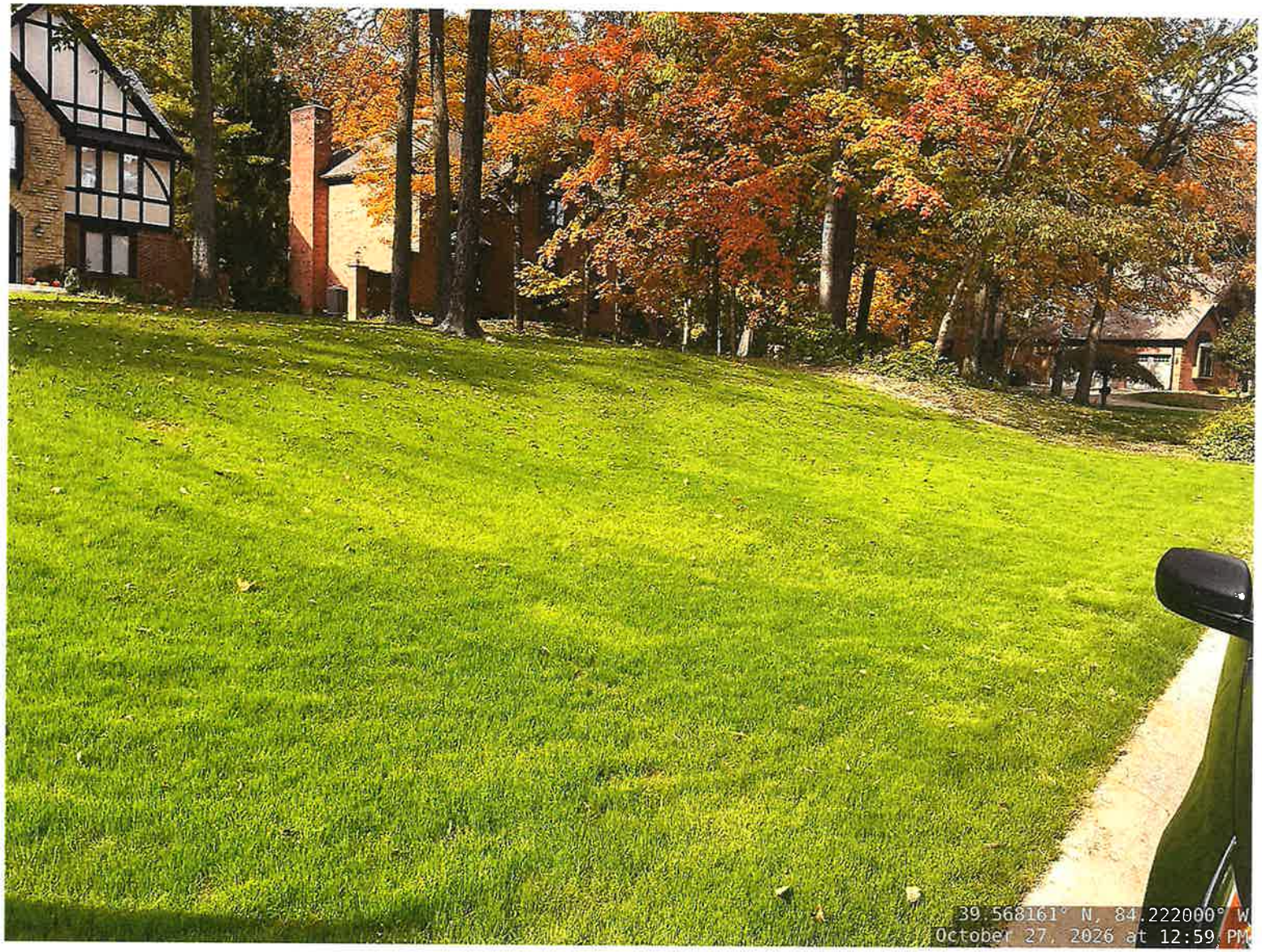


View looking west from road right-of-way.

8423 Point O'Woods
Staff Photos
26-BZA-006 Exhibit: 9A



View looking northwest from road right-of-way.

8423 Point O'Woods
Staff Photos
26-BZA-006 Exhibit: 9B



View looking west from rear of existing dwelling.

8423 Point O'Woods
Staff Photos
26-BZA-006 Exhibit: 9C



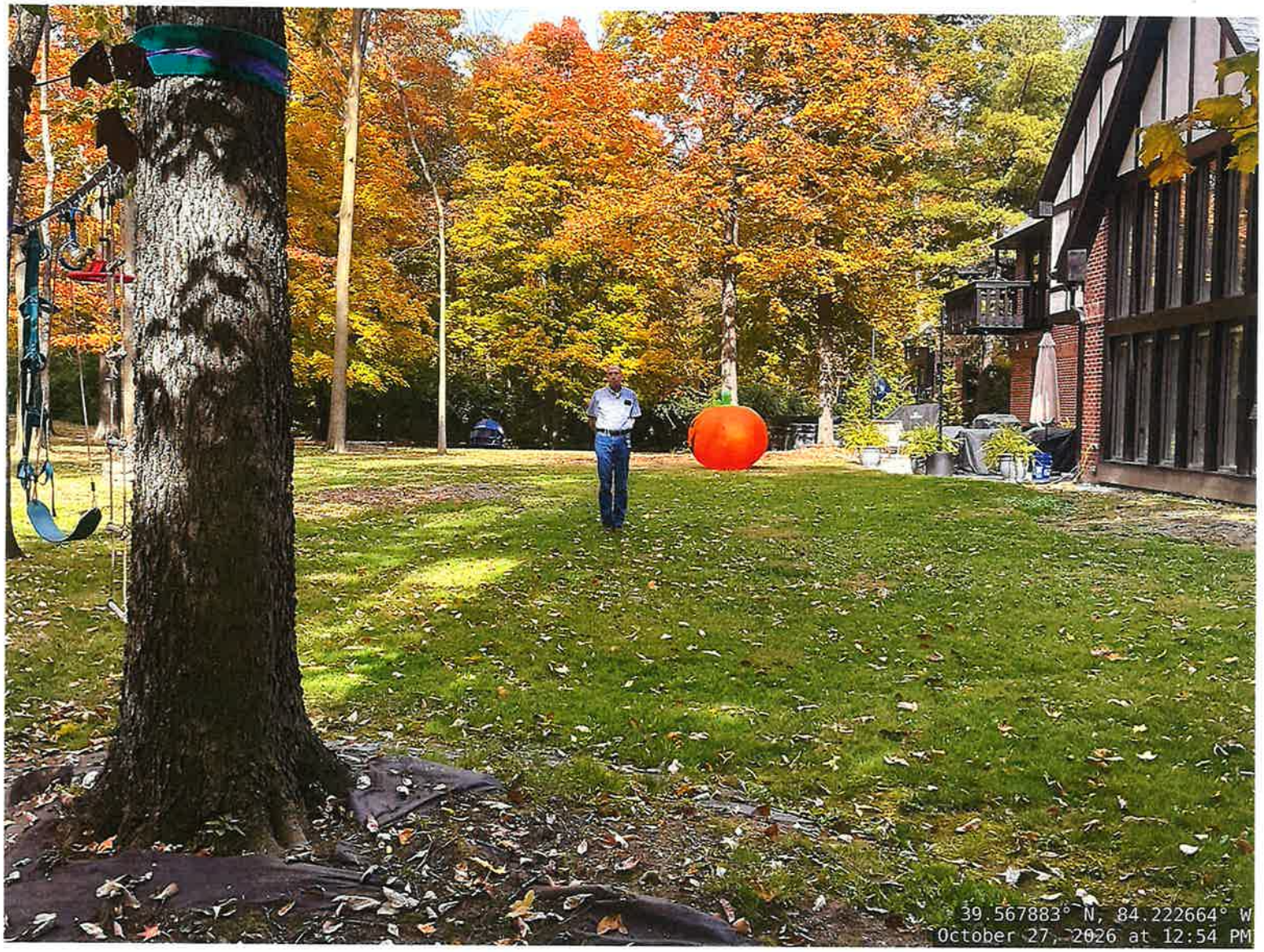
View looking east from approximate southwestern corner of proposed addition.

8423 Point O'Woods
Staff Photos
26-BZA-006 Exhibit: 9D



View looking at rear of house from the rear property line. Staff is standing at approximate southwestern corner of proposed addition.

8423 Point O'Woods
Staff Photos
26-BZA-006 Exhibit: 9E



View looking north from southern property line. Staff is standing at approximate southwestern corner of proposed addition.

8423 Point O'Woods
Staff Photos
26-BZA-006 Exhibit: 9F



View looking south from approximate southwestern corner of proposed addition.

8423 Point O'Woods
Staff Photos
26-BZA-006 Exhibit: 9G



View looking north from approximate southwestern corner of proposed addition.

8423 Point O'Woods
Staff Photos
26-BZA-006 Exhibit: 9H



View looking south from northern property line. Staff is standing at approximate southwestern corner of proposed addition.

8423 Point O'Woods
Staff Photos
26-BZA-006 Exhibit: 9I

$20.00

TOWNSHIP OF CLEARCREEK

Department of Zoning Inspector

PERMIT No.
997-87

ZONING CERTIFICATE

This is to certify that Vreeland Const.

has made application on the 18th day of August 19 87, to the Zoning Inspector of Clearcreek Township for a Zoning Certificate for the single-family dwelling (Type of Building)

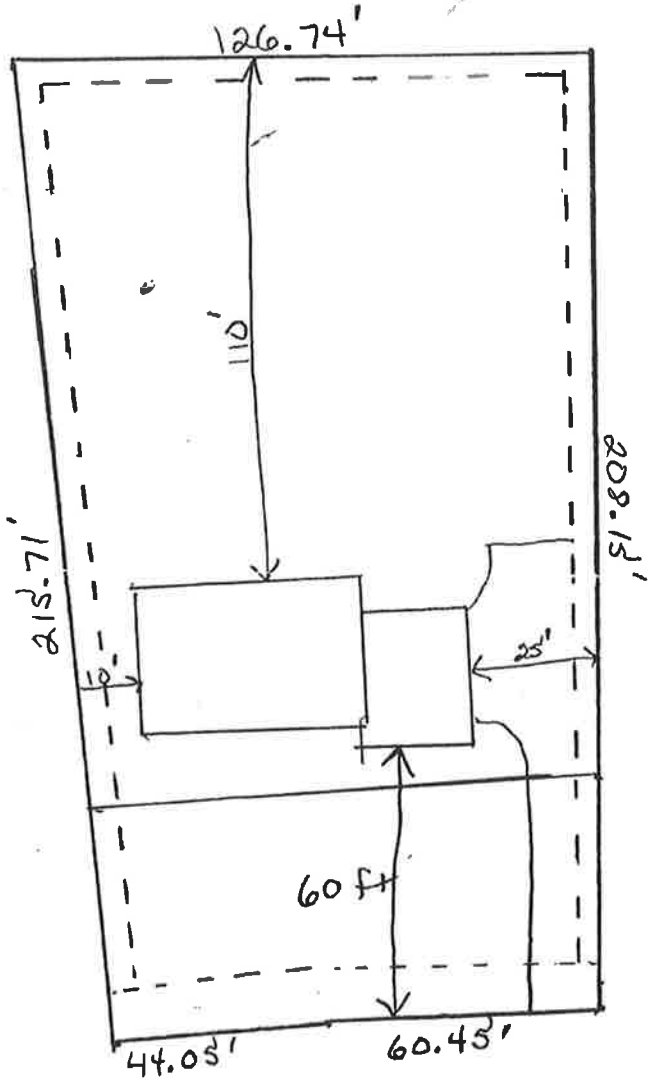
located at lot #118 woodland Greens (Exact Location) Clearcreek Township, Warren County, Ohio.

