



Non-Conformance Hearing
 Application to the Board of Zoning Appeals
 Clearcreek Township, Warren County

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CLEARCREEK TOWNSHIP
 ZONING DEPT.

Case #: 18-BZA-003

Note: This application must be typewritten or computer generated and filed with the Clearcreek Township Zoning Inspector for presentation to the Board of Zoning Appeals. The following information must be filled out in its entirety and accompanied by a fee of \$150.00 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 site visit from The Board of Zoning Appeal Members and Zoning Staff. The application also consents to a temporary sign being erected on the property to identify a pending appeal to the Board of Zoning Appeals. This sign shall be erected at least ten (10) days prior to the public hearing and removed after the public hearing. Attach additional computer generated or typewritten sheets as needed. Applicant is notified of current board membership and that the Rules and Regulations for the Board of Zoning Appeals, which outline the procedures by which the Board shall operate, are found on the website www.clearcreektownship.com or can be requested from staff.

Name of Applicant:

Antonio Trejo

Mailing address of Applicant:

4361 N State Route 48 Lebanon, Oh 45036.

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

Property fronts on the following road(s):

48

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

Antonio Trejo

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

4361 N State Route 48 Lebanon OH 45036

The property is presently zoned:

Lebanon

The current use of the property:

Residencial

Reason(s) for the application:

In determining if a non-conforming use shall expand, the following statements also require a response:

1. Nature of such use in relationship to the character of the adjacent uses:

wanted to improve the house, make it look better.

2. Lot size:

0.28 acres

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3. Set back lines:

0 set back from the 5 foot, for the porch.

4. Traffic conditions:

Not as much traffic, it won't affect others and it's for the benefit of us.

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ZONING DEPT.

5. Terrain:

Lower than the road

6. Other factors that you consider important to the judgment of your case:

This house is one of my investment for the future of my kids. I have been working on the house and improving it. But I messed up by not asking for a permit for the porch. But I would like to have this porch to spend time there and make the house look better. I didn't know that there was a boundary line where I couldn't build. But I would like to have a porch with the posts to make the house look how I would like it to look.

To aid the Board of Zoning Appeals 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, 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. Identification of area dedicated to the leach field as well as area dedicated to the replacement leach field
 - H. Identification of location of well, cistern or spring
 - I. The dimension(s) and location(s) of all existing structure(s), including setback(s) to all property lines
 - J. The dimension(s) and location(s) of all proposed structure(s), including setback(s) to all property lines

Of which:

One (1) plot plan shall be submitted on paper measuring 24" by 36" for display during the public hearing

One (1) plot plan shall be submitted on paper measuring 11" by 17" for the Board of Zoning Appeal Member packets

2. A set of architectural/construction drawings which include the following:
 - A. Scale
 - B. Name of the applicant/owner
 - C. Side elevations of existing structure, if request is an addition
 - D. Side elevations of proposed structure
 - E. Floor plan of proposed structure
 - F. Illustration of existing sign face
 - G. Illustration of proposed sign face
 - H. Any other relevant renderings

Of which:

One (1) set of architectural/construction drawings shall be submitted on paper measuring 24" by 36" for display during the public hearing

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Antonio Trejo
4631 N State Route 48
Lebanon OH 45036

Reasons for application:

- I would like to make a porch that is 5 feet long, at the moment I can only build up to 3 feet and that is not how I would like it.

1. Nature of such use in relationship to the character of the adjacent uses:

- I wanted to improve my property, want to make it look better and I think that the porch I added on the house and would love to finish would improve how my property looks.

2. Lot size:

- 0.28 acres of land.

3. Set back lines:

- I would like a zero setback from the 5 feet, a five foot porch would make my home look better.

4. Traffic conditions:

- The overall conditions around my home do not involve much traffic. It is very calm, which is one of the main reasons I want a porch in the front. Having the porch won't affect traffic or cause any other problems, the porch is for the benefit of us.

5. Terrain:

- My house in comparison to the road is lower than the road.

6. Other factors that you consider important to the judgement of your case:

- This house is one of my investments for the future of my kids. I have been working on the house and improving it to turn out how I would like it to be. But I messed up by not getting a permit to build the porch. The reason for building the

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porch is to spend more time there and just for the appearance of my home. I did not however know there was a boundary line where I could not build, and I respect that, I would just like to build my porch up to the boundary line.

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One (1) set of architectural/construction drawings shall be submitted on paper measuring 11" by 17" for the Board of Zoning Appeal Member packets

3. 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 five hundred (500) feet of any part of the subject property being considered for a Non-Conformance Hearing. This information is found at the Warren County Auditor's Office, Warren County Engineer's Map Room and at www.co.warren.oh.us/Auditor/propertysearch.

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1. Parcel#: 08044270180 Acres/Lot#: 28
Tax Name: SP Real Properties LLC
Address, City, State, Zip: 4375 ROUTE 48 Lebanon OH 45036
2. Parcel#: 08044270070 Acres/Lot#: 7
Tax Name: EVANS MARISSA R
Address, City, State, Zip: 4366 CARNELL DR. Lebanon OH 45036
3. Parcel#: 08044270180 Acres/Lot#: 28
Tax Name: SP Real Properties LLC
Address, City, State, Zip: 4375 ROUTE 48 Lebanon OH 45036
4. Parcel#: 08044270060 Acres/Lot#: 6
Tax Name: SP Real Properties LLC
Address, City, State, Zip: 4386N Route 48 Lebanon OH 45036
5. Parcel#: 08044270220 Acres/Lot#: _____
Tax Name: Mighty Man Molding LLC
Address, City, State, Zip: 4317 N Route 48 Lebanon OH 45036
6. Parcel#: 09343010060 Acres/Lot#: 2
Tax Name: WARRIS SCOTT V Teresita
Address, City, State, Zip: 4354 N Route 48 Lebanon OH 45036
7. Parcel#: 09343010050 Acres/Lot#: _____
Tax Name: YANKIE LEATH R.
Address, City, State, Zip: 4370 N ROUTE 48 Lebanon OH 45036
8. Parcel#: 08044270170 Acres/Lot#: 27
Tax Name: SP Real Properties LLC
Address, City, State, Zip: 4387 Route 48 Lebanon OH 45036
9. Parcel#: 09343010050 Acres/Lot#: 1
Tax Name: YANKIE LEATH R.
Address, City, State, Zip: 4370 N ROUTE 48 Lebanon OH 45036

10. Parcel#: 09343760020 Acres/Lot#: _____
 Tax Name: Earnhart Helen L
 Address, City, State, Zip: 4098 N ROUTE 48 Lebanon OH 45036
11. Parcel#: 08044270230 Acres/Lot#: _____
 Tax Name: MIGHTY MEN MOVING LLC
 Address, City, State, Zip: 4317 N ROUTE 48 Lebanon OH 45036
12. Parcel#: _____ Acres/Lot#: _____
 Tax Name: _____
 Address, City, State, Zip: _____
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: _____
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