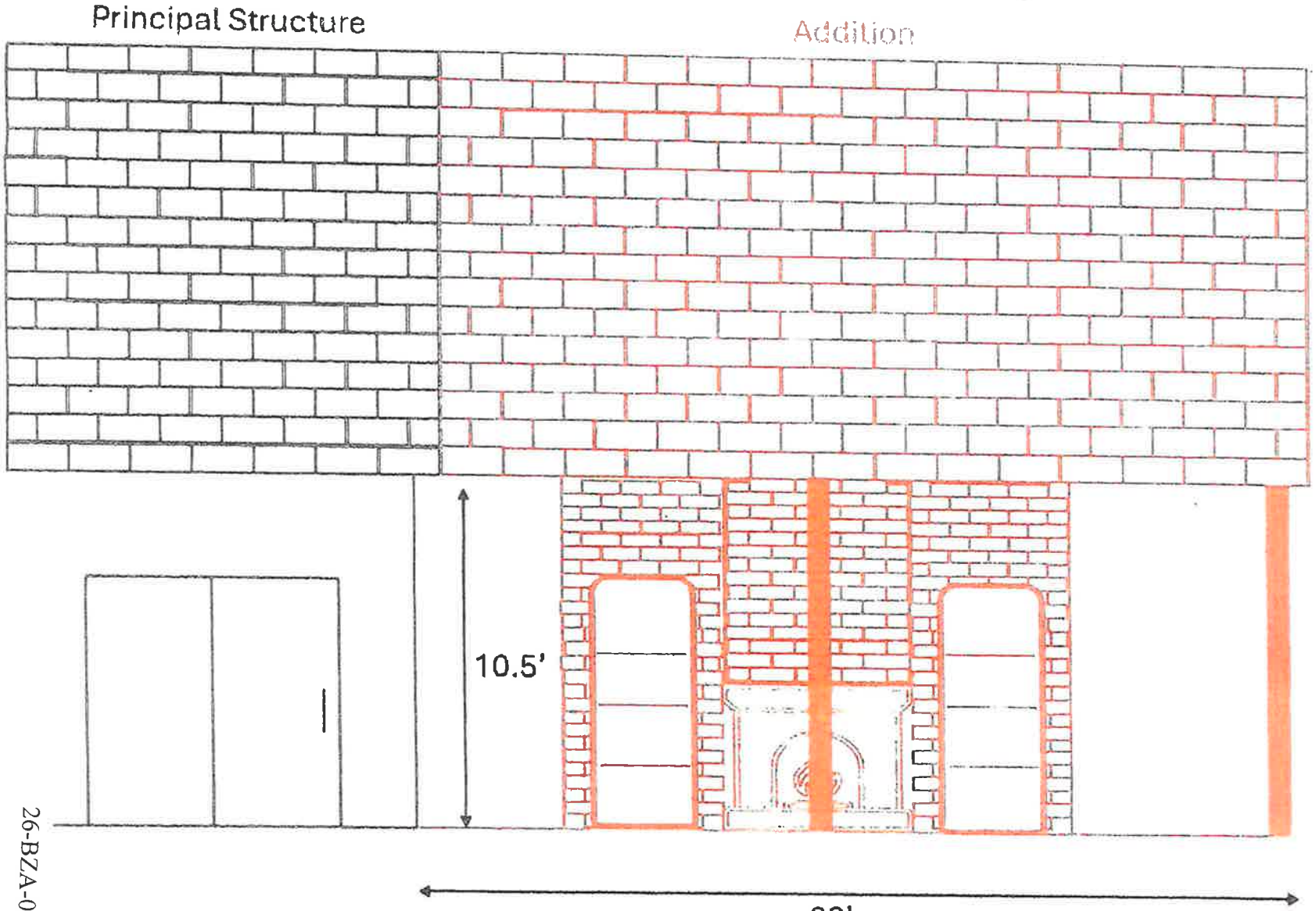
~~26-BZA-006 Exhibit 8A~~

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EXH A
4-25-26 PC

26-BZA-006 Exhibit 7U



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SIDE VIEW

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MSHA EXB 9-25-26 pg

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22-24' (est.)

Fireplace Wall

12

12

24'

10.5'

BACK VIEW

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7593 Bunnell Hill Road
Springboro OH 45066

Clearcreek Township
937-748-1267

Record Report for Variance Request #BZA-26-0002

Record Overview

Record Number: BZA-26-0002

Record Type: Variance Request

Record Status: In Progress

Record Submitted At: Wednesday May 27, 2026

Record Address: 8423 POINT O'WOODS COURT, SPRINGBORO 45066

Record Owner: Jeff Palmer

Record Applicant: Kevin Hopf

Form Submission

Applicant is:: Property Owner

If Other, please explain: -

Applicant:
Kevin Hopf
8423 Point O' Woods Ct
Springboro, OH 45066
kevin.hopf@gmail.com, (937) 901-9174

LAUREN ANNE HOPF; KEVIN MICHAEL HOPF
8423 POINT O'WOODS COURT, SPRINGBORO 45066

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Legal Description of Property or Metes and Bounds Description:
Lot 118, Woodland Greens Subdivision (Section 2-2)
Warren County, Ohio

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Current Use of the Property:
Single-family residential dwelling

Property fronts on the following roads:: Point O' Woods Ct.

The property is presently zoned:: Residence Zone "R-1"

The legal title to said property recorded in the name(s) of:: KEVIN MICHAEL HOPF LAUREN ANNE HOPF

Tax mailing address of individual(s) with whom the legal title to said property is recorded:: 8423 Point O' Woods Ct.
Springboro, OH 45066

Reason for Application:
The purpose of this application is to request a variance to reduce the required rear yard setback from 40 feet to 20 feet in order to construct an addition to the existing primary residence, specifically a covered outdoor patio. Although the structure will be attached and therefore classified as an addition under the zoning resolution, the proposed improvement is open-air in nature and functions similarly to an accessory-type outdoor living feature, such as a pergola or gazebo. The request represents a reasonable and limited deviation from the setback requirement to accommodate a modest [illegible] improvement with minimal impact.

26-BZA-006 Exhibit 7Y
WGHA EX 8 P13
9-25-26

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::

The property remains suitable for residential use as currently zoned; however, the placement of the existing home and the depth of the rear yard significantly limit the ability to construct a modest, functional improvement in compliance with the 40-foot setback.

The proposed covered patio is an open-air, non-habitable structure that is typical of residential properties. Strict application of the setback requirement effectively prevents a reasonable improvement that would otherwise have minimal impact. This hardship is not solely a result of site conditions, but also from the manner in which the zoning requirements are applied to this type of structure. The requested variance allows for a practical and appropriate improvement located in close proximity to the existing structure.

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 hardship results from the specific placement of the existing residence on the lot and the resulting limited buildable area within the rear yard when applying the 40-foot setback requirement. While the structure is technically classified as an addition due to its attachment, its design and function are more consistent with accessory-type outdoor features typically permitted at reduced setbacks. The classification of the structure as an addition, rather than an accessory-type feature, contributes to the unique limitation experienced on this property and is not representative of a general condition throughout the neighborhood.

Additionally, the rear portion of the property has limited natural drainage and a flat grade, which creates challenges for construction in that area. These site-specific conditions further restrict the ability to build in compliance with the current setback without introducing potential long-term drainage or structural concerns.

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

The requested variance will not alter the essential character of the neighborhood. The proposed covered patio is consistent with the residential nature, scale, and appearance of surrounding properties.

Outdoor living features such as patios, porches, pergolas, and similar structures are common in residential developments and contribute to the character of the neighborhood. The proposed structure will be compatible with nearby homes and will not adversely impact adjacent properties.

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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 hardship is not based on preference but on a practical limitation created by the application of the zoning requirements to the existing home location.

The hardship arises in large part from the application of the zoning resolution, which classifies the proposed covered patio as an addition solely due to its attachment to the home. While similar outdoor structures are permitted at reduced setbacks when detached, attaching the structure—where it is more functional and consistent with typical residential design—subjects it to significantly greater setback requirements. This distinction creates a practical hardship, as the impact of the proposed structure is more comparable to an accessory feature than a true expansion of the principal building.

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

The hardship results from the existing placement of the home, the configuration of the lot, and the applicable zoning regulations.

These conditions predate this request and were not created by the applicant. The request arises from the application of current zoning requirements to an existing residential layout rather than from any action taken by the applicant.

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

The property was acquired as a conforming residential lot with the expectation of maintaining and reasonably improving the home over time. This request represents a modest and typical residential improvement rather than an attempt to circumvent zoning requirements.

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

The requested variance will not be contrary to the public interest. The proposed covered pat

26-BZA-006 Exhibit 7Z

WGHA EX8 P-14 9-25-2

improvement that will not affect public safety, traffic, drainage, or neighboring properties. The open-air design and limited scale of the structure ensure that it will not create adverse impacts related to light, air, or privacy.

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

The requested variance represents a reasonable and limited adjustment to allow a modest residential improvement.

- The proposed patio is open-air and non-habitable
- The structure is limited in size and scope
- The encroachment into the setback is modest relative to the overall lot
- The functional impact is similar to accessory structures permitted at reduced setbacks

While the structure is technically classified as an addition due to its attachment to the home, its real-world impact is comparable to accessory outdoor features that are commonly permitted closer to property lines. The primary distinction is the attachment to the home, which results in a more restrictive setback requirement despite similar functional characteristics.

Importantly, the single adjacent property owner to the rear (Sycamore Creek Country Club), who would be most directly affected by the requested variance, has reviewed the proposed improvement and expressed no objection to the reduction in setback. I have discussed the proposed improvement directly with the golf course's general manager and SCCC Board, who again has expressed no objection to the requested variance or the reduced setback. See attached email confirmation.

Given the open and recreational nature of the adjacent property, along with the absence of any opposition from the neighboring landowner, the practical impact of the variance is minimal. Granting this variance would be consistent with the intent and spirit of the zoning code, which is to promote orderly development, protect neighboring properties, and preserve community character. In this case, those objectives are fully maintained, as there is no adverse impact to adjoining uses, no change to neighborhood character, and no material deviation from the functional outcomes the code is designed to regulate.

The request therefore represents a practical and balanced solution that maintains the character of the surrounding area while allowing for a reasonable and appropriate use of the property.

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.:

Kea M Hgb

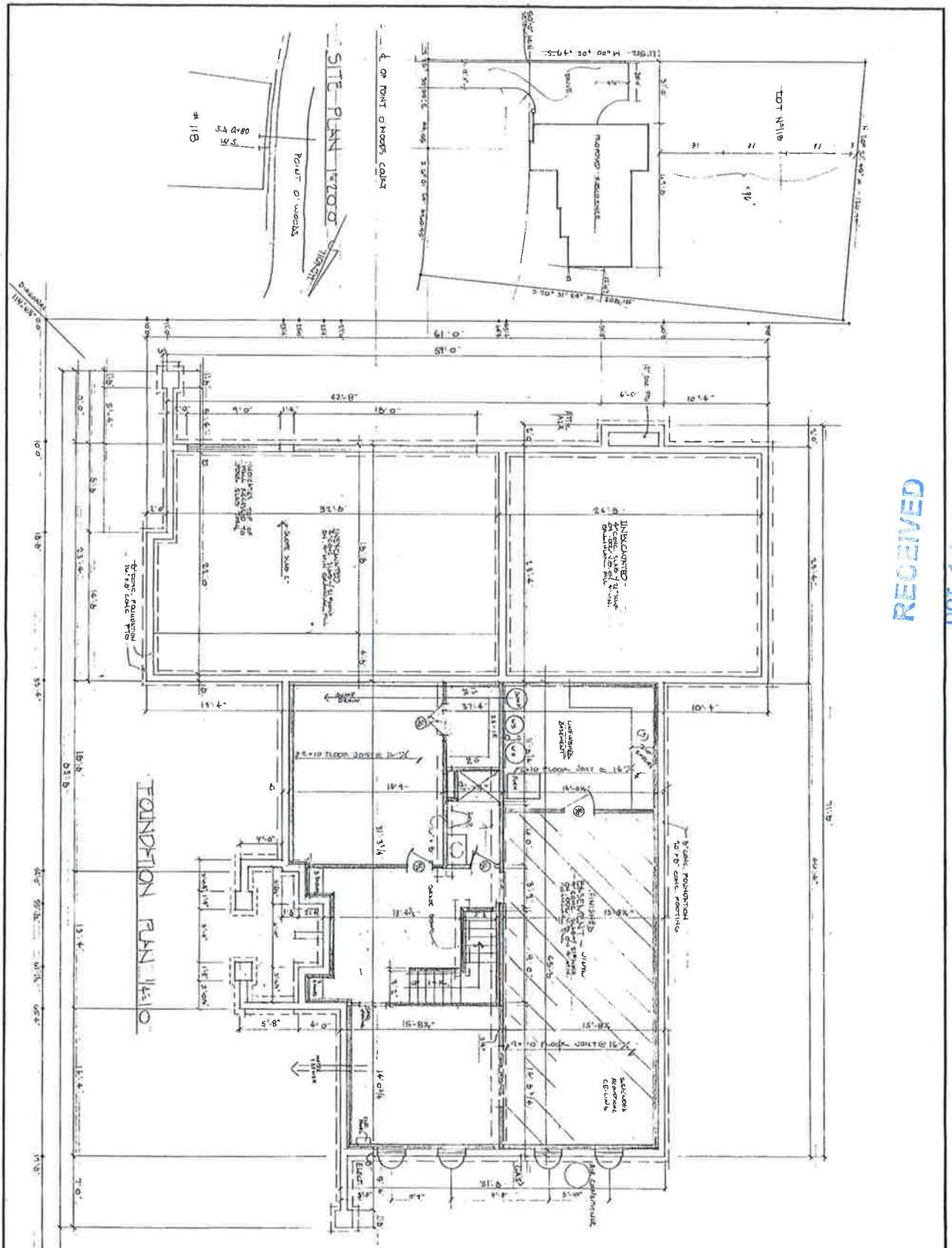
Signed in GovWell: Saturday July 11, 2026, 11:32am

