

CLEARCREEK TOWNSHIP BOARD OF ZONING APPEALS
Clearcreek Township Government Center, 7593 Bunnell Hill Rd Springboro, OH 45066

AGENDA
February 12, 2019

Attendance:

Minutes:

Draft minutes from January 8, 2019

Testimony Oath and Sequence of Events:

“Do you swear or affirm that the testimony you are about to give will be the truth, the whole truth and nothing but the truth?”

Continued Hearing(s):

None

New Hearing(s):

The first request is 19-BZA-001 an application submitted by Jordan Barnhart for a Non Conformance Hearing per Sections 5.02, 5.754(A), 15.03 and 21.01 (D) of the Clearcreek Township Zoning Resolution. The address of the property is 9207 Bunnell Hill Road. The property is .516 acres in size. The property is identified by parcel id 04-03-476-001 and account number 0618648. The parcel is located in Section 3, Town 2 and Range 5 in Clearcreek Township. The property is zoned Residence Zone “R-1”. The request is add a garage to the front of a legal non-conforming structure. The structure is classified as legal non-conforming structure since it fails to meet the minimum 50’ front yard setback required by Section 5.754 (A) of the Clearcreek Township Zoning Resolution.

Old Business:

None

New Business:

The second request involves case 15-BZA-003. On August 11, 2015, the Board of Zoning Appeals conditionally approved 15-BZA-003, for a church use on the property located at 2094 E State Route 73. This property is further identified by parcel number 05-19-151-012 and account number 0144727. The property is located in Section 19, Town 3 and Range 5. The property is 6.6586 acres in size. As a condition of approval of the CUP, the applicant once he had finalized the design of the structure and the site would re-submit an application to staff and be scheduled for an additional public hearing before the Board of Zoning Appeals to review the updated application. On October 11, 2017 the Board of Zoning Appeals approved an Updated Decision to 15-BZA-003. During the public hearing there was representation that a buffer of earth mounds would be installed parallel to the southern property line. When staff performed the required site visit, the southern mounds were not present. The purpose of this meeting is for the applicant to update the Board of Zoning Appeals on the current status of the buffer and request a modification to the southern buffer requirement.

Adjournment: