



## Straight Zone Change Request

Application to the Zoning Commission  
Clearcreek Township, Warren County

RECEIVED

JAN 04 2023

CLEARCREEK TOWNSHIP  
ZONING DEPT.

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](http://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:

Single family residence consisting of two parcels: 0413151026 = 16.2697 acres and 0413300047 = 8.6539 acres

Property fronts on the following road(s):

Factory Road

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

G. Edward 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:

SR-1

Requested zoning classification:

R-1

The current use of the property:

residence and family farm with livestock and hay production

Reason(s) for the application:

Zone change request from Suburban Residence Zone "SR-1" to Residence Zone "R-1". Current zoning doesn't provide for Farm Based Tourism. Once zoning is changed, plan to apply for a conditional use permit for Farm Based Tourism.

RECEIVED

JAN 04 2023

CLEARCREEK TOWNSHIP  
ZONING DEPT.

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/](https://www.wcauditor.org/Property_Search/). This information can also be provided in a Microsoft Excel electronic spreadsheet.

RECEIVED

JAN 04 2023

CLEARCREEK TOWNSHIP  
ZONING DEPT.

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: \_\_\_\_\_
12. Parcel#: \_\_\_\_\_ Acres/Lot#: \_\_\_\_\_  
Tax Name: \_\_\_\_\_  
Address, City, State, Zip: \_\_\_\_\_

