



Straight Zone Change Request

Application to the Zoning Commission
Clearcreek Township, Warren County

RECEIVED
JAN 04 2022
BY

Note: This application must be typewritten or computer generated and filed with the Clearcreek Township Zoning Inspector for presentation to the Zoning Commission. The following information must be filled out in its entirety and accompanied by a fee of \$650.00 to validate the application. The application must be received prior to the monthly scheduled cutoff date in order to be heard at the following monthly meeting. Application consents to a temporary sign being erected on the property to identify a pending zone change request. This sign shall be erected at least ten (10) days prior to the Zoning Commission's public hearing and removed after the Board of Trustees' public hearing. Attach additional computer generated or typewritten sheets as needed. Applicant is notified that the Rules and Regulations for the Zoning Commission, which outline the procedures by which the Zoning Commission shall operate, are found on the website www.clearcreektownship.com or can be requested from staff.

Name of Applicant:

Backstop 48 Properties LLC (Erin Kristbaum 937-283-5949 & Ronald Sparks)

Mailing address of Applicant: *erin@thegenegroup.com*

10145 Park Edge Drive Dayton, OH 45458

Identify the Legal Description of Property to be Considered or Attach Metes and Bounds Description:

5 -3-26 0.5 ACRES *8142 SR 48 Waynesville OH 45068*

Property fronts on the following road(s):

Route 48

The legal title to said property recorded in the name(s) of:

Backstop 48 Properties LLC

Tax mailing address of individual(s) with whom the legal title to said property is recorded:

10145 Park Edge Drive Dayton, OH 45458

The property is presently zoned:

R-1

Requested zoning classification:

B-1

The current use of the property:

Residential

Reason(s) for the application:

Requesting rezoning of 8142 Route 48 from R-1 to B-1 to accommodate required parking and enhance green space for new business at adjacent property zoned B-1 at 8166 Route 48. Requested parcel is currently vacant with no structures. The revitalization of the adjacent business will require additional parking per zoning. Requested parcel will not interfere with adjacent residences by implementing proper buffers beyond what is required to include privacy fencing and ample landscaping. The new business plan at adjacent parcel is designed to enhance the community with both beautification and fulfilling current needs.

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To aid the Zoning Commission processing of the request, please submit the following documentation with your application:

1. A plot plan of the subject property which includes the following:
 - A. North arrow and scale
 - B. Name of the applicant/owner
 - C. Information to locate the site: street name(s), physical address, section, town and range information, parcel number and subdivision lot number
 - D. The exact boundaries and dimension of subject property
 - E. Identification of right-of-way dimensions
 - F. Identification of all recorded easements
 - G. The dimension(s) and location(s) of all existing structure(s), including setback(s) to all property lines

Of which:

Three (3) sets of drawings shall be submitted on paper measuring 24" by 36" for Warren County Regional Planning Commission, staff review and for display during the public hearing

2. Tax Mailing Address Information shall be filled out below:

It is the responsibility of the applicant to also supply the tax mailing addresses of all owners of property located contiguous to, directly across the street from and within two hundred (200) feet of any part of the subject property being considered for a zone change request. This information is found at the Warren County Auditor's Office, Warren County Engineer's Map

Room and at https://www.wcauditor.org/Property_Search/. This information can also be provided in a Microsoft Excel electronic spreadsheet.

1. Parcel#: 05264520060 Acres/Lot#: 5-3-26 0.499 Acres
Tax Name: Carl Hall
Address, City, State, Zip: P.O. Box 6712 Snowmass Village, CO 81615
2. Parcel#: 05264520170 Acres/Lot#: Cypress Ridge 2 Lot: 43 1.418
Tax Name: John T & Allison M Shevlin
Address, City, State, Zip: 8674 Bunnell Hill Rd Springboro, OH 45066
3. Parcel#: 05264520180 Acres/Lot#: Cypress Ridge 2 Lot: 44 1.322
Tax Name: Timberly D. Harvey Teel
Address, City, State, Zip: 8607 Waynesboro Way Waynesville, OH 45068
4. Parcel#: 05264520020 Acres/Lot#: 5-3-26 0.5 Acres
Tax Name: Sheri E. Slesinger
Address, City, State, Zip: P.O. Box 6712 Snowmass Village, CO 81615
5. Parcel#: 05264520033 Acres/Lot#: 5-3-26 0.5 Acres
Tax Name: Kevin Lee & Joyce Carpenter
Address, City, State, Zip: 8052 Route 48 Waynesville, OH 45068
6. Parcel#: 05263760060 Acres/Lot#: Auteur Estates 1 Lot: 8 1.2507
Tax Name: Jeffrey G. & Stephanie R. Poulos
Address, City, State, Zip: 1447 Hemingway Dr. Waynesville, OH 45068
7. Parcel#: 05263760010 Acres/Lot#: 5-3-26 3.402 Acres
Tax Name: Landscape Creations
Address, City, State, Zip: 8107 N Route 48 Waynesville, OH 45068
8. Parcel#: 05263760021 Acres/Lot#: 5-3-26 0.464 Acres
Tax Name: Landscape Creations
Address, City, State, Zip: 8107 N Route 48 Waynesville, OH 45068
9. Parcel#: _____ Acres/Lot#: _____
Tax Name: _____
Address, City, State, Zip: _____
10. Parcel#: _____ Acres/Lot#: _____
Tax Name: _____
Address, City, State, Zip: _____
11. Parcel#: _____ Acres/Lot#: _____
Tax Name: _____
Address, City, State, Zip: _____
12. Parcel#: _____ Acres/Lot#: _____
Tax Name: _____
Address, City, State, Zip: _____


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- 13. Parcel#: _____ Acres/Lot#: _____
 Tax Name: _____
 Address, City, State, Zip: _____
- 14. Parcel#: _____ Acres/Lot#: _____
 Tax Name: _____
 Address, City, State, Zip: _____
- 15. Parcel#: _____ Acres/Lot#: _____
 Tax Name: _____
 Address, City, State, Zip: _____
- 16. Parcel#: _____ Acres/Lot#: _____
 Tax Name: _____
 Address, City, State, Zip: _____
- 17. Parcel#: _____ Acres/Lot#: _____
 Tax Name: _____
 Address, City, State, Zip: _____
- 18. Parcel#: _____ Acres/Lot#: _____
 Tax Name: _____
 Address, City, State, Zip: _____
- 19. Parcel#: _____ Acres/Lot#: _____
 Tax Name: _____
 Address, City, State, Zip: _____
- 20. Parcel#: _____ Acres/Lot#: _____
 Tax Name: _____
 Address, City, State, Zip: _____

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3. If the applicant is not the property owner, an agent letter from the property owner outlining the length and terms of the agent status must be submitted with this application.

The undersigned acknowledges reading the former application. The undersigned certifies that information herein along with all submitted documents are factual and correct.


1-4-2022

 Applicant Signature Date