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

Lot 118
8423 Point O Woods Court



50' minimum setback

3300 livable sq ft.

8423 Point O' Woods Topography



10/26/2026

- Addresses
- Warren Parcels
- Warren County Local Roads
- TOWNSHIP ROAD

Warren_Boundaries
- Parcel Line
- Road ROW
- Subdivision Limit Line

contour 2022
- 10" INDEX
- 2' INTERMEDIATE

Political_Subdivisions
- TWP

1:600

0 0.01 0.01 0.02 mi

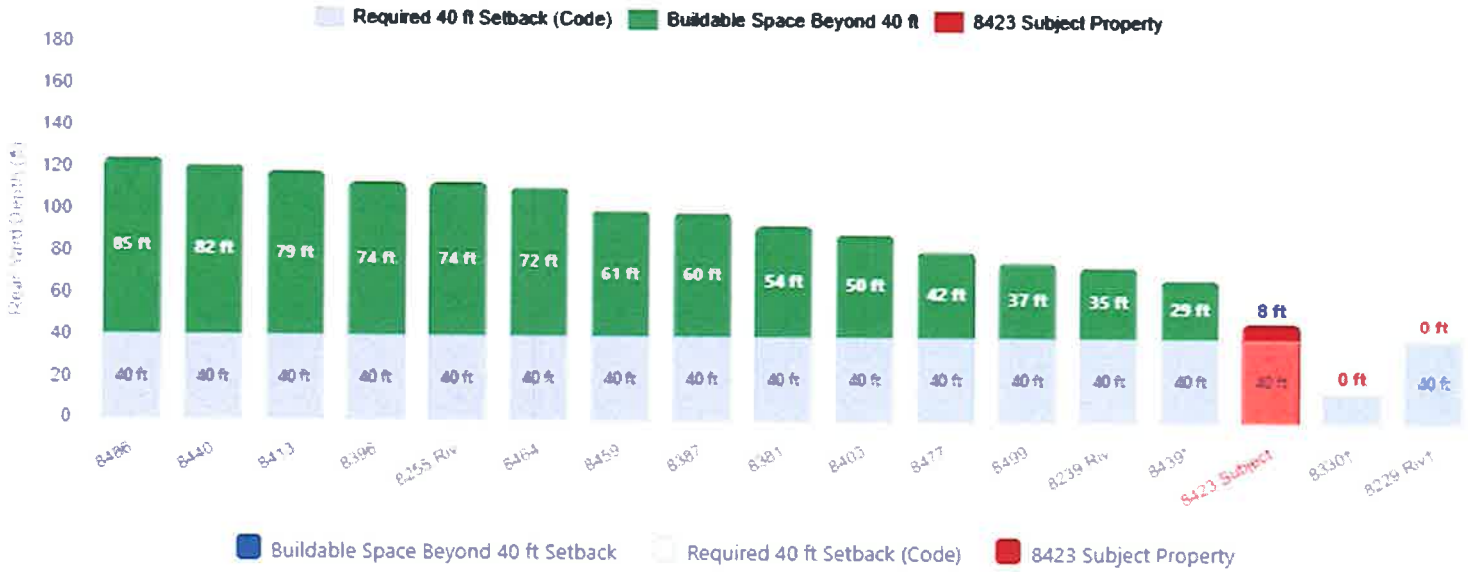
0 0.01 0.01 0.03 km

© OpenStreetMap (and) contributors, CC-BY-SA, Warren County GIS Department

26-BZA-006 Exhibit 11

How Much Room Does Each Home Have to Build?

Rear Yard Depth vs. 40 ft Required Setback — Buildable Space Remaining



8 ft	62 ft	85 ft	14 of 16
SUBJECT — BUILDABLE	AVG BUILDABLE (EXCL. SUBJECT & PONDS)	MOST BUILDABLE (8486)	NEIGHBORS HAVE MORE ROOM

† **8330 & 8229 Riv** — Pond directly behind these properties creates natural buildability limitations regardless of setback. Excluded from neighborhood average.

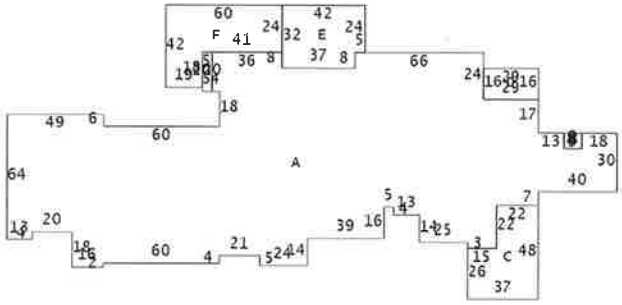
RECEIVED
OCT 14 2026
CLEARCREEK TOWNSHIP
ZONING DEPT

Parcel ID	0408400009	Current Owner	SYCAMORE CK. COUNTRY CLUB	Account Number	0609568
Property Address	8300 COUNTRY CLUB LN SPRINGBORO 45066	Legal Description	222.4258 ACRES	Neighborhood ID	49001
Tax District	6 CLEARCREK TWP SPRBORO CSD	State Use Code	463 - GOLF COURSE	OH Public School Dist No	8302
		School District	SPRINGBORO CSD		

Primary Picture



Primary Sketch



Building & Last Sale Summary

Last Sale Amount	$166,131	Bedrooms	
Last Sale Date	11/25/1986	Exterior	
Owner Occupied	N	Above Grade Living Area	
Homestead Exemption	N	Finished Basement/Attic	
Year Built		Total Living Area	

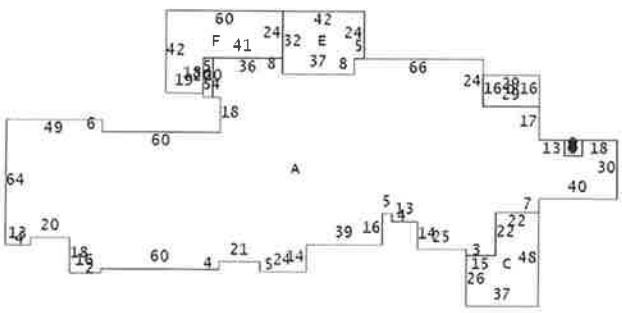
Value Summary

VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	$1,957,350	$685,070
BUILDING	$1,785,740	$625,010
TOTAL	$3,743,090	$1,310,080
CAUV	$0	-

Parcel ID	408400009	Current Owner	SYCAMORE CK. COUNTRY CLUB	Account Number	0609568

Commercial Building Details
Building 1 of 4

Building Sketch



Sketch Details

F	FRAME	DECK	1782
E	FRAME	CANOPY	1304
C	FRAME	CANOPY	1446
B	FRAME	OPEN PORCH	72
D	CUT BLOCK	1 STORY	464
A	FR. & MASONRY	1 STORY	23316
G	FR. & MASONRY	STOOP / BSM'T	100

Building Detail

Occupancy Code	GCM
Building ID	CLUBHSE
Perimeter	958 Feet
Year Built	1963

Remodel Year	1998
Grade	A
Condition	GOOD

Pricing Ladder

Basement	9 ft	$21.73
1st Floor	12 ft	$56.88
2nd Floor	0 ft	$0.00
3rd Floor	0 ft	$0.00
4th Floor	0 ft	$0.00
Remaining Floors		$0.00
Frame Adjustment		($4.38)
Wall Height Adjustment		($0.36)
Base Price		$73.87
BPA %		100%
Sub Total		$73.87

Unit Finish	$0.00
Interior Finish	$0.00
Divided Walls	$0.00
Lighting	$0.00
Heat/Cooling	$0.00
Sprinkler	$0.00
Square Foot Price	$73.87
Area	23316.00 Sq. Ft.
SubTotal	$1,722,350.00

Plumbing	$50,400.00
Features	$67,320.00
Total Base	$1,840,070.00
Grade %	1.50
Cost %	0.00
Design %	0.00
Replacement Value	$2,760,110.00
Physical Depreciation %	40
Obsolescence Dep. %	49
Influence %	0.00
True Value	$844,600.00

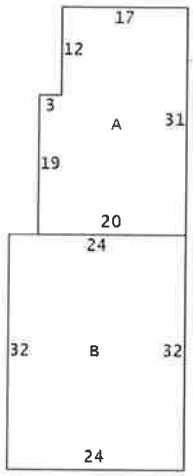
Special Features

Code	Description	Type	Use	W	L	Area	Qty	Hgt	Grd	Features	Rate	Sound Value
099	CAN ADDN 1446 SF	0	NONE	0	0	1446	0	0	00	00	13.00	0
099	DECK ADDN 1782 SF	0	NONE	0	0	1782	0	0	00	00	8.00	0
099	BSMT ADDN 5X20	0	NONE	0	0	100	0	0	00	00	24.50	0
099	1 STY ADDN 464 SF	0	NONE	0	0	464	0	0	00	00	30.00	0
099	CAN ADDN 1304 SF	0	NONE	0	0	1304	0	0	00	00	13.00	0
099	OFP ADDN 8X9=72 SF	0	NONE	0	0	72	0	0	00	00	13.00	0

Parcel ID	408400009	Current Owner	SYCAMORE CK. COUNTRY CLUB	Account Number	0609568

Commercial Building Details
Building 2 of 4

Building Sketch



Sketch Details

B	FRAME	CANOPY	768
A	BRICK	1 STORY	584

Building Detail

Occupancy Code	GCM
Building ID	OFFICE
Perimeter	102 Feet
Year Built	1990

Remodel Year	0
Grade	C
Condition	GOOD

Pricing Ladder

Basement	0 ft	$0.00
1st Floor	10 ft	$79.33
2nd Floor	0 ft	$0.00
3rd Floor	0 ft	$0.00
4th Floor	0 ft	$0.00
Remaining Floors		$0.00
Frame Adjustment		($1.79)
Wall Height Adjustment		($5.76)
Base Price		$71.78
BPA %		100%
Sub Total		$71.78

Unit Finish	$0.00
Interior Finish	$0.00
Divided Walls	$2.00
Lighting	$0.00
Heat/Cooling	$0.00
Sprinkler	$0.00
Square Foot Price	$73.78
Area	584.00 Sq. Ft.
SubTotal	$43,090.00

Plumbing	$2,400.00
Features	$6,140.00
Total Base	$51,630.00
Grade %	1.00
Cost %	0.00
Design %	0.00
Replacement Value	$51,630.00
Physical Depreciation %	25
Obsolescence Dep. %	0
Influence %	0.00
True Value	$38,700.00