WADE-WRAY SANDRA K. & \*  
2515 W FACTORY RD  
SPRINGBORO, OH 45066

RUPPERT PAULA RILEY  
PO BOX 203  
SPRINGBORO, OH 45066

RUPPERT PAULA RILEY  
PO BOX 203  
SPRINGBORO, OH 45066

WADE G. EDWARD  
2815 FACTORY RD  
SPRINGBORO, OH 45066

WADE G. EDWARD  
2815 FACTORY RD  
SPRINGBORO, OH 45066

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

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

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

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

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

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

HILLS SPRINGBORO NO.1LLC  
4901 HUNT RD STE 300  
CINCINNATI, OH 45242

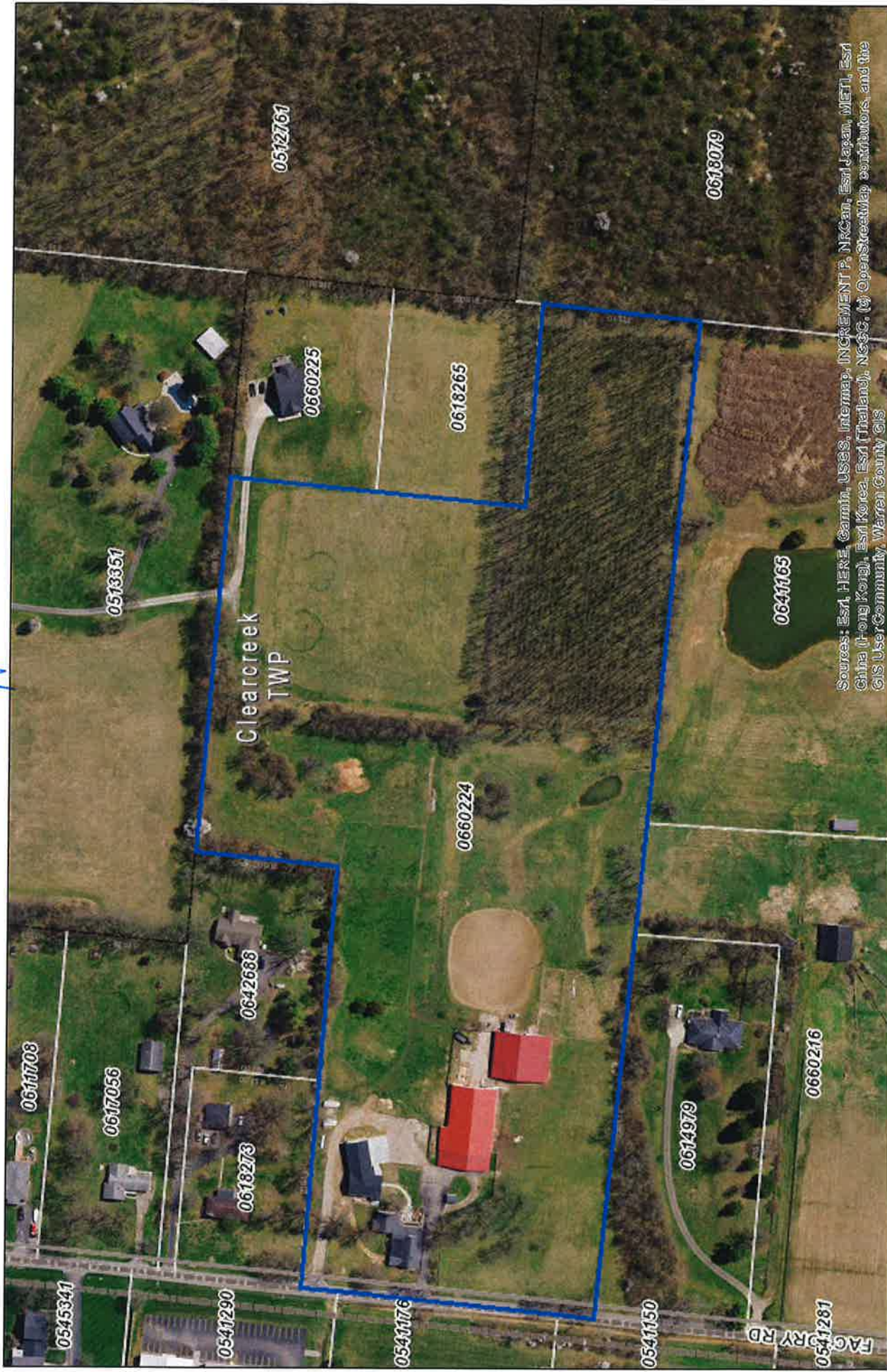
WHITNEY ABIGAIL WADE & \*  
2555 FACTORY RD  
SPRINGBORO, OH 45066

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

RECEIVED

JAN 04 2023

CLEARCREEK TOWNSHIP  
ZONING DEPT.



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGS, (c) OpenStreetMap contributors, and the GIS User Community, Warren County GIS

Date: 11/22/2022

**RECEIVED**

2815 Factory Road

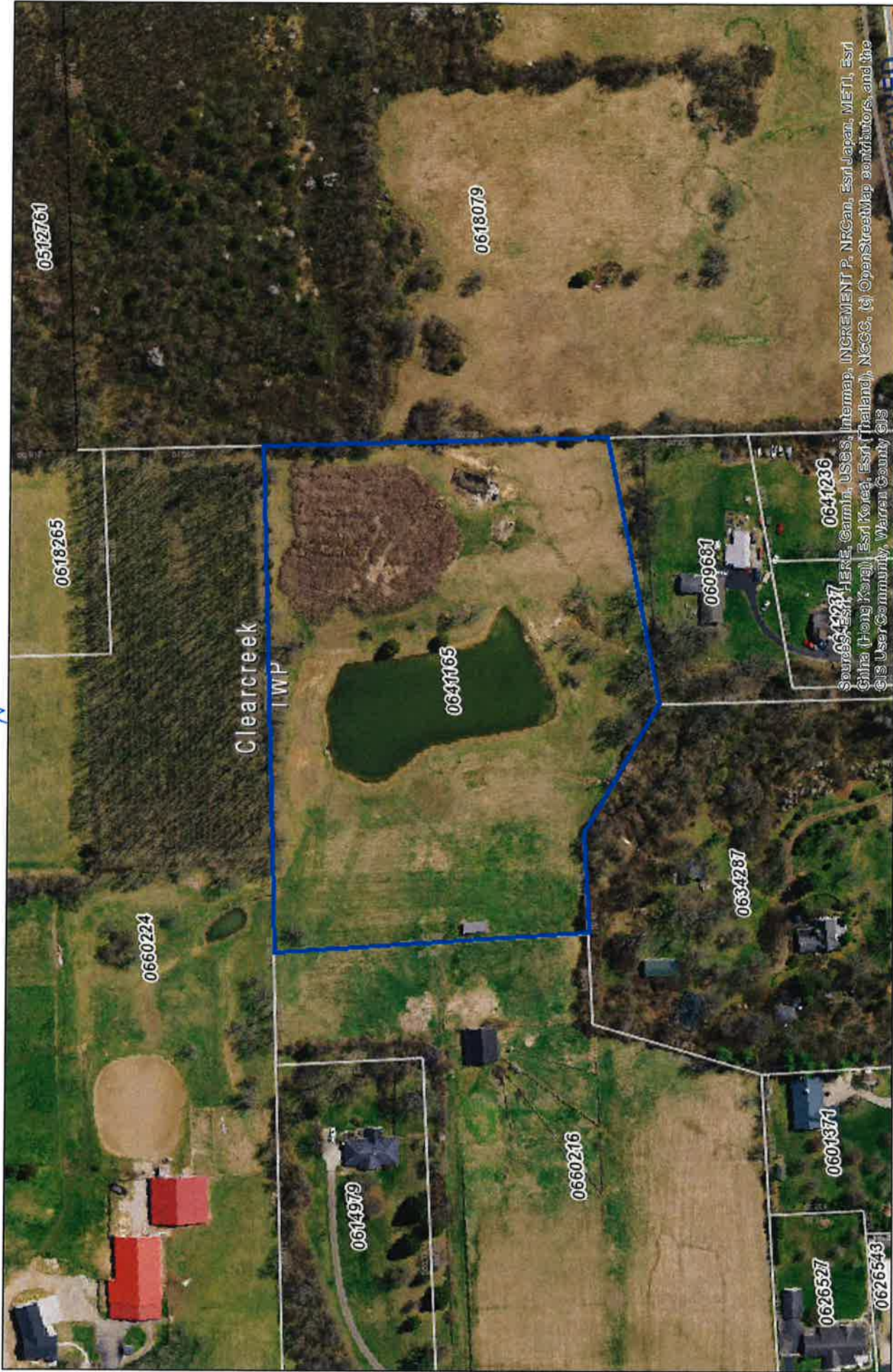
JAN 04 2023

CLEARCREEK TOWNSHIP  
ZONING DEPT.

1 inch = 200 feet

Cadastral Lines	Hardware
- All other values	Parcel Line
- Aud's Tax Line	ROW Line
- City Township Line	Subdivision Ld. Line
- Township and Range Line	Township and Range Line
- Farm Ld. Line	Road ROW
- Depress. Line	School Line
- Subdivision Limit Line	Stake Line
- VMS Line	Section Line
- Weeded Road Line	Vegetal Road Line

The provider makes no warranty or representation with respect to this information, its quality or suitability for a particular purpose. This information is provided AS IS, and the requester assumes the entire risk as to its quality and suitability. The provider will not be liable for direct, indirect, incidental, or consequential damages resulting from any defect in the information. The provider shall have no liability for any other information, programs or data used with or combined with the requested information, including the cost of recovering information, programs or data.



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, Warren County GIS

RECEIVED  
Date: 1/28/2022

Account 0641165  
JAN 04 2023  
CLEARCREEK TOWNSHIP  
ZONING DEPT.

1 inch = 200 feet

Line Type	Color/Style	Description
Corporate Line	Black	Corporate Line
County Line	Black	County Line
Farm Lot Line	Black	Farm Lot Line
Overpass Line	Red	Overpass Line
Subdivision Limit Line	Orange	Subdivision Limit Line
Subsion Lut Line	Black	Subsion Lut Line
Township and Range Line	Yellow	Township and Range Line
Road ROW	Black	Road ROW
School Line	Black	School Line
Section Line	Black	Section Line
Trail Line	Black	Trail Line
Utility Line	Black	Utility Line
Water Road Line	Black	Water Road Line

The provider makes no warranty or representation with respect to this information, its quality or suitability for a particular purpose. This information is provided AS IS, and the requester assumes the entire risk as to its quality and suitability. The provider will not be liable for direct, indirect, incidental, or consequential damages resulting from any defect in the information. The provider shall have no liability for any other information, programs or data used with or combined with the requested information, including the cost of recovering information, programs or data.

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: \_\_\_\_\_

**RECEIVED**

JAN 04 2023

CLEARCREEK TOWNSHIP  
ZONING DEPT.

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.

Ed U. [Signature] 12-07-2022  
 Applicant Signature Date