

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

AGENDA
March 9, 2021

This meeting will be by Zoom Room Video Conference and with limited space in the Government Center. Here is the computer link (audio & video): <https://us02web.zoom.us/j/86354113596> Here is the phone number (audio only): 1-301-715-8592, Enter 863 5411 3596 then #

Attendance:

Minutes:

Draft minutes from February 9, 2021

Testimony Oath and Sequence of Events:

Ask individuals that plan to provide testimony to stand, raise right hand and respond to the following:

“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):

Re-open the Public Hearing for Case 21-BZA-001. Michelle Conner, agent for owner Ronald Biggs is requesting five (5) variances from Sections 5.757(B), (D), (E) and (G) of the Clearcreek Township Zoning Resolution. The applicant desires to combine the three parcels (09-34-152-0021, 09-34-152-0030 and 09-34-152-0022) together and then subdivide the property into two lots, each with an existing home. The home with address 4672 N SR 48 is proposed to be a panhandle lot and where the five (5) variances requests are located: frontage, width, depth, lot size and front yard setback. The address of the property is 4696 N State Route 48. The owner controls three parcels that total to 2.957 acres. The first parcel is .699 acres in size. Two homes are situated on this parcel (northern home is 4696 SR 48 & southern home is 4672 SR 48). The parcel is identified by parcel id 09-34-152-0021 and account number 0200344. The second parcel is 2.19 acres in size. This parcel lacks road frontage. Two accessory structures are situated on this parcel. The parcel is identified by parcel id 09-34-152-003 and account number 0200352. The third parcel is .068 acres in size. This parcel has road frontage and squares off the property. The parcel is identified by parcel id 09-34-152-0022 and account number 0200336. The parcels are located in Section 34, Town 4 and Range 4 in Clearcreek Township. The properties are zoned Residence Zone “R-1”. The Board of Zoning Appeals TABLED 21-BZA-001 to the March 9, 2021 meeting, to give the applicant time to meet with the Warren County Combined Health District regarding the existing leachfields, see if an equal splitting of the property and an easement for the existing leachfield of 4696 N SR 48 could be recorded on 4672 N SR 48 since it will remain in common ownership. The applicant is required to submit the document from the Warren County Combined Health District to the zoning staff no later than March 3, 2021 at 5:00 PM.

New Hearing(s):

Case 21-BZA-002. Michael Harris is requesting three (3) variances from Sections 5.7545 (B) & (C) of the Clearcreek Township Zoning Resolution to allow a built accessory structure, a built “lean to” addition and a “lean to” addition “under construction” to remain as established on his property. On December 4, 2020, the Zoning Department noticed the construction of two (2) “lean to” additions to an accessory structure. The Zoning Inspector was unable to find a permit for the additions or for the existing accessory structure. Mr. Harris confirmed that no zoning permits had been obtained for the accessory structure or the additions. The property owner was issued a notice of zoning violation. According to the Warren County Auditor’s website the accessory was constructed in 2009. Per the applicant’s plot plan, the 29’x29’ structure was built with a 5’ rear yard setback instead of the required 10’ setback. The northern addition is in the process of being constructed with a 3’ side yard setback instead of the required 10’ setback. The southern addition was constructed with a 5’ setback instead the required 10’ setback. The property is identified as 3421 Crestview Ave. The parcel is identified by parcel id 09-33-326-004 and account number 0200671. The parcel is .61 acres in size. The property is zoned Residence Zone “R-1”.

Old Business:
None

New Business:
None

Adjournment: