



Non-Conformance Hearing

Application to the Board of Zoning Appeals
Clearcreek Township, Warren County

Case #: 19-BZA-001

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:

Jordan Barnhart

Mailing address of Applicant:

9207 Bunnell Hill Rd, Centerville, OH 45458

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

Sycamore Park Lot: 1

Property fronts on the following road(s):

Bunnell Hill

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

Jordan and Tina Barnhart

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

9207 Bunnell Hill Rd, Centerville, Ohio 45458

The property is presently zoned:

R-1 Residential

The current use of the property:

Owner Occupied

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Reason(s) for the application:

My wife Tina and I moved into this home in August of 2007 as "empty nesters". Since that time health issues have required that Tina's mother live with us 5-7 months of each year. To provide additional space for Tina's mother we want to convert our current garage into living space, while constructing a new garage directly in front of the current garage. The original construction of the home put the garage about 32' from the front property line. The addition of this new garage will put the garage within about 2' of the front property line.

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:

The home will continue to be a single family, owner occupied residence. Our home is one of three homes located on the "side street" that was created in 2007/08 when Bunnell Hill was re-routed just north of Lytle-Five Points rd. The distance from our two neighbors' homes to the "side street" is about 70'. Our home is currently about 110' from the "side street", and with the garage addition we would still be about 80' back, which is similar to our neighbors distances.

Our home is currently 1,303 sqft, which is smaller than our two neighbors' homes, which are 1,678 and 1,793 sqft, respectively. With the garage conversion our home would be about 1,800 sqft., which would put us closer in size to our neighbors' homes.

2. Lot size:

Lot is a total of .516 acres with rectangular dimension of 100' x 225'

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3. Set back lines:

The distance between the front of my current garage and the property line is about 33', however, there is another approximately 80' from the property line to the "side street" that my driveway is connected to. In other words, I have about 110' of straight line driveway from the front of my current garage to "side street". I believe this distance has increased significantly over the years as Bunnell Hill has been re-routed away from my house.

The distance between the front of my current garage and the East edge of Bunnell Hill Rd "proper" is approximately 260'.

4. Traffic conditions:

The house is currently located on a dead end "side street" off of Bunnell Hill Rd. This "side street" was created when Bunnell Hill was re-routed in 2007/08. My house is the furthest north home on this dead end. There is very little traffic on this "side street" since it is a dead end and only three homes, including ours, are located on this street.

Bunnell Hill, which our "side street" is located off of, is a busy road. Vehicles traveling North on Bunnell Hill could potentially see the garage addition from the road, but it is unlikely since drivers would be focusing on the right hand curve and looking away from the "side street" my home is located on. Vehicles traveling South on Bunnell Hill would not see the home because when Bunnell Hill was re-routed a mound was created that separates Bunnell Hill from the "side street".

5. Terrain:

My home's lot is generally flat, although the driveway slopes slightly downward from the dead end "side street" to my garage. The dead end "side street" is flat. Between the "side street" and Bunnell Hill is an elevated grassy mound to obstruct the view between the two streets.

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

See attached pictures of property to gain a perspective of the distance from my home to the "side street" and Bunnell Hill Road. In the pictures my orange Honda Element car is sitting "inside" the proposed garage addition.

The first option we explored was to add-on to the back of the house. However, in speaking with the Warren County Health Department and reviewing Ohio Revised Code 3701-29-06 (G)(3)(a), I learned that I would have to relocate my septic system because the current tank would be less than 10' from the foundation of the proposed addition. ORC 3701-29-06 (G)(3)(a) states "All components of a STS shall be at least ten feet from anybuilding or other structure....". Currently, our septic tank is about 16 feet from the back of the house, but with a potential room addition on the back of the house of 12' in depth, we would be only 4' from the septic tank.

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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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To maintain proper alignment when printing set Page Scaling to None.