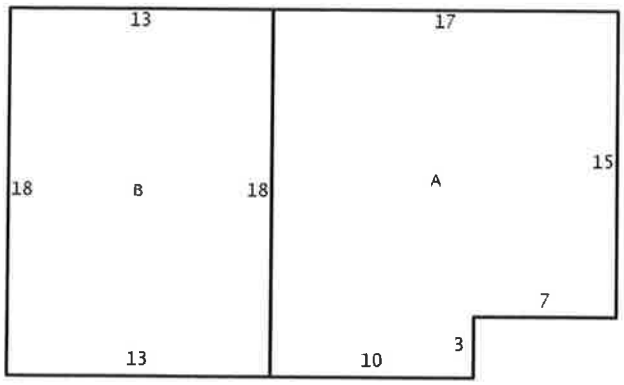
Special Features

Code	Description	Type	Use	W	L	Area	Qty	Hgt	Grd	Features	Rate	Sound Value
099	FR CAN ADDN 768 SF	0	NONE	0	0	768	0	0	00	00	8.00	0

Parcel ID	408400009	Current Owner	SYCAMORE CK. COUNTRY CLUB	Account Number	0609568

Commercial Building Details
Building 3 of 4

Building Sketch



Sketch Details

B	STONE	CANOPY	234
A	STONE	1 STORY	285

Building Detail

Occupancy Code	GCM
Building ID	REFRESH
Perimeter	70 Feet
Year Built	1991

Remodel Year	0
Grade	C
Condition	GOOD

Pricing Ladder

Basement	0 ft	$0.00
1st Floor	10 ft	$98.05
2nd Floor	0 ft	$0.00
3rd Floor	0 ft	$0.00
4th Floor	0 ft	$0.00
Remaining Floors		$0.00
Frame Adjustment		($1.79)
Wall Height Adjustment		($8.06)
Base Price		$88.20
BPA %		100%
Sub Total		$88.20

Unit Finish	$0.00
Interior Finish	$0.00
Divided Walls	$0.00
Lighting	$0.00
Heat/Cooling	($2.16)
Sprinkler	$0.00
Square Foot Price	$86.04
Area	285.00 Sq. Ft.
SubTotal	$24,520.00

Plumbing	$6,000.00
Features	$4,210.00
Total Base	$34,730.00
Grade %	1.00
Cost %	0.00
Design %	0.00
Replacement Value	$34,730.00
Physical Depreciation %	25
Obsolescence Dep. %	0
Influence %	0.00
True Value	$26,100.00

Special Features

Code	Description	Type	Use	W	L	Area	Qty	Hgt	Grd	Features	Rate	Sound Value
099	STN CAN 13X18	0	NONE	0	0	234	0	0	00	00	18.00	0

Parcel ID	408400009	Current Owner	SYCAMORE CK. COUNTRY CLUB	Account Number	0609568

Commercial Building Details
Building 4 of 4

Building Sketch



Sketch Details

A	METAL	1 STORY	8106

Building Detail

Occupancy Code	GCI
Building ID	SHOP
Perimeter	470 Feet
Year Built	1988

Remodel Year	0
Grade	D-10
Condition	AVERAGE

Pricing Ladder

Basement	0 ft	$0.00
1st Floor	14 ft	$28.22
2nd Floor	0 ft	$0.00
3rd Floor	0 ft	$0.00
4th Floor	0 ft	$0.00
Remaining Floors		$0.00
Frame Adjustment		($1.73)
Wall Height Adjustment		$0.00
Base Price		$26.49
BPA %		100%
Sub Total		$26.49

Unit Finish	$0.00
Interior Finish	$0.00
Divided Walls	$0.00
Lighting	$0.00
Heat/Cooling	$0.00
Sprinkler	$0.00
Square Foot Price	$26.49
Area	8106.00 Sq. Ft.
SubTotal	$214,730.00

Plumbing	$6,000.00
Features	$0.00
Total Base	$220,730.00
Grade %	0.74
Cost %	0.00
Design %	0.00
Replacement Value	$163,340.00
Physical Depreciation %	25
Obsolescence Dep. %	0
Influence %	0.00
True Value	$122,500.00

Special Features

Code	Description	Type	Use	W	L	Area	Qty	Hgt	Grd	Features	Rate	Sound Value

NO SPECIAL FEATURES FOUND

Parcel ID	0408176006
Property Address	8439 POINT O'WOODS CT SPRINGBORO 45066
Tax District	6 CLEARCREK TWP SPRBORO CSD

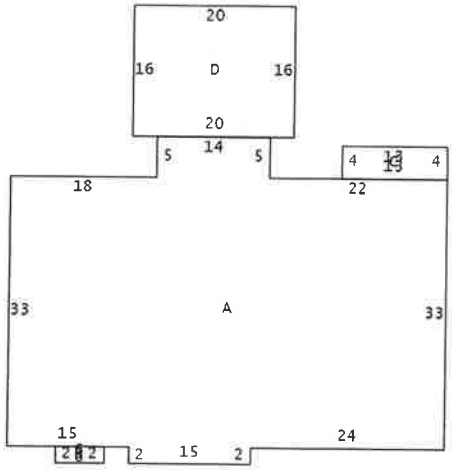
Current Owner	PERKINS, MARIE E; TOVEY, SHAWN PATRICK &
Legal Description	119 WOODLAND GREENS 2-2 0.0000 ACRES .59
State Use Code	510 - SINGLE FAMILY DWG (PLATTED)
School District	SPRINGBORO CSD

Account Number	0627191
Neighborhood ID	40001
OH Public School Dist No	8302

Primary Picture



Primary Sketch



Building & Last Sale Summary

Last Sale Amount	$0	Bedrooms	3
Last Sale Date	06/23/2020	Exterior	MASONRY
Owner Occupied	Y	Above Grade Living Area	3828 sq. ft.
Homestead Exemption	N	Finished Basement/Attic	1411 sq. ft.
Year Built	1989	Total Living Area	5,239sq.ft.

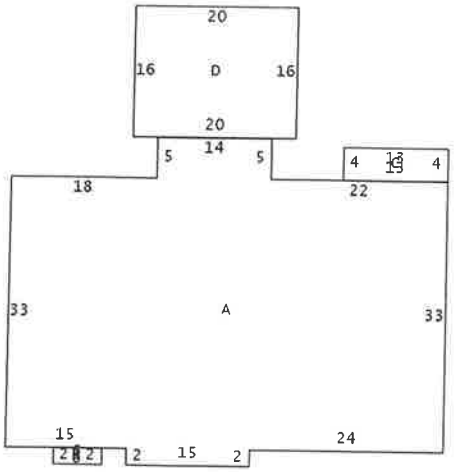
Value Summary

VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	$140,000	$49,000
BUILDING	$503,300	$176,160
TOTAL	$643,300	$225,160
CAUV	$0	-

Parcel ID	408176006	Current Owner	PERKINS, MARIE E	Account Number	0627191

Residential Building Details
Building 1 of 1

Building Sketch



Sketch Details

C	FRAME	1 STORY	52
B	FRAME	1 ST OVERHANG	12
D	FRAME	DECK	320
A	BRICK	2 STORY	1882

Occupancy	1 FAMILY UNIT	Finished Basement	1411 sq. ft.
Construction Year	1989	Unfinished Attic	0 sq. ft.
Remodel Year 1	0	Finished Attic/Living Area	0 sq. ft.
Remodel Year 2	0	Number of Bedrooms	3
Condition	VERY GOOD	Family/Rec Room	YES
Constrcution Cost	$0.00	Wood Fireplace	2
Remodel Cost	$0.00	Gas Fireplace	0
Foundation	CONCRETE	Heating System	FORCED AIR
Exterior	MASONRY	Heat Source	GAS
Basement	FULL	Central Air Conditioning	YES
		Full Baths	3
		Half Baths	1
		True Value	$503,300.00

Special Features

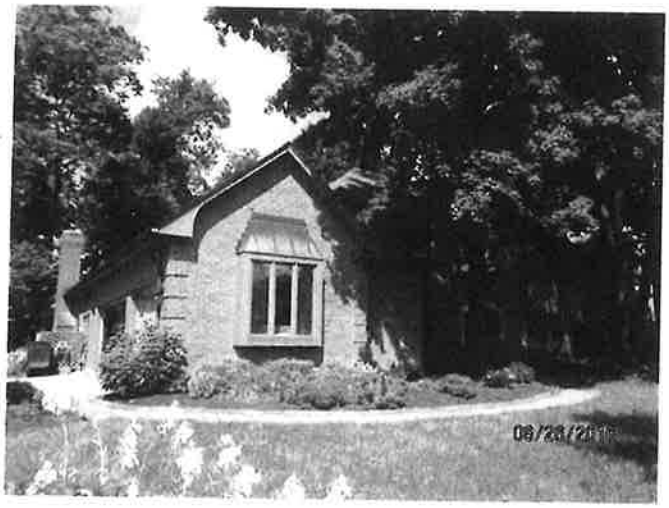
No Special Features Found

WARREN COUNTY

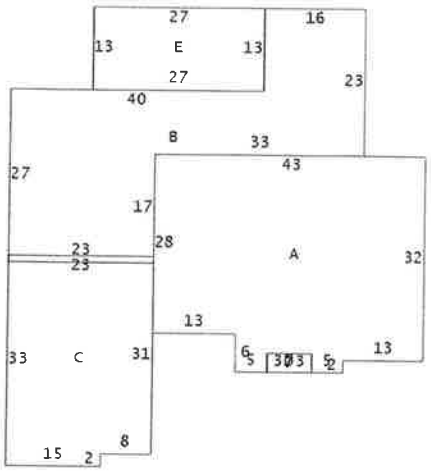
Matt Nolan, Auditor | Randy Kuvin, CPA, Treasurer | Linda Oda, Recorder

Parcel ID	0408176005	Current Owner	BRAZIE, PAUL A.	Account Number	0627205
Property Address	8459 POINT O'WOODS CT SPRINGBORO 45066	Legal Description	120 WOODLAND GREENS 2-2 0.0000 ACRES .64	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	$0	Bedrooms	4
Last Sale Date	08/06/2019	Exterior	COMBINATION
Owner Occupied	Y	Above Grade Living Area	3854 sq. ft.
Homestead Exemption	N	Finished Basement/Attic	0 sq. ft.
Year Built	1987	Total Living Area	3,854sq.ft.

