



Conditional Use Permit Request

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

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CLEARCREEK TOWNSHIP
ZONING DEPT.

Case #: 23-BZA-004

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 \$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 site visit from The Board of Zoning Appeals 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 the current membership and 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:

Ed Wade

Mailing address of Applicant:

2815 Factory Road, Springboro, Ohio 45066

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

Description:

25+ Acre Resident with Barns, Pasture, Hay Field, Ponds

Property fronts on the following road(s):

Factory Road

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

Glenn E. Wade

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

2815 Factory Road, Springboro, Ohio 45066

The property is presently zoned:

R-1

The current use of the property:

Personal Residence

Reason(s) for the application:

Applying For a Conditional use permit for
Agricultural use that very front Normal
Agricultural use
Use Current Bldg for meetings, weddings, etc
Farm Based Tourism

Applications for a conditional use permit, other than for telecommunication towers shall be made on this form. A site plan prepared by a professional engineer, surveyor, or architect shall accompany the application.

1. The site plan shall show on one or more sheets:
 - A. A metes and bounds drawing of the area for the proposed conditional uses;
 - B. Topography or the area with intervals of not more than five (5) feet of elevation;
 - C. Existing water courses, all flood prone areas using the one hundred (100) year flood plain as a standard along with the proposed surface water drainage plans;
 - D. All existing and proposed roads and driveways in the proposed conditional use area and within 200 feet of the boundaries;
 - E. All required parking and loading area pursuant to Chapter 16 of the Clearcreek Township Zoning Resolution;
 - F. The shape, size and floor area of all existing structures;
 - G. Front, rear and side elevations of each proposed structure or for proposal consisting of multiple similar structures;
 - H. Existing vegetation and tree coverage along with the location, dimensions and other relevant data for all proposed landscaping, fencing, walls or similar structures;
 - I. Any additional information that may be deemed necessary for a complete review of the proposed conditional use.

2. It shall be the responsibility of the applicant to analyze the following standards and to propose conditions consistent with such standards as a part of the application and site plan:
 - A. The proposed use shall mitigate the impact of noise generated by the use:

Natural Tree Buffers around most of The Property.
If there is music it shall be limited To indoor/Playing.
And if outdoors; shut down at 10:00

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B. The proposed use shall mitigate the impact of light pollution generated by the use:

Lights are mounted on Buildings and one
dark to down light. Very Low illumination as
it is now. If a tent is installed in parking area all
lighting will be to the interior

C. The proposed building materials shall be compatible to the existing structures on the property and blend into the context of the neighborhood:

Buildings are Built and they all Blend well
with other Buildings on Property and Blend well
with Neighborhood

D. The proposed uses shall be physically suitable for the parcel on which it is proposed:

Meetings, Weddings and Receptions as well as
Birth day Parties and will all use a very small
part of property - Approx 1.5 A. of a 25 A.
parcel

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E. The proposed use shall be of a size and/or number of structures that may be completed in a reasonable time:

Acresage exists And structures are Built,

F. The proposed use shall locate structures in an area that limits the impact to adjoining properties:

Natural Borders And distance Protect Adjoining properties. No event To be held very close To Adjacent properties

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G. The proposed use shall locate outdoor gathering places in an area that limits the impact to adjoining properties:

All activities Located in areas that will not infringe on adjacent Properties

H. Buffer space, plantings and mounding shall be used on the periphery of the proposed use or property to maximize compatibility with adjoining properties:

Natural Boundaries And Space will allow compatibility with adjoining properties. Many Mature Trees exist,

I. When a proposed use includes common or jointly owned space an owners association or similar organization shall be formed with the authority and responsibility to maintain and manage such common or jointly owned space in perpetuity:

No joint events will occur and there is no owners Association a 25A.+ property

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J. The proposed use shall be supported by adequate public infrastructure and/or services. The proposed use shall not adversely affect public infrastructure and/or public services to the surrounding area or conditions shall be established to mitigate adverse impacts on such written comments from the following departments as applicable: Clearcreek Township Fire District, Clearcreek Township Police Department, Ohio Environmental Protection Agency, Ohio Department of Transportation, Warren County Auditor, Warren County Building Department, Warren County Engineer's Office, Warren County Health Department, Warren County Soil and Water Conservation District, Warren County Water Department:

Ingress and egress Approved by the Warren County Engineers Office Building has met all Building Standards and All Approvals By appropriate departments

K. The proposed use shall provide for access by public emergency equipment such as: fire, ambulance and police vehicles:

Access has been Approved By public emergency departments

L. The proposed use shall provide for adequate pedestrian circulation, vehicular traffic movement and off-street parking:

Parking Lots are in and Two way in and out movement is provided

M. If the proposed conditional use will generate estimated off-site traffic in excess of the estimated off-site traffic generated by the most intensive by-right permitted use for the class of zone, off-site road improvements or fees for off-site road improvements shall be required to accommodate the excess traffic attributed to the proposed use of the property, based on a traffic engineering study. (Examples of off-site road improvements shall include but are not limited to: turn lanes, deceleration lanes, pavement widening, and traffic control devices.):

Off Site Road improvements will not be necessary for this low volume use. County departments have NOT stated the need for any road improvements