05333510060
TREBNICK AARON G & CARLA J
54 HILLCREST DR
SPRINGBORO, OH 45066

05333510070
PRICE DAVID G & DEBORAH L
64 HILLCREST DR
SPRINGBORO, OH 45066

05333510080
MONTERO LUIA & LAKY
76 HILLCREST DR
SPRINGBORO, OH 45066

05333550010
DESJARLAIS JEFFREY C & BETHANY A
67 HILLCREST DR
SPRINGBORO, OH 45066

05333510100
SUMMIT POINTE HOMEOWNERS ASSOCIATION INC
3150 REPUBLIC BLVD N
TOLEDO, OH 43615

04034970080
DENMAN ROBERT W JR & PAMELA JO
180 ARBOR HILLS DR
SPRINGBORO, OH 45066

04034970090
KALKWARF WAYNE ALAN
5 BRIGHTON CT
SPRINGBORO, OH 45066

04034970100
MOXLEY BRUCE L
15 BRIGHTON CT
SPRINGBORO, OH 45066

04034980040
RODGERS ARCHIBALD D
30 BRIGHTON CT
SPRINGBORO, OH 45066

04034980050
MCCONNELL CHRISTOPHER E & KATHIE E
20 BRIGHTON CT
SPRINGBORO, OH 45066

04034980060
MC COY CLINT & YUMIKO
10 BRIGHTON CT
SPRINGBORO, OH 45066

04034980070
SAINI TEJ PAUL
70 ARBOR HILLS DR
SPRINGBORO, OH 45066

04034980080
SLONE MATTHEW S & SCHMITT KIMBERLY
60 ARBOR HILLS DR
SPRINGBORO, OH 45066

04034980090
JEWELL RANDALL K & CHERRY
50 ARBOR HILLS DR
SPRINGBORO, OH 45066

04034980100
SAMS JEFFERY & ZIMMERMAN LEAH
40 ARBOR HILLS DR
SPRINGBORO, OH 45066

04034980110
PAG HOLDINGS LTD
6077 FAR HILLS AVE
STE 116
CENTERVILLE, OH 45459

04034980120
BAUGHMAN SCOTT & MELISSA
20 ARBOR HILLS DR
SPRINGBORO, OH 45066

04034880240
RHINEHART BRYANT & DEWBERRY HEATHER
15 ARBOR HILLS DR
SPRINGBORO, OH 45066

04034880250
PIERCE BENJAMIN & JILL
25 ARBOR HILLS DR
SPRINGBORO, OH 45066

04034880260
LEE KIMBERLY A & TIMOTHY
35 ARBOR HILLS DR
SPRINGBORO, OH 45066

04034880270
KUHN SEAN G & ABBY R
55 ARBOR HILLS DR
SPRINGBORO, OH 45066

04034880280
BURKETT PROPERTIES II LLC
8576 BLACK OAK CT
WAYNESVILLE, OH 45068

04034880290
WHITE WILLIAM C JR & JANICE
145 ARBOR HILLS DR
SPRINGBORO, OH 45066

04034880300
HILL PAUL D & KAREN A
20 CHURCHILL CT
SPRINGBORO, OH 45066

04034880310
CORBIN JAMES E & SANDRA S
30 CHURCHILL CT
SPRINGBORO, OH 45066

04034880320
STRIKER MARTIN T
40 CHURCHILL CT
SPRINGBORO, OH 45066

04034880330
MOSCH JAN T & YOLANDA J
50 CHURCHILL CT
SPRINGBORO, OH 45066

04034800060
KLABER ANDREW M
325 ORCHARD DR
SPRINGBORO, OH 45066

04034880010
CHANEY JOSHUA J & DANIELLE N
330 ORCHARD DR
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04034820080
STANLEY JEFFREY H
80 BERRYHILL CT
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04034820090
FOGARTY D BRIAN & CAROLYN
85 BERRYHILL CT
SPRINGBORO, OH 45066