Value Summary

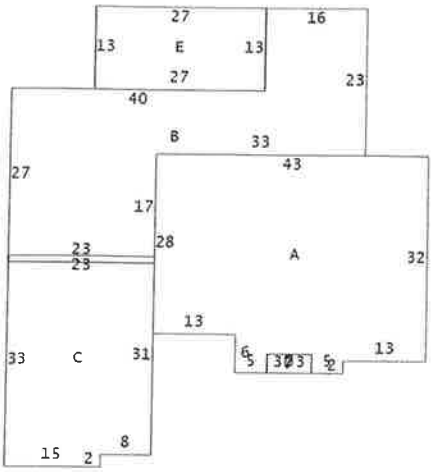
VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	$140,000	$49,000
BUILDING	$380,550	$133,190
TOTAL	$520,550	$182,190
CAUV	$0	-

26-BZA-006 Exhibit 15A

Parcel ID	408176005	Current Owner	BRAZIE, PAUL A.	Account Number	0627205

Residential Building Details
Building 1 of 1

Building Sketch



Sketch Details

D	FRAME	1 ST. / O PORCH	21
E	BRICK	PATIO	351
C	FR. & MASONRY	GARAGE	743
B	FR. & MASONRY	1 STORY	1159
A	FR. & MASONRY	2 STORY	1337

Occupancy	1 FAMILY UNIT	Finished Basement	0 sq. ft.
Construction Year	1987	Unfinished Attic	0 sq. ft.
Remodel Year 1	0	Finished Attic/Living Area	0 sq. ft.
Remodel Year 2	0	Number of Bedrooms	4
Condition	GOOD	Family/Rec Room	YES
Constrcution Cost	$0.00	Wood Fireplace	2
Remodel Cost	$0.00	Gas Fireplace	0
Foundation	C. BLOCK	Heating System	FORCED AIR
Exterior	COMBINATION	Heat Source	GAS
Basement	NONE	Central Air Conditioning	YES
		Full Baths	2
		Half Baths	2
		True Value	$378,750.00

Special Features

No Special Features Found

Parcel ID	0408176004
Property Address	8477 POINT O'WOODS CT SPRINGBORO 45066
Tax District	6 CLEARCREK TWP SPRBORO CSD

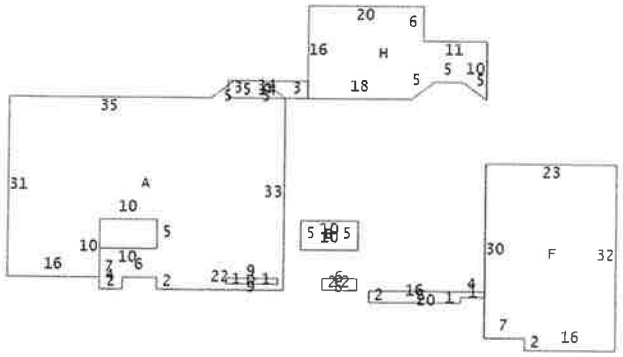
Current Owner	REEVES, DANIEL S. & ; NOELLE K.
Legal Description	121 WOODLAND GREENS 2-2 0.0000 ACRES .55
State Use Code	510 - SINGLE FAMILY DWG (PLATTED)
School District	SPRINGBORO CSD

Account Number	0627213
Neighborhood ID	40001
OH Public School Dist No	8302

Primary Picture



Primary Sketch



Building & Last Sale Summary

Last Sale Amount	$415,000	Bedrooms	4
Last Sale Date	01/10/2019	Exterior	COMBINATION
Owner Occupied	Y	Above Grade Living Area	3192 sq. ft.
Homestead Exemption	N	Finished Basement/Attic	1261 sq. ft.
Year Built	1987	Total Living Area	4,453sq.ft.

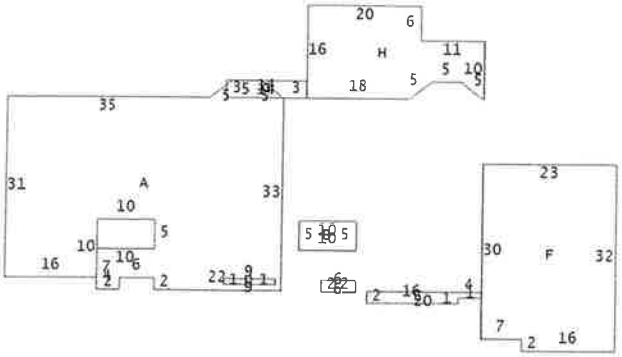
Value Summary

VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	$140,000	$49,000
BUILDING	$397,810	$139,230
TOTAL	$537,810	$188,230
CAUV	$0	-

Parcel ID	408176004	Current Owner	REEVES, DANIEL S. &	Account Number	0627213

Residential Building Details
Building 1 of 1

Building Sketch



Sketch Details

G	FRAME	1 ST OVERHANG	42
D	FRAME	2 ST OVERHANG	9
E	FRAME	1 ST OVERHANG	36
B	FRAME	1 ST. / BSM'T	50
H	FRAME	DECK	403
F	BRICK	GARAGE	722
A	BRICK	2 STORY	1517
C	BRICK	1 ST. / O PORCH	12

Occupancy	1 FAMILY UNIT
Construction Year	1987
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	1261 sq. ft.
Unfinished Attic	0 sq. ft.
Finished Attic/Living Area	0 sq. ft.
Number of Bedrooms	4
Family/Rec Room	YES
Wood Fireplace	0
Gas Fireplace	2
Heating System	FORCED AIR
Heat Source	GAS
Central Air Conditioning	YES
Full Baths	3
Half Baths	1
True Value	$397,810.00

Special Features

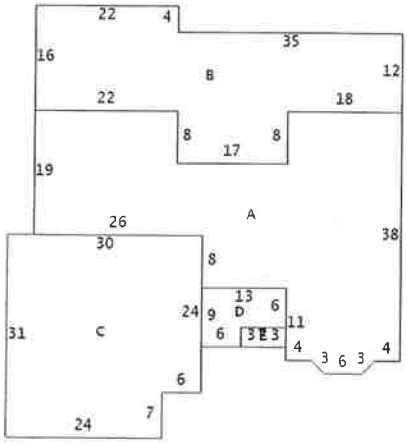
No Special Features Found

Parcel ID	0408176018	Current Owner	GARY J BEALL TRUST U/A ; DATED 3/30/23, GARY J BEALL TRUSTEE	Account Number	0627221
Property Address	8499 POINT O'WOODS CT SPRINGBORO 45066	Legal Description	PT.122 WOODLAND GREENS 2-2 0.5480 ACRES	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	$0	Bedrooms	3
Last Sale Date	03/31/2023	Exterior	MASONRY
Owner Occupied	Y	Above Grade Living Area	3822 sq. ft.
Homestead Exemption	N	Finished Basement/Attic	0 sq. ft.
Year Built	1990	Total Living Area	3,822sq.ft.

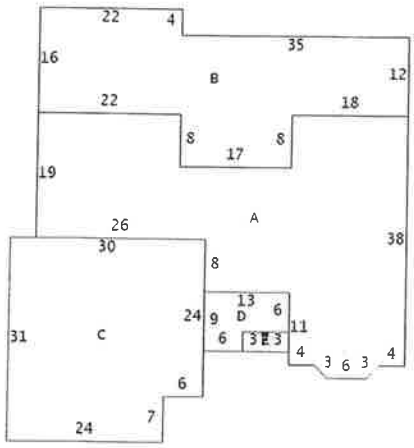
Value Summary

VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	$140,000	$49,000
BUILDING	$398,460	$139,460
TOTAL	$538,460	$188,460
CAUV	$0	-

Parcel ID	408176018	Current Owner	GARY J BEALL TRUST U/A	Account Number	0627221

Residential Building Details
Building 1 of 1

Building Sketch



Sketch Details

E	FRAME	OPEN PORCH	21
C	BRICK	GARAGE	888
A	BRICK	2 STORY	1409
D	BRICK	1 STORY	96
B	BRICK	1 STORY	908

Occupancy	1 FAMILY UNIT
Construction Year	1990
Remodel Year 1	0
Remodel Year 2	0
Condition	VERY GOOD
Constrcution Cost	$0.00
Remodel Cost	$0.00
Foundation	CONCRETE
Exterior	MASONRY
Basement	NONE

Finished Basement	0 sq. ft.
Unfinished Attic	0 sq. ft.
Finished Attic/Living Area	0 sq. ft.
Number of Bedrooms	3
Family/Rec Room	NO
Wood Fireplace	2
Gas Fireplace	1
Heating System	FORCED AIR
Heat Source	GAS
Central Air Conditioning	YES
Full Baths	2
Half Baths	1
True Value	$398,460.00

Special Features

No Special Features Found

Parcel ID	0408251010
Property Address	8486 POINT O'WOODS CT SPRINGBORO 45066
Tax District	6 CLEARCREK TWP SPRBORO CSD

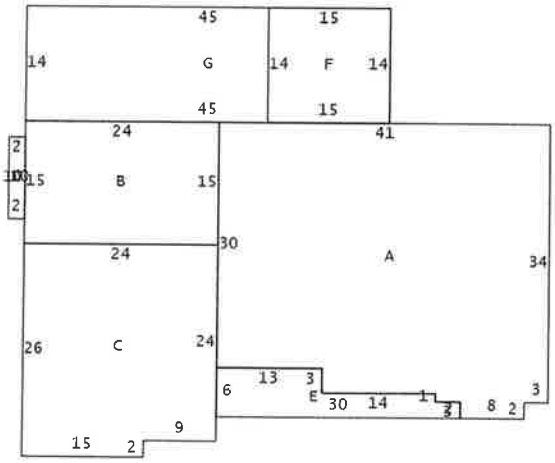
Current Owner	PERICLEOUS, KRISTOS T & ; KRISTEN
Legal Description	109 WOODLAND GREENS 2-2 0.0000 ACRES .60
State Use Code	510 - SINGLE FAMILY DWG (PLATTED)
School District	SPRINGBORO CSD

Account Number	0627086
Neighborhood ID	40001
OH Public School Dist No	8302

Primary Picture



Primary Sketch



Building & Last Sale Summary

Last Sale Amount	$587,000	Bedrooms	4
Last Sale Date	07/13/2023	Exterior	COMBINATION
Owner Occupied	Y	Above Grade Living Area	3068 sq. ft.
Homestead Exemption	N	Finished Basement/Attic	600 sq. ft.
Year Built	1989	Total Living Area	3,668sq.ft.

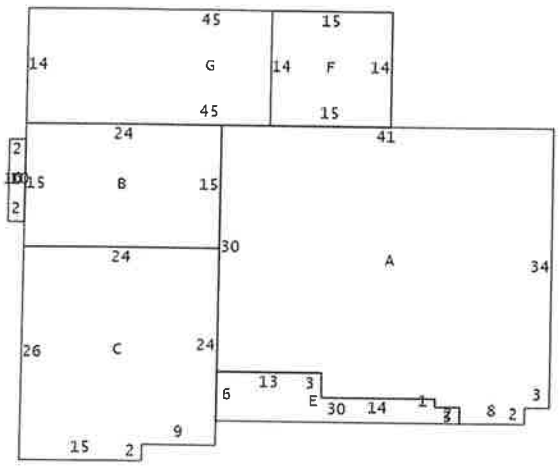
Value Summary

VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	$100,000	$35,000
BUILDING	$387,400	$135,590
TOTAL	$487,400	$170,590
CAUV	$0	-

Parcel ID	408251010	Current Owner	PERICLEOUS, KRISTOS T &	Account Number	0627086

Residential Building Details
Building 1 of 1

Building Sketch



Sketch Details

D	FRAME	1 ST OVERHANG	20
E	FRAME	OPEN PORCH	126
G	FRAME	DECK	630
F	FRAME	DECK	210
B	BRICK	1 ST. / BSM'T	360
C	BRICK	GARAGE	606
A	FR. & MASONRY	2 STORY	1344

Occupancy	1 FAMILY UNIT
Construction Year	1989
Remodel Year 1	0
Remodel Year 2	0
Condition	VERY GOOD
Construction Cost	$0.00
Remodel Cost	$0.00
Foundation	CONCRETE
Exterior	COMBINATION
Basement	FULL

Finished Basement	600 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	1
Heating System	FORCED AIR
Heat Source	GAS
Central Air Conditioning	YES
Full Baths	4
Half Baths	0
True Value	$372,100.00

Special Features

No Special Features Found

WARREN COUNTY

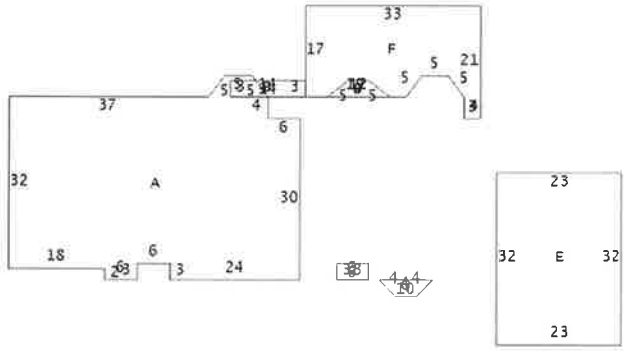
Matt Nolan, Auditor | Randy Kuvin, CPA, Treasurer | Linda Oda, Recorder

Parcel ID	0408251011	Current Owner	HARNER, BEVERLY L.	Account Number	0627094
Property Address	8464 POINT O'WOODS CT SPRINGBORO 45066	Legal Description	110 WOODLAND GREENS 2-2 0.0000 ACRES	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	$0	Bedrooms	5
Last Sale Date	08/18/2003	Exterior	COMBINATION
Owner Occupied	Y	Above Grade Living Area	3684 sq. ft.
Homestead Exemption	N	Finished Basement/Attic	1728 sq. ft.
Year Built	1987	Total Living Area	5,412sq.ft.