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WGHA EX 8 P-15 9-25-26



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LOT # 118	10/28/87	VREELAND CONSTRUCTION CO., INC. 1221 Lyons Road, Centerville, Ohio 45459 Phone (513) 435-5018	LOT # 118	SHEET # 1 OF
			ADDRESS 8423 POINT O' WOODS COURT	
			PERMIT # 87-1513-RS	

Exhibit -

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$200

TOWNSHIP OF CLEARCREEK

Department of Zoning Inspector

PERMIT No. 997-87

ZONING CERTIFICATE

This is to certify that Wreland Const

has made application on the 18th day of August 19 87, to the Zoning Inspector

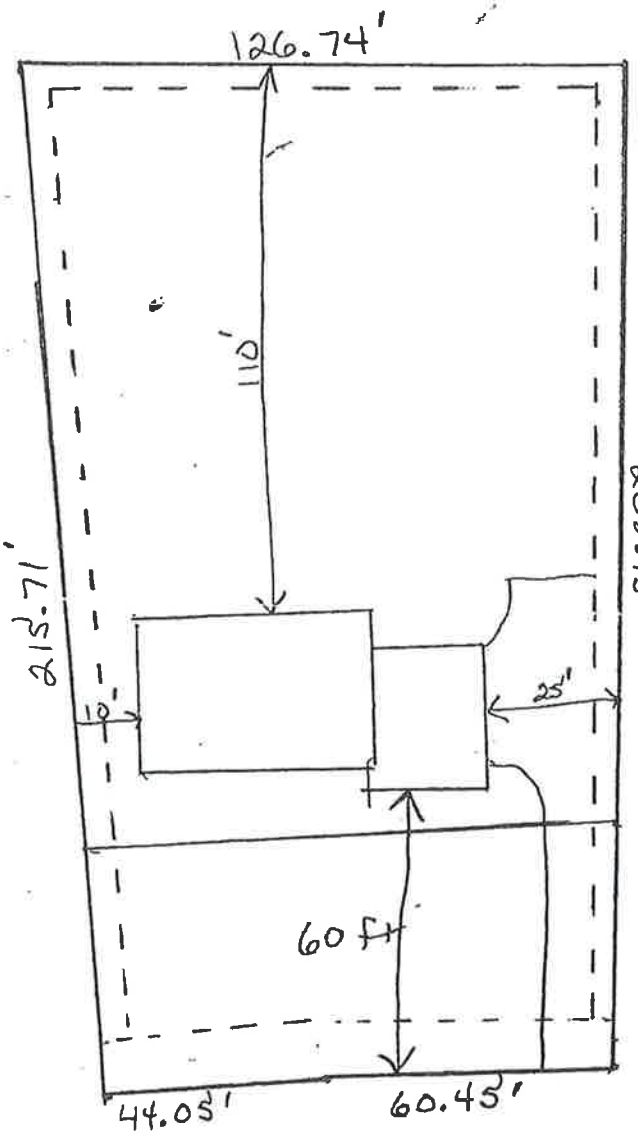
Clearcreek Township for a Zoning Certificate for the single-family dwelling
(Type of Building)

located at Lot #113 Woodland Farms Clearcreek Township, Warren County, Ohio.
(Exact Location)

If such dwelling
(Type of Building)

shall conform in all other respects to the laws of the State of Ohio and the Zoning resolutions of Clearcreek Township, then a Certificate of Compliance shall be issued upon completion.

Department of Zoning Inspector



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50' minimum setback

3300 livable sq ft.