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

04133000300
JACOBSON JOSHUA M & *
2888 W LOWER SPRINGBORO ...
SPRINGBORO, OH 45066

04133000440
RUPPERT PAULA RILEY
PO BOX 203
SPRINGBORO, OH 45066

04131510260
WADE G. EDWARD
2815 FACTORY RD
SPRINGBORO, OH 45066

04192760210
SKYRX REALTY LLC
265 S PIONEER BLVD
SPRINGBORO, OH 45066

04194450010
BOOKER ASSETS INC.
1701 REINARTZ BLVD
MIDDLETOWN, OH 45042

04131780110
GRAND COMMUNITIES LLC
3940 OLYMPIC RD STE 400
ERLANGER, KY 45242

04131510250
HIRD EDWARD C.JR. & *
2617 FACTORY RD
SPRINGBORO, OH 45066

04192760130
355 PIONEER BLVD LLC
P O BOX 744
DAYTON, OH 45401

04133000471
WADE G. EDWARD
2815 FACTORY RD
SPRINGBORO, OH 45066

04131510050
OSBORNE CHRIS & SHERRIE
2747 FACTORY RD
SPRINGBORO, OH 45066

04192760341
MOCKABEE JOHN M. & *
2754 W FACTORY RD
SPRINGBORO, OH 45066

04131510290
WILSON CORTNEY WADE & *
2021 GRANDON LOOP RD
VIRGINIA BEACH, VA 23456

04133000010
RUPPERT PAULA RILEY
PO BOX 203
SPRINGBORO, OH 45066

04192760120
305 PIONEER BLVD LLC
P O BOX 744
DAYTON, OH 45401

04192760320
NRO PROPERTIES LLC
275 S PIONEER BLVD
SPRINGBORO, OH 45066

04194450030
BOOKER ASSETS INC.
1701 REINARTZ BLVD
MIDDLETOWN, OH 45242

04131510150
POWELL BRIAN S. & AMY J.
2783 WEST FACTORY RD
SPRINGBORO, OH 45066

04133000050
JOHN C. TREON REVOCABLE *
6411 SHADOW LAKE TR
DAYTON, OH 45459

04192760330
WHO DEY INVESTMENTS LLC
285 S PIONEER BLVD
SPRINGBORO, OH 45066

04131510230
GRAND COMMUNITIES LLC
3940 OLYMPIC BLVD STE 400
ERLANGER, KY 45066

04131510060
STAHL RICHARD L. & CONNI
2767 FACTORY RD
SPRINGBORO, OH 45066

04131510140
MASSINGILL JAMES E. & LE
2787 FACTORY RD
SPRINGBORO, OH 45066

04131510040
MC KNIGHT FRANK D.
2729 FACTORY RD
SPRINGBORO, OH 45066

04131510280
WHITNEY ABIGAIL WADE & *
2555 FACTORY RD
SPRINGBORO, OH 45066

ELLIOTT SHANE
2889 W LOWER SPRINGBORO ...
SPRINGBORO, OH 45066

MASSINGILL JAMES E. & LE
2787 FACTORY RD
SPRINGBORO, OH 45066

JACOBSON JOSHUA M & *
2888 W LOWER SPRINGBORO ...
SPRINGBORO, OH 45066

WHITNEY ABIGAIL WADE & *
2555 FACTORY RD
SPRINGBORO, OH 45066

ROBERTS BENJAMIN D &
2800 LOWER SPRINGBORO RD
SPRINGBORO, OH 45066

WADE G. EDWARD
2815 FACTORY RD
SPRINGBORO, OH 45066

AGEE RAYMOND L. III & J
2928 W LOWER SPRINGBORO ...
SPRINGBORO, OH 45066

GRAND COMMUNITIES LLC
3940 OLYMPIC RD STE 400
ERLANGER, KY 45242

WILSON ROBERT B & TRACY*
2939 FACTORY RD
SPRINGBORO, OH 45066

WADE G. EDWARD
2815 FACTORY RD
SPRINGBORO, OH 45066

POWELL ROGER J. & PHYLLI
4569 FLORENCE AVE
BELL, CA 90201

WILSON CORTNEY WADE & *
2021 GRANDON LOOP RD
VIRGINIA BEACH, VA 23456

RUPPERT PAULA RILEY
PO BOX 203
SPRINGBORO, OH 45066

RUPPERT PAULA RILEY
PO BOX 203
SPRINGBORO, OH 45066

JOHN C. TREON REVOCABLE *
6411 SHADOW LAKE TR
DAYTON, OH 45459

POWELL RODNEY E. JR.
2802 W LOWER SPRINGBORO ...
SPRINGBORO, OH 45066

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 Conditional Use Permit. 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/.

1. Parcel#: _____ Acres/Lot#: _____
Tax Name: _____
Address, City, State, Zip: _____
2. Parcel#: _____ Acres/Lot#: _____
Tax Name: _____
Address, City, State, Zip: _____
3. Parcel#: _____ Acres/Lot#: _____
Tax Name: _____
Address, City, State, Zip: _____
4. Parcel#: _____ Acres/Lot#: _____
Tax Name: _____
Address, City, State, Zip: _____
5. Parcel#: _____ Acres/Lot#: _____
Tax Name: _____
Address, City, State, Zip: _____
6. Parcel#: _____ Acres/Lot#: _____
Tax Name: _____
Address, City, State, Zip: _____
7. Parcel#: _____ Acres/Lot#: _____
Tax Name: _____
Address, City, State, Zip: _____
8. Parcel#: _____ Acres/Lot#: _____
Tax Name: _____
Address, City, State, Zip: _____
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: _____

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- 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: _____
 Address, City, State, Zip: _____

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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.

Ed Wade
5-9-2023

Applicant Signature Date