Value Summary

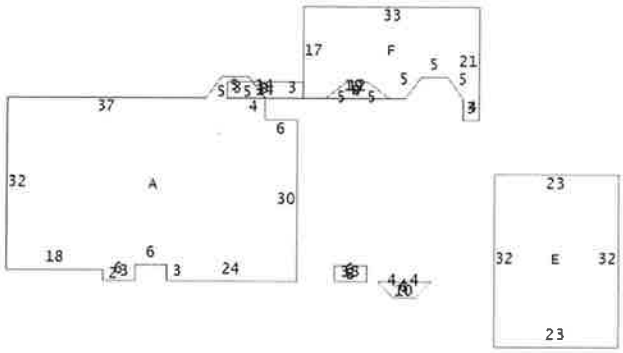
VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	$100,000	$35,000
BUILDING	$480,750	$168,260
TOTAL	$580,750	$203,260
CAUV	$0	-

26-BZA-006 Exhibit 19A

Parcel ID	408251011	Current Owner	HARNER, BEVERLY L.	Account Number	0627094

Residential Building Details
Building 1 of 1

Building Sketch



Sketch Details

D	FRAME	1 ST OVERHANG	24
F	FRAME	DECK	541
B	FRAME	1 ST OVERHANG	42
G	FRAME	1 ST OVERHANG	20
C	FRAME	1 ST. / O PORCH	18
A	FR. & MASONRY	2 STORY	1790
E	FR. & MASONRY	GARAGE	736

Occupancy	1 FAMILY UNIT
Construction Year	1987
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	1728 sq. ft.
Unfinished Attic	736 sq. ft.
Finished Attic/Living Area	0 sq. ft.
Number of Bedrooms	5
Family/Rec Room	YES
Wood Fireplace	1
Gas Fireplace	0
Heating System	FORCED AIR
Heat Source	GAS
Central Air Conditioning	YES
Full Baths	4
Half Baths	0
True Value	$468,450.00

Special Features

No Special Features Found

WARREN COUNTY

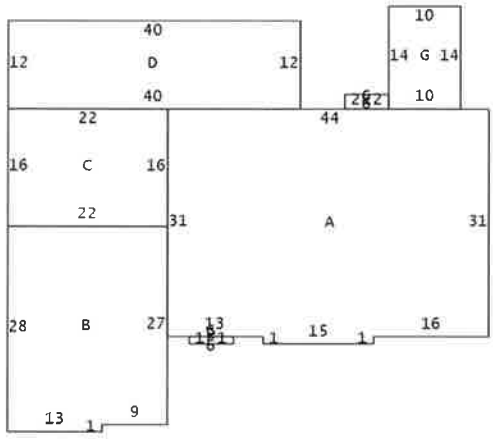
Matt Nolan Auditor | **Randy Kuvin, CPA** Treasurer | **Linda Oda** Recorder

Parcel ID	0408251012	**Current Owner**	HARVILLE, DARREN T. & SUS	**Account Number**	0627108
Property Address	8440 POINT O'WOODS CT SPRINGBORO 45066	**Legal Description**	111 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	$325,750	**Bedrooms**	4
Last Sale Date	07/20/2001	**Exterior**	MASONRY
Owner Occupied	Y	**Above Grade Living Area**	3128 sq. ft.
Homestead Exemption	N	**Finished Basement/Attic**	0 sq. ft.
Year Built	1988	**Total Living Area**	3,128sq.ft.

Value Summary

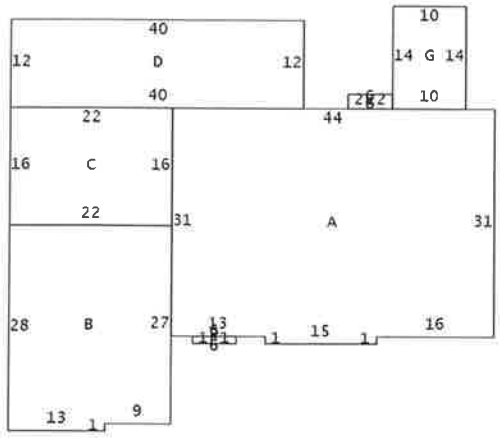
VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	$100,000	$35,000
BUILDING	$364,840	$127,690
TOTAL	$464,840	$162,690
CAUV	$0	-

26-BZA-006 Exhibit 20A

Parcel ID	408251012	Current Owner	HARVILLE, DARREN T. & SUS	Account Number	0627108

Residential Building Details
Building 1 of 1

Building Sketch



Sketch Details

F	FRAME	1 ST OVERHANG	6
G	FRAME	DECK	140
E	FRAME	1 ST OVERHANG	12
D	FRAME	DECK	480
B	BRICK	GARAGE	607
A	BRICK	2 STORY	1379
C	BRICK	1 STORY	352

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

Finished Basement	0 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	0
True Value	$364,840.00

Special Features

No Special Features Found

26-BZA-006 Exhibit 20B

WARREN COUNTY

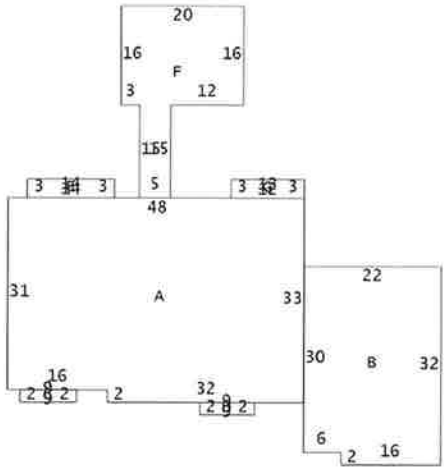
Matt Nolan, Auditor | Randy Kuvin, CPA, Treasurer | Linda Oda, Recorder

Parcel ID	0408251013	Current Owner	RUSSELL, JEFFREY S. &	Account Number	0627116
Property Address	8416 POINT O'WOODS CT SPRINGBORO 45066	Legal Description	112 WOODLAND GREENS 2-2 0.0000 ACRES .59	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	$387,000	Bedrooms	4
Last Sale Date	07/01/2013	Exterior	MASONRY
Owner Occupied	Y	Above Grade Living Area	3272 sq. ft.
Homestead Exemption	N	Finished Basement/Attic	800 sq. ft.
Year Built	1988	Total Living Area	4,072sq.ft.

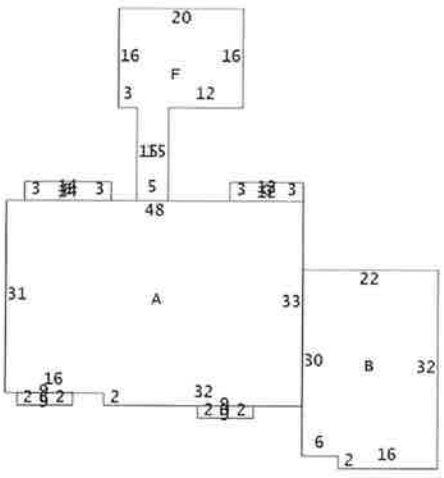
Value Summary

VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	$100,000	$35,000
BUILDING	$450,480	$157,670
TOTAL	$550,480	$192,670
CAUV	$0	-

Parcel ID	408251013	Current Owner	RUSSELL, JEFFREY S. &	Account Number	0627116

Residential Building Details
Building 1 of 1

Building Sketch



Sketch Details

C	FRAME	1 ST OVERHANG	18
G	FRAME	2 ST OVERHANG	36
F	FRAME	DECK	395
E	FRAME	1 ST OVERHANG	42
D	FRAME	2 ST OVERHANG	18
B	BRICK	GARAGE	692
A	BRICK	2 STORY	1552

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	MASONRY
Basement	FULL

Finished Basement	800 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	$450,480.00

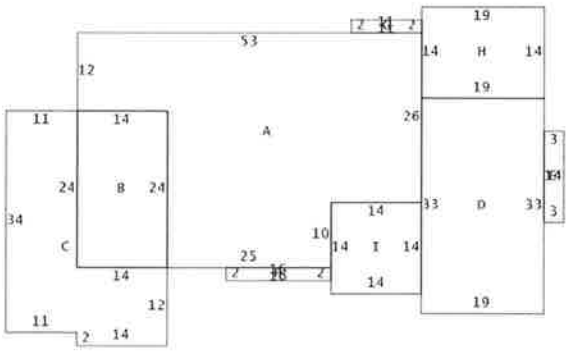
Special Features	
IRR. DECK 225 SQ. FT	$2,500.00

Parcel ID	0408251014	Current Owner	GOETZ, JULIE & ANDREW	Account Number	0627124
Property Address	8396 POINT O'WOODS CT SPRINGBORO 45066	Legal Description	113 WOODLAND GREENS 2-2 ~~0.0000~~ .76 ACRES	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	$572,000	Bedrooms	3
Last Sale Date	01/08/2020	Exterior	COMBINATION
Owner Occupied	Y	Above Grade Living Area	4119 sq. ft.
Homestead Exemption	N	Finished Basement/Attic	1200 sq. ft.
Year Built	1989	Total Living Area	5,319sq.ft.

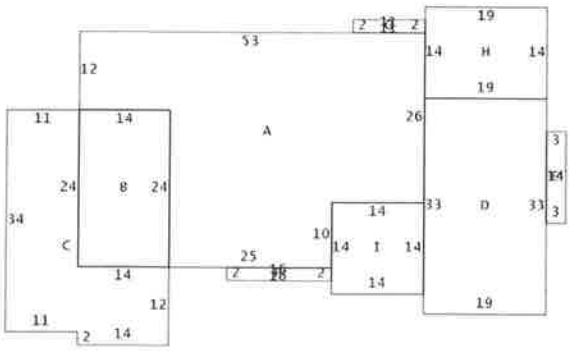
Value Summary

VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	$100,000	$35,000
BUILDING	$594,230	$207,980
TOTAL	$694,230	$242,980
CAUV	$0	-

Parcel ID	408251014	Current Owner	GOETZ, JULIE & ANDREW	Account Number	0627124

Residential Building Details
Building 1 of 1

Building Sketch



Sketch Details

F	FRAME	1 ST OVERHANG	32
G	FRAME	1 ST OVERHANG	22
H	FRAME	DECK	266
E	FRAME	1 ST OVERHANG	42
C	BRICK	GARAGE	542
D	BRICK	1 ST. / BSM'T	627
I	FR. & MASONRY	1 ST. / BSM'T	196
A	FR. & MASONRY	2 STORY	1432
B	FR. & MASONRY	1 ST. / GAR.	336

Occupancy	1 FAMILY UNIT
Construction Year	1989
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	1200 sq. ft.
Unfinished Attic	0 sq. ft.
Finished Attic/Living Area	0 sq. ft.
Number of Bedrooms	3
Family/Rec Room	YES
Wood Fireplace	2
Gas Fireplace	0
Heating System	FORCED AIR
Heat Source	GAS
Central Air Conditioning	YES
Full Baths	3
Half Baths	1
True Value	$594,230.00

Special Features

No Special Features Found

WARREN COUNTY

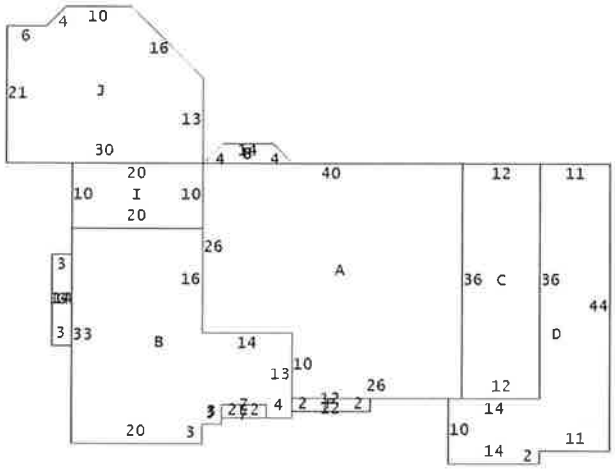
Matt Nolan, Auditor | Randy Kuvin, CPA, Treasurer | Linda Oda, Recorder

Parcel ID	0408251015	Current Owner	ANDERSON, BLAKE & KELLY	Account Number	0627132
Property Address	8380 POINT O'WOODS CT SPRINGBORO 45066	Legal Description	114 WOODLAND GREENS 2-2 0.0000 ACRES .87	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	$509,365	Bedrooms	4
Last Sale Date	06/08/2018	Exterior	WOOD SIDING
Owner Occupied	Y	Above Grade Living Area	3961 sq. ft.
Homestead Exemption	N	Finished Basement/Attic	600 sq. ft.
Year Built	1987	Total Living Area	4,561sq.ft.

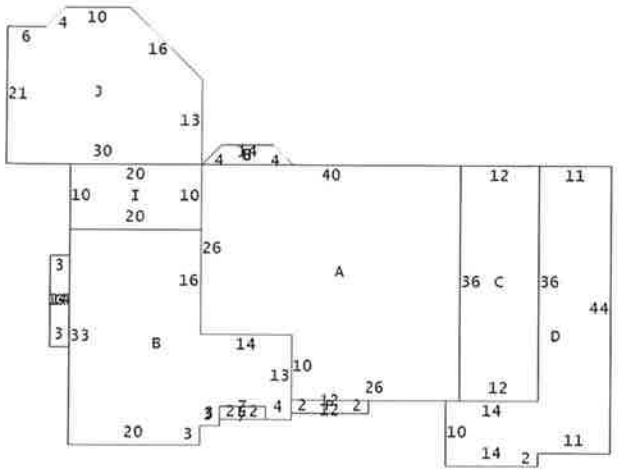
Value Summary

VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	$140,000	$49,000
BUILDING	$552,330	$193,320
TOTAL	$692,330	$242,320
CAUV	$0	-

Parcel ID	408251015	Current Owner	ANDERSON, BLAKE & KELLY	Account Number	0627132

Residential Building Details
Building 1 of 1

Building Sketch



Sketch Details

F	FRAME	1 ST OVERHANG	24
J	FRAME	DECK	636
G	FRAME	1 ST OVERHANG	42
H	FRAME	1 ST OVERHANG	32
I	FRAME	DECK / DECK	200
C	BRICK	1 ST. / GAR.	432
B	BRICK	1 ST. / BSM'T	831
A	BRICK	2 STORY	1300
E	BRICK	OPEN PORCH	14
D	BRICK	GARAGE	624

Occupancy	1 FAMILY UNIT
Construction Year	1987
Remodel Year 1	0
Remodel Year 2	0
Condition	GOOD
Constrcution Cost	$175,000.00
Remodel Cost	$0.00
Foundation	CONCRETE
Exterior	WOOD SIDING
Basement	HALF

Finished Basement	600 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	1
Heating System	FORCED AIR
Heat Source	GAS
Central Air Conditioning	YES
Full Baths	3
Half Baths	1
True Value	$552,330.00

Special Features

No Special Features Found

WARREN COUNTY

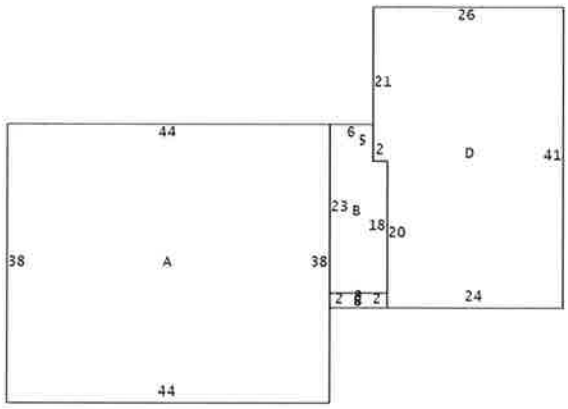
Matt Nolan Auditor | **Randy Kuvin, CPA** Treasurer | **Linda Oda** Recorder

Parcel ID	0408251016	Current Owner	TRUST AGREEMENT DTD 05/05/20; ROY W. HAINES & SUSAN ; G.R. HAINES, TRUSTEES OF THE ROY W.; HAINES & SUSAN G.R. HAINES REVOCABLE	Account Number	0627159
Property Address	8381 POINT O'WOODS CT SPRINGBORO 45066	Legal Description	115 WOODLAND GREENS 2-2 0.0000 ACRES 1.57	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	$0	Bedrooms	4
Last Sale Date	05/12/2020	Exterior	MASONRY
Owner Occupied	Y	Above Grade Living Area	3518 sq. ft.
Homestead Exemption	N	Finished Basement/Attic	1100 sq. ft.
Year Built	1988	Total Living Area	4,618sq.ft.

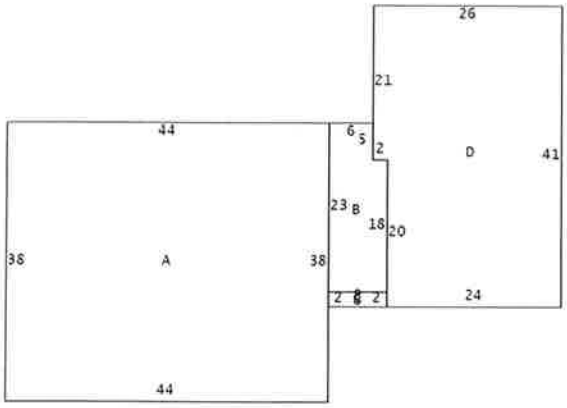
Value Summary

VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	$140,000	$49,000
BUILDING	$482,770	$168,970
TOTAL	$622,770	$217,970
CAUV	$0	-

Parcel ID	408251016	Current Owner	TRUST AGREEMENT DTD 05/05/20	Account Number	0627159

Residential Building Details
Building 1 of 1

Building Sketch



Sketch Details

C	FRAME	OPEN PORCH	16
D	BRICK	GARAGE	1026
A	BRICK	2 STORY	1672
B	BRICK	1 STORY	174

Occupancy	1 FAMILY UNIT
Construction Year	1988
Remodel Year 1	0
Remodel Year 2	0
Condition	GOOD
Constrcution Cost	$400,000.00
Remodel Cost	$0.00
Foundation	CONCRETE
Exterior	MASONRY
Basement	FULL

Finished Basement	1100 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	2
True Value	$482,770.00

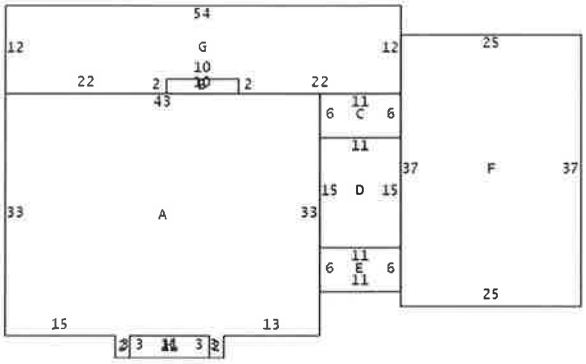
Special Features	
TWO FIREPLACES	$0.00

Parcel ID	0408176009	Current Owner	DATED OCTOBER 4,2023 LEE S BOLLOW &; BOLLOW REVOCABLE TRUST ; ELIZABETH S K BOLLOW TRUSTEES	Account Number	0627167
Property Address	8387 POINT O'WOODS CT SPRINGBORO 45066	Legal Description	116 WOODLAND GREENS 2-2 0.0000 ACRES .082	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	$0	Bedrooms	4
Last Sale Date	10/10/2023	Exterior	MASONRY
Owner Occupied	Y	Above Grade Living Area	3377 sq. ft.
Homestead Exemption	N	Finished Basement/Attic	1000 sq. ft.
Year Built	1988	Total Living Area	4,377sq.ft.

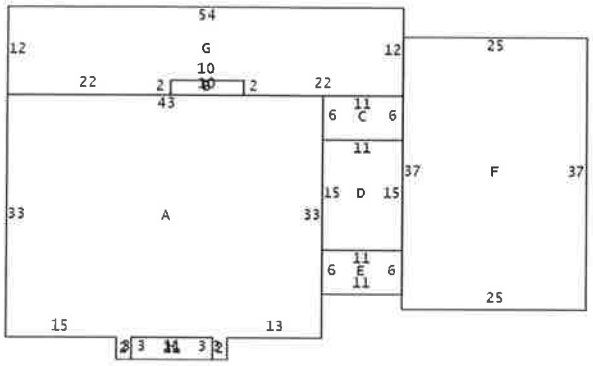
Value Summary

VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	$140,000	$49,000
BUILDING	$414,100	$144,940
TOTAL	$554,100	$193,940
CAUV	$0	-

Parcel ID	408176009	Current Owner	DATED OCTOBER 4,2023 LEE S BOLLOW &	Account Number	0627167

Residential Building Details
Building 1 of 1

Building Sketch



Sketch Details

G	FRAME	DECK	628
B	FRAME	1 ST OVERHANG	20
H	BRICK	1 ST. / O PORCH	33
E	BRICK	1 STORY	66
C	BRICK	1 STORY	66
A	BRICK	2 STORY	1431
F	BRICK	GARAGE	925
D	FR. & MASONRY	2 STORY	165

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

Finished Basement	1000 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	$414,100.00

Special Features

No Special Features Found

WARREN COUNTY

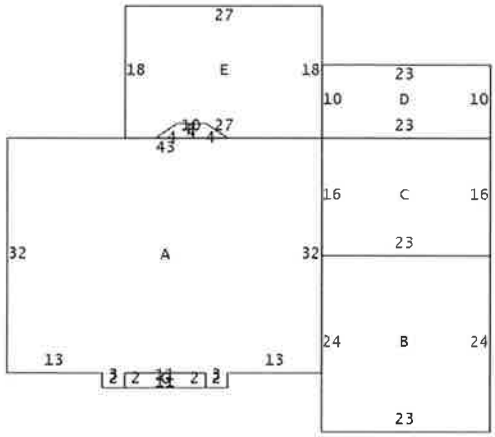
Matt Nolan, Auditor | Randy Kuvin, CPA, Treasurer | Linda Oda, Recorder

Parcel ID	0408176008	Current Owner	HALL, JERRY LEE & GERALDI	Account Number	0627175
Property Address	8403 POINT O'WOODS CT SPRINGBORO 45066	Legal Description	117 WOODLAND GREENS 2-2 0.0000 ACRES .52	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	$335,000	Bedrooms	4
Last Sale Date	10/07/1996	Exterior	COMBINATION
Owner Occupied	Y	Above Grade Living Area	3410 sq. ft.
Homestead Exemption	N	Finished Basement/Attic	0 sq. ft.
Year Built	1987	Total Living Area	3,410sq.ft.

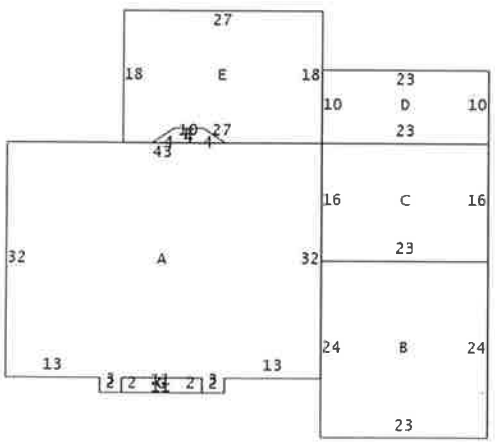
Value Summary

VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	$140,000	$49,000
BUILDING	$368,420	$128,950
TOTAL	$508,420	$177,950
CAUV	$0	-

Parcel ID	408176008	Current Owner	HALL, JERRY LEE & GERALDI	Account Number	0627175

Residential Building Details
Building 1 of 1

Building Sketch



Sketch Details

F	FRAME	1 ST OVERHANG	14
E	FRAME	DECK	486
B	BRICK	GARAGE	552
A	BRICK	2 STORY	1388
C	BRICK	1 STORY	368
D	BRICK	1 STORY	230
G	BRICK	1 ST. / O PORCH	22

Occupancy	1 FAMILY UNIT
Construction Year	1987
Remodel Year 1	1992
Remodel Year 2	0
Condition	VERY GOOD
Constrcution Cost	$0.00
Remodel Cost	$0.00
Foundation	STONE
Exterior	COMBINATION
Basement	FULL

Finished Basement	0 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	HEAT PUMP
Heat Source	ELECTRICAL
Central Air Conditioning	YES
Full Baths	2
Half Baths	1
True Value	$368,420.00

Special Features

No Special Features Found

WARREN COUNTY

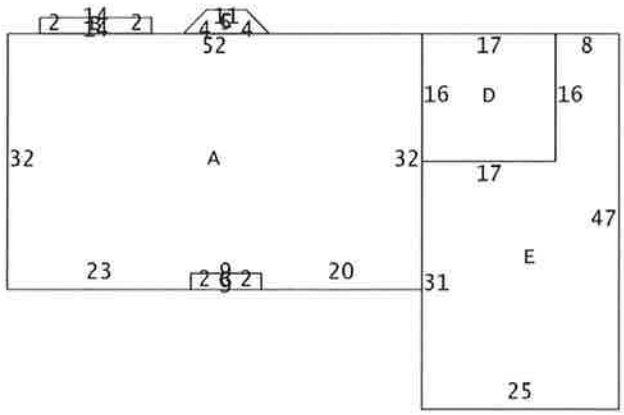
Matt Nolan Auditor | **Randy Kuvin, CPA** Treasurer | **Linda Oda** Recorder

Parcel ID	0408251025	Current Owner	HALE TRUST DTD 12/17/2025; BRYAN D HALE TRUSTEE; CLAIRE E HALE TRUSTEE	Account Number	0627485
Property Address	8229 RIVIERA CT SPRINGBORO 45066	Legal Description	93 WOODLAND GREENS 2-3 0.0000 ACRES 2.01	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	$0	Bedrooms	4
Last Sale Date	12/23/2025	Exterior	MASONRY
Owner Occupied	Y	Above Grade Living Area	3658 sq. ft.
Homestead Exemption	N	Finished Basement/Attic	730 sq. ft.
Year Built	1986	Total Living Area	4,388sq.ft.

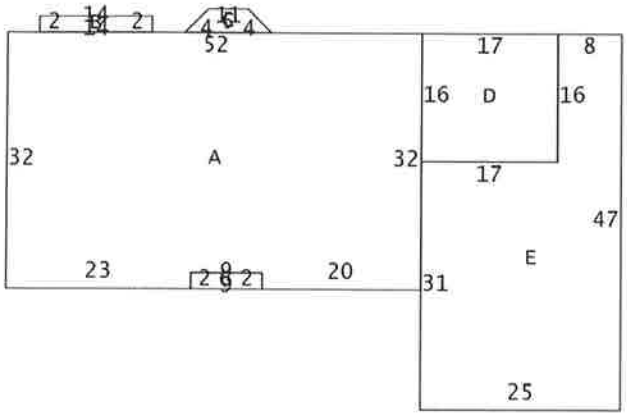
Value Summary

VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	$140,000	$49,000
BUILDING	$426,210	$149,170
TOTAL	$566,210	$198,170
CAUV	$0	-

Parcel ID	408251025	Current Owner	HALE TRUST DTD 12/17/2025	Account Number	0627485

Residential Building Details
Building 1 of 1

Building Sketch



Sketch Details

B	FRAME	1 ST OVERHANG	28
C	FRAME	2 ST OVERHANG	24
A	BRICK	2 STORY	1646
D	BRICK	1 ST. / BSM'T	272
E	BRICK	GARAGE	903
G	BRICK	1 ST. / O PORCH	18

Occupancy	1 FAMILY UNIT
Construction Year	1986
Remodel Year 1	0
Remodel Year 2	0
Condition	VERY GOOD
Constrcution Cost	$0.00
Remodel Cost	$0.00
Foundation	CONCRETE
Exterior	MASONRY
Basement	FULL

Finished Basement	730 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	0
True Value	$419,610.00

Special Features

No Special Features Found

WARREN COUNTY

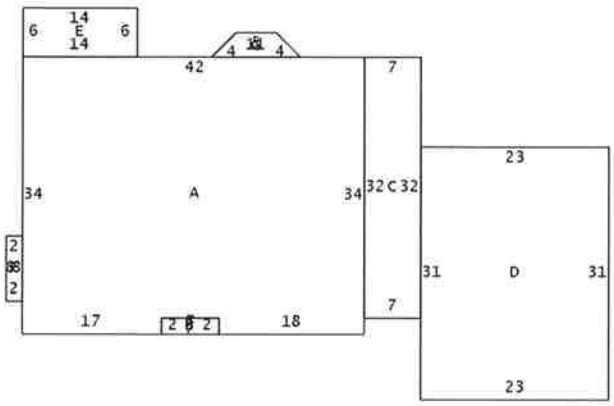
Matt Nolan, Auditor | Randy Kuvin, CPA, Treasurer | Linda Oda, Recorder

Parcel ID	0408251024	Current Owner	PAUL M VICEN TRUSTEE; VICEN REVOCABLE LIVING TRUST AGREEMENT DATED MARCH 26, 2025; GLORIA J VICEN TRUSTEE	Account Number	0627493
Property Address	8239 RIVIERA CT SPRINGBORO 45066	Legal Description	94 WOODLAND GREENS 2-3 0.0000 ACRES .77	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	$0	Bedrooms	4
Last Sale Date	03/27/2025	Exterior	MASONRY
Owner Occupied	Y	Above Grade Living Area	3105 sq. ft.
Homestead Exemption	Y	Finished Basement/Attic	0 sq. ft.
Year Built	1985	Total Living Area	3,105sq.ft.

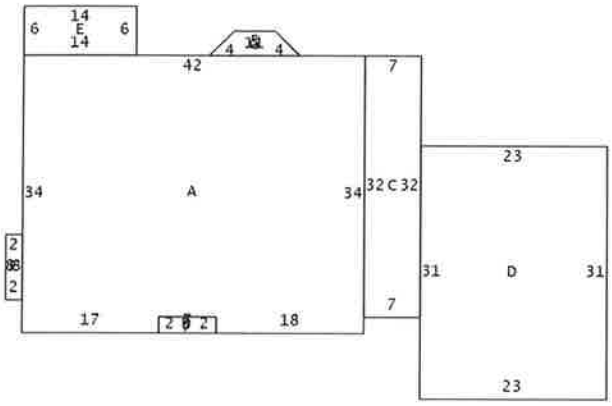
Value Summary

VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	$100,000	$35,000
BUILDING	$346,050	$121,120
TOTAL	$446,050	$156,120
CAUV	$0	-

Parcel ID	408251024	Current Owner	PAUL M VICEN TRUSTEE	Account Number	0627493

Residential Building Details
Building 1 of 1

Building Sketch



Sketch Details

G	FRAME	1 ST OVERHANG	23
F	FRAME	1 ST OVERHANG	16
E	FRAME	DECK	84
A	BRICK	2 STORY	1414
C	BRICK	1 ST. / BSM'T	224
D	BRICK	GARAGE	713
B	BRICK	1 ST. / O PORCH	14

Occupancy	1 FAMILY UNIT
Construction Year	1985
Remodel Year 1	0
Remodel Year 2	0
Condition	EXCELLENT
Constrcution Cost	$0.00
Remodel Cost	$0.00
Foundation	CONCRETE
Exterior	MASONRY
Basement	FULL

Finished Basement	0 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	2
Half Baths	1
True Value	$346,050.00

Special Features

No Special Features Found

WARREN COUNTY

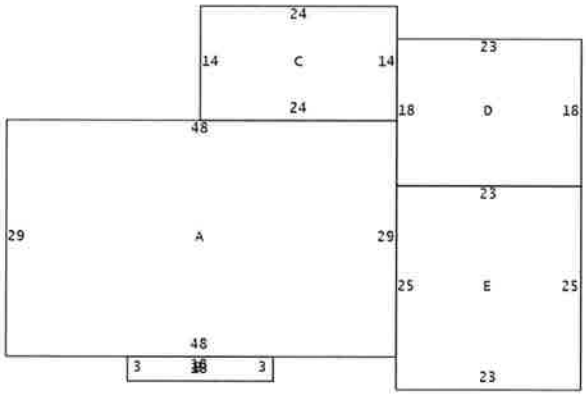
Matt Nolan, Auditor | Randy Kuvin, CPA, Treasurer | Linda Oda, Recorder

Parcel ID	0408251023	Current Owner	LARSON, MARTIN & PAULETTE	Account Number	0627507
Property Address	8255 RIVIERA CT SPRINGBORO 45066	Legal Description	95 WOODLAND GREENS 2-3 ~~0.0000~~ .63 ACRES	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	$226,900	Bedrooms	4
Last Sale Date	07/06/1987	Exterior	WOOD SIDING
Owner Occupied	Y	Above Grade Living Area	3252 sq. ft.
Homestead Exemption	Y	Finished Basement/Attic	0 sq. ft.
Year Built	1987	Total Living Area	3,252sq.ft.