04034800170
PITCHFORD JOHN & KATHRYN TRUSTEES
75 BERRYHILL CT
SPRINGBORO, OH 45066

04034800160
FREEMAN TONY F & CASANDRA L
65 BERRYHILL CT
SPRINGBORO, OH 45066

04034800180
JOHNSON DANIEL R & CAROLE L
315 ORCHARD DR
SPRINGBORO, OH 45066

04034800190
SETTLES DAVID J & KATHY J
305 ORCHARD DR
SPRINGBORO, OH 45066

04034800200
BREVING TIMOTHY J & MARY
215 ORCHARD DR
SPRINGBORO, OH 45066

04034900010
ONDREJKA JOHN D
220 ORCHARD DR
SPRINGBORO, OH 45066

04034880110
HENRY DONALD R & MARILYN
5 ARBOR HILLS DR
SPRINGBORO, OH 45066

04034880100
EARICH JACKLYN J & JENNIFER
320 ORCHARD DR
SPRINGBORO, OH 45066

05333000070
OTTERBEIN CLEAR CREEK REAL ESTATE
580 N SR 741
LEBANON, OH 45036

04034820200
THOMPSON QUINCY L
145 ORCHARD DR
SPRINGBORO, OH 45066

04034820210
KRACZEK JEFFREY R & MICHELLE A
185 ORCHARD DR
SPRINGBORO, OH 45066

04034820220
BRAUGHLER DAVID P & GEIGER MELANIE L
205 ORCHARD DR
SPRINGBORO, OH 45066

04034900020
CHIBUNDI FRANCIS C & MUMDI MELODY N
5 COPLEY CIR
SPRINGBORO, OH 45066

04034900030
SMIDDIE KENNETH S & BRENDA J
15 COPLEY CIRCLE
SPRINGBORO, OH 45066

04034900040
DOWD JAMES D
25 COPLEY CIR
SPRINGBORO, OH 45066

05333120130
ZIMMER DOUGLAS J & CAROLYN A
35 COPLEY DR
SPRINGBORO, OH 45066

05333120010
ERICH DAVID T & DIANE E
45 COPLEY CIR
SPRINGBORO, OH 45066

05333120020
RHODES HUGH WILLIAM II & KELLIE MICHELLE
55 COPLEY CIR
SPRINGBORO, OH 45066

05333120030
DOAN CHI-HIEU & QUYNH
65 COPLEY CIRCLE
SPRINGBORO, OH 45066

05333120040
SCHAFFER ADAM R & MELANIE L
60 COPLEY CIR
SPRINGBORO, OH 45066

05333120050
LEES DANIEL S
50 COPLEY CIR
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LACHEY THOMAS M & CHRISTINE A
40 COPLEY CIR
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05333120070
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04034890030
LEWIS EARL D & GEORGIA M
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05333120080
WALSH STEVEN P & SHEILA
25 DARBY CT
SPRINGBORO, OH 45066

05333120090
WADE JONATHAN D
45 DARBY CT
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LEE DAVID B
9129 BUNNELL HILL RD
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CENTERVILLE, OH 45458

04034760010
BARNHART JORDAN & TINA
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9163 BUNNELL HILL RD
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05333510130
CUONG DU
82 HILLCREST DR
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05333510140
KLAUKE JAMES M & AMY E
88 HILLCREST DR
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05333510150
BEHM JASON C & LORI D
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05333510160
PAJARI JASON M & JANNELLE
100 HILLCREST DR
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05333510170
WOLF DAVID L
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%HOMESERV LENDING
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04034880340
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04034880390
HOUK ROBERT J II
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9115 BUNNELL HILL RD
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4. If the applicant is not the property owner, an agent letter from the property owner(s) outlining the length and terms of the agent status must be submitted with this application.

The undersigned certifies that information herein along with all submitted exhibits are factual and correct.

Jordan C. Barnhart 1/2/19
Applicant Signature Date
937-238-5369

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