

7593 Bunnell Hill Road  
Springboro OH 45066



Clearcreek Township  
937-748-1267

## Record Report for Straight Zone Change Request #ZC-26-0001

### Record Overview

**Record Number:** ZC-26-0001  
**Record Type:** Straight Zone Change Request  
**Record Status:** In Progress  
**Record Submitted At:** Monday April 20, 2026  
**Record Address:** 812 OLD ROUTE 122, LEBANON 45036  
**Record Owner:** Jeff Palmer  
**Record Applicant:** Jodi Tesch

### Form Submission

**Applicant is::** Property Owner  
**If Other, please explain:** -

**Applicant:**  
Jodi Tesch-Carter  
262 Summer Field Lane  
LEBANON, OH 45036  
jodi@lifestylehousing.org, (513) 292-4014  
JAT SERVICES LLC  
812 OLD ROUTE 122, LEBANON 45036

RECEIVED  
APR 23 2026  
CLEARCREEK TOWNSHIP  
ZONING DEPT.

**Identify the Legal Description of Property to be Considered or Attach Metes and Bounds Description :**  
YOUNG ESTATES LOT: 7  
1.0485 ACRES

**Current Use of the Property:**  
Administrative Office to Lifestyle Housing, Inc. A for-profit agency that supports adults with disabilities.

**Property fronts on the following roads::** Old 122 Road

**The property is presently zoned::** Office Zone "O"

**Requested Zoning Classification:** Neighborhood Business Zone "B-1"

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

**Tax mailing address of individual(s) with whom the legal title to said property is recorded::**  
262 Summerfield Ln, Lebanon, OH, 45036

**Reason(s) for the Application::**  
We would like to start an Adult Day Support program for our clients.

**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.:**

*Jade Carter*  
*Tosch*

Signed in GovWell: Tuesday April 21, 2026, 10:47am

**RECEIVED**

**APR 23 2026**

**CLEARCREEK TOWNSHIP  
ZONING DEPT.**

LINDA ODA  
WARREN COUNTY RECORDER  
2023-003758

DEED  
03/01/2023 02:08:11 PM  
REC FEE: 34.00 PGS: 2  
PIN:

**TRANSFERRED**  
Mar 01, 2023

SEC 319.902 COMPLIED WITH  
MATT NOLAN, Auditor  
WARREN COUNTY, OH by AS  
Consideration: 275000.00  
Conveyance Fee: \$825.00  
Transfer Fee: \$0.50  
Conveyance#:

by GS 2 PGS

2023-9433

**Deed of Trustee**

**Anna M. Helton, Successor Trustee of the " The Plunkett Family Preservation Trust"** dated September 28, 2015, by the power conferred by said Trust, and Every other power, for valuable consideration paid, grant(s) with fiduciary covenants all their/his /her right, title and interest, to **JAT Services LLC, an Ohio Limited Liability Company** whose tax-mailing address is 262 Summer Field Lane, Lebanon, OH-45036 the following real property:

LEGAL DESCRIPTION

SITUATED IN SECTION 33, TOWN 4, RANGE 4, CLEARCKREEK TOWNSHIP IN THE COUNTY OF WARREN IN THE STATE OF OHIO, BEING LOT #7 AS RECORDED IN YOUNG ESTATES, PLAT BOOK 27, PAGE 76, WARREN COUNTY, OHIO, RECORDERS OFFICE.

Commonly known as: 812 old route 122, Lebanon, OH 45036

Warren County  
Parcel ID: 0933240004

ATED  
Tax Map Dep  
**SC**

Prior Instrument Reference: 2020-009932 - in the Records of Warren County, Ohio.

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APR 23 2026

CLEARCREEK TOWNSHIP  
ZONING DEPT.



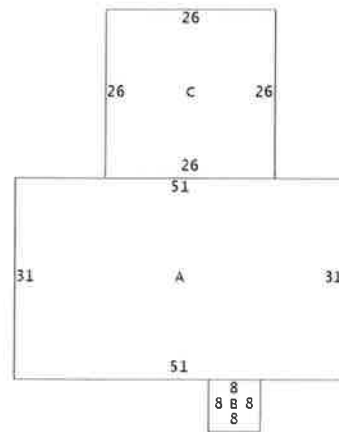


Parcel ID	0933240004	Current Owner	JAT SERVICES LLC	Account Number	0212997
Property Address	812 OLD ROUTE 122 LEBANON 45036	Legal Description	7 YOUNG ESTATES 1.0485 ACRES	Neighborhood ID	99001
Tax District	2 CLEARCREEK TWP LEBANON CSD	State Use Code	442 - MEDICAL CLINICS & OFFICES	OH Public School Dist No	8305
		School District	LEBANON CSD		

Primary Picture



Primary Sketch



Building & Last Sale Summary

Last Sale Amount	\$275,000	Bedrooms	
Last Sale Date	03/01/2023	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	\$34,610	\$12,110
BUILDING	\$243,870	\$85,350
TOTAL	\$278,480	\$97,460
CAUV	\$0	-