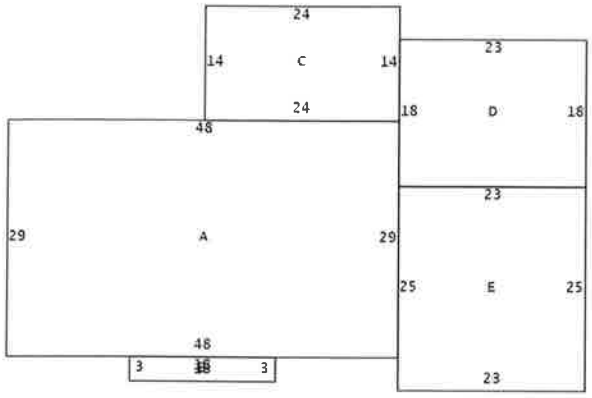
Value Summary

VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	$100,000	$35,000
BUILDING	$349,710	$122,400
TOTAL	$449,710	$157,400
CAUV	$0	-

Parcel ID	408251023	Current Owner	LARSON, MARTIN & PAULETTE	Account Number	0627507

Residential Building Details
Building 1 of 1

Building Sketch



Sketch Details

B	FRAME	1 ST. / O PORCH	54
C	FRAME	DECK	336
D	BRICK	1 STORY	414
A	BRICK	2 STORY	1392
E	BRICK	GARAGE	575

Occupancy	1 FAMILY UNIT
Construction Year	1987
Remodel Year 1	0
Remodel Year 2	0
Condition	VERY GOOD
Constrcution Cost	$0.00
Remodel Cost	$0.00
Foundation	CONCRETE
Exterior	WOOD SIDING
Basement	FULL

Finished Basement	0 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	0
True Value	$349,710.00

Special Features	
1 EXTRA FIXTURE	$0.00

Form No. 127 Prescribed by TED W. BROWN, Secretary of State. Appr. 11965. The Johnson-Watson Co., Dayton, Ohio—R-6484 Form No. 12127

CERTIFICATE OF RESULT OF ELECTION ON QUESTION OR ISSUE

Revised Code, Section 3501.11

ate of Ohio)
County of Warren)

The Board of Elections of Warren County hereby certifies that at the election held in Clearcreek Township (Subdivision) in said county on November 6, 1973 (Date of election) the vote cast on the following issue was as fo

Issue

(Tax lev

To provide a zoning code for the citizens of CLEARCREEK TOWNSHIP adequate light, pure air, and safety from fire and other dangers, to conserve the value of land and buildings, to lessen or avoid congestion of traffic in the public streets and to promote the public health, safety, morals, comforts, convenience and general welfare, all in accordance with the provision of Section 519 of the Ohio Revised Code.

To protect the character and the stability of the residential, business, and industrial areas within CLEARCREEK TOWNSHIP and to promote the orderly and beneficial development of such areas.

To establish restrictions in order to attain these objectives by adopting a zoning code which will revise the districts into which

Votes Seven hundred and twen
(For, yes, etc.—as on ballot)

Votes Three hundred and fort
(No, against, etc.—as on ballot)

otal vote cast on issue: 1073 (Number)

Witness our official signatures at Lebanon, Ohio in said county, this 13th day of November, 19 73.

Carl Withers Chairman

Franklin Perry

Stanley E. Pratt

Attest: Wm Neffner Jr Clerk

BOARD OF ELECTIONS

Warren County, Ohio

26-BZA-006 Exhibit 30A

CHAPTER 6

RURAL RESIDENCE ZONE "R-1" REGULATIONS

SEC. 6.01 The regulations set forth in this chapter, or set forth elsewhere in the Zoning Code are the zoning regulations for Rural Residence "R-1".

SEC. 6.02 Permitted uses: A building or lot shall be used only for the following purposes:

A. Single Family dwellings.

B. Home occupation, Provided that

1. No sign other than a nameplate two (2) square feet in area shall be erected or maintained on the premises.

2. No display shall be maintained which indicates from the exterior of the building on said premises, that such building is being used for any purpose other than a dwelling.

3. No commodity shall be sold on or from the premises unless it was produced thereon or unless it is incidental to the permitted services rendered or articles permitted to be produced on the premises.

4. No items used for the permitted home occupation shall be stored outside of the residence occupied by the family.

5. Parking space is provided on the premises for not less than four (4) passenger automobiles and in no event less than 1200 square feet.

C. Schools, Public and Private, from nursery schools through colleges having curriculum equivalent to public school curricula.

D. Church, Sunday School and other places of worship, shall be one hundred (100) feet from any properity line except the front lot line, and buildings shall be at least minimum residential size.

E. Community Fire House, Provided:

1. Front yard, side yard and rear yard requirements for the zone are met.

2. Main building shall be at least minimum residential size.

3. Enough area is set aside for future parking spaces, for a minimum of forty (40) cars, with a parking space provided at any given time for each member of the fire company. If an assembly hall is included in the building, additional parking spaces shall be provied in accordance with Chapter 20, Zoning Code.

F. Hospitals and institutions of an educational, religious, charitable or philanthropic nature provided the site upon which such uses are located shall contain a[illegible] (5)

SEC. 6.02 (cont'd)

acres and that such buildings shall not occupy over ten percent (10%) of the total area of the site.

G. Rest home or convalescent home provided that such buildings shall be located upon a site of five (5) acres or more and shall not occupy more than ten percent (10%) of the total site area.

H. The sale of household goods, furnishings, clothing, toys, tools, and books that have been used by members of the family occupying the premises may be advertised and sold on the premises; provided such sale is not held oftener than every six (6) months, for a Period of(3) three Days each sale, the items sold were not acquired for the sale and a zoning permit is obtained prior to said sale.

I. Clubs, including country clubs, swimming and tennis clubs, provided that any structures, except fences shall be at least fifty (50) feet from any parking areas necessary to the operation shall be at least two hundred (200) feet from any adjoining residential zone; the setback from street or streets shall be the same as for residences.

J. Publicly owned or operated properties including parks, playgrounds and community centers.

K. Recreation area, private or charitable,provided a minimum of thirty (30) acres is used and fenced on all sides.

L. Public and private forests and wildlife reservations or similar conservations projects, including the usual buildings therefore.

M. A private garage or parking spaces.

N. Cemeteries: Provided any mausoleumn therein, shall be at least two hundred (200) feet from every properity line and provided further that any cemetery shall contain an area of twenty (20) acres or more.

O. The keeping of animals, exclusive of swine and poultry as pets, provided, however, that any building or enclosure built for such pets shall be at least eighty-five (85) feet from every properity line.

P. Stables, private only - no beast or space for hire.

Q. Roadside stands, offering for sale only local agricultural products of which at least seventy-five percent (75%) of the total value sold are produced upon the premises. A sign advertising such products not exceeding twelve (12) square feet in area may be used. Ample off-street or off-road parking space shall be provided to take care of all vehicles visiting the roadside stand. See Section 27.01D.

R. Bulletin boards for public, charitable or religious institutions not exceeding twelve (12) square feet of area. See Section 27.01D.

S. Accessory buildings and uses customarily incidental to any of the above uses, including quarters for people em[illegible]d on the premises.

SEC. 6.02 (cont'd)

T. Temporary buildings and signs incidental to construction, which buildings and signs shall be removed upon the completion or abandonment of the construction work.

SEC. 6.03 Height regulations: No building shall exceed two and one-Half (2-1/2) Stories or thirty-five (35) feet in height.

SEC. 6.04 Yards

A. There shall be a 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 existin 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 a building.

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.

E. No accessory building shall project into any required front, side or rear yard.

SEC. 6.05 √ Intensity of use: Every lot or tract of land shall have a minimum width of one hundred (100) feet frontage and an area of not less than one-half (1/2) acre.

SEC. 6.06 Minimum size: The minimum size of any house exclusive of Porches, garages, and Breezways shall be nine hundred sixty (960) Square feet of floor space on the first floor of a one-family two (2) bedroom dwelling and an additional one hundred fifty square feet of floor space for each additional bedroom.

Sec 6.07 Amended

Trailers, garages, basements or temporary structures may be used for human occupancy for a period of six (6) months only, and may be occupied only for said six (6) months while a permanent house is being constructed on the same lot.

Kevin Hopf

From: Erinn Kaucher <ekaucher@sycamorecreekcc.org>
Sent: Monday, June 29, 2026 1:16 PM
To: Kevin Hopf
Subject: Variance Request

CAUTION: This email came from outside of MB. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Kevin,

The Board of Sycamore Creek Country Club has reviewed the preliminary plans for a proposed addition to the existing principal structure located at 8423 Point O Woods Ct, which shares an adjacent property line with the Club. After review, the Board has no objections to the proposed addition, including the requested variance from the 40-foot setback requirement. The Board finds the improvement to be reasonable and consistent with the surrounding development and does not believe it will adversely impact or alter the essential character of the neighborhood.

Please let us know if any additional information is needed.
Erinn

Erinn Kaucher
General Manager
Sycamore Creek Country Club
937.748.0791 ext. 103
ekaucher@sycamorecreekcc.org

RECEIVED
OCT 14 2026
CLEARCREEK TOWNSHIP
ZONING DEPT

Shawn Tovey <shawntovey@hotmail.com>
to me

Mon, Aug 10, 11:26 AM

Members of the Board,

We are writing in support of the variance request submitted by our neighbors, Kevin and Laurie Hopf, regarding the proposed covered patio addition at 8423 Point O'Woods Ct.

As adjacent property owners, we have reviewed the proposed plans and have no objection to the requested variance. We believe the proposed covered patio is a reasonable residential improvement that is consistent with the character of the neighborhood and will not negatively impact our property or our enjoyment of it.

We also understand that an alternative option discussed during the review process would be the construction of a detached accessory structure. From our perspective, we would actually prefer the proposed attached patio over a detached structure. A detached accessory structure would extend farther into the rear yard and would likely have a greater impact on our view than the patio as currently proposed.

Because the proposed patio remains integrated with the existing home, we believe it is the more appropriate and less intrusive option. We do not believe the variance will adversely affect neighboring properties, neighborhood character, privacy, or property values.

For these reasons, we respectfully support the variance request and encourage the Board to approve Case 26-BZA-002.

Thank you for your consideration.

Sincerely,

Shawn Tovey & Marie Perkins

RECEIVED
OCT 14 2026
CLEARCREEK TOWNSHIP
ZONING DEPT.

26-BZA-006 Exhibit 32