

Proudly serving residents since 1893



**Board of Zoning Appeals
Public Hearing
June 1, 2016**

Meeting Agenda



6:30 p.m. Call to Order Public Hearing	Vice Chair Raymond Lembke
Pledge of Allegiance	Vice Chair Raymond Lembke
Approval of Meeting Minutes	Vice Chair Raymond Lembke
C 3-2013 3746 White Chapel Court	Administrator Hershner
Adjournment	Vice Chair Raymond Lembke
Meeting minutes will available on the Township website after approval	

Board of Zoning Appeals

Public Hearing

June 1, 2016

Pierce Priorities:

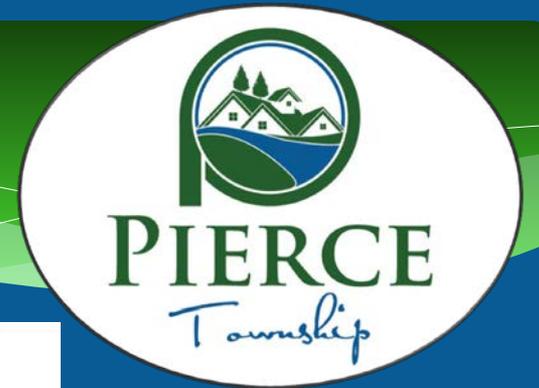
- Culture
- Quality of Life
- Pierce 2035

BZA Hearing Case



**Case C 3-2013
3746 White Chapel Court
Alan & Laura Arkus**

Clermont Auditor Property Profile Data



5/18/2016

Clermont County

PARID: 282808C301.
ARKUS ALAN J & LAURA J

3746 WHITE CHAPEL CT

Parcel

Address	3746 WHITE CHAPEL CT
Class	RESIDENTIAL
Land Use Code	510-R - SINGLE FAMILY DWELLING, PLATTED LOT
Tax Roll	RP_OH
Neighborhood	01811000
Total Acres	.526
Taxing District	28
District Name	PIERCE TWP / WEST CLERMONT LSD
Gross Tax Rate	94.04
Effective Tax Rate	66.10806
Non-Business Credit	9.6823
Owner Occupancy Credit	2.4205

Owner

Owner 1	ARKUS ALAN J & LAURA J
Owner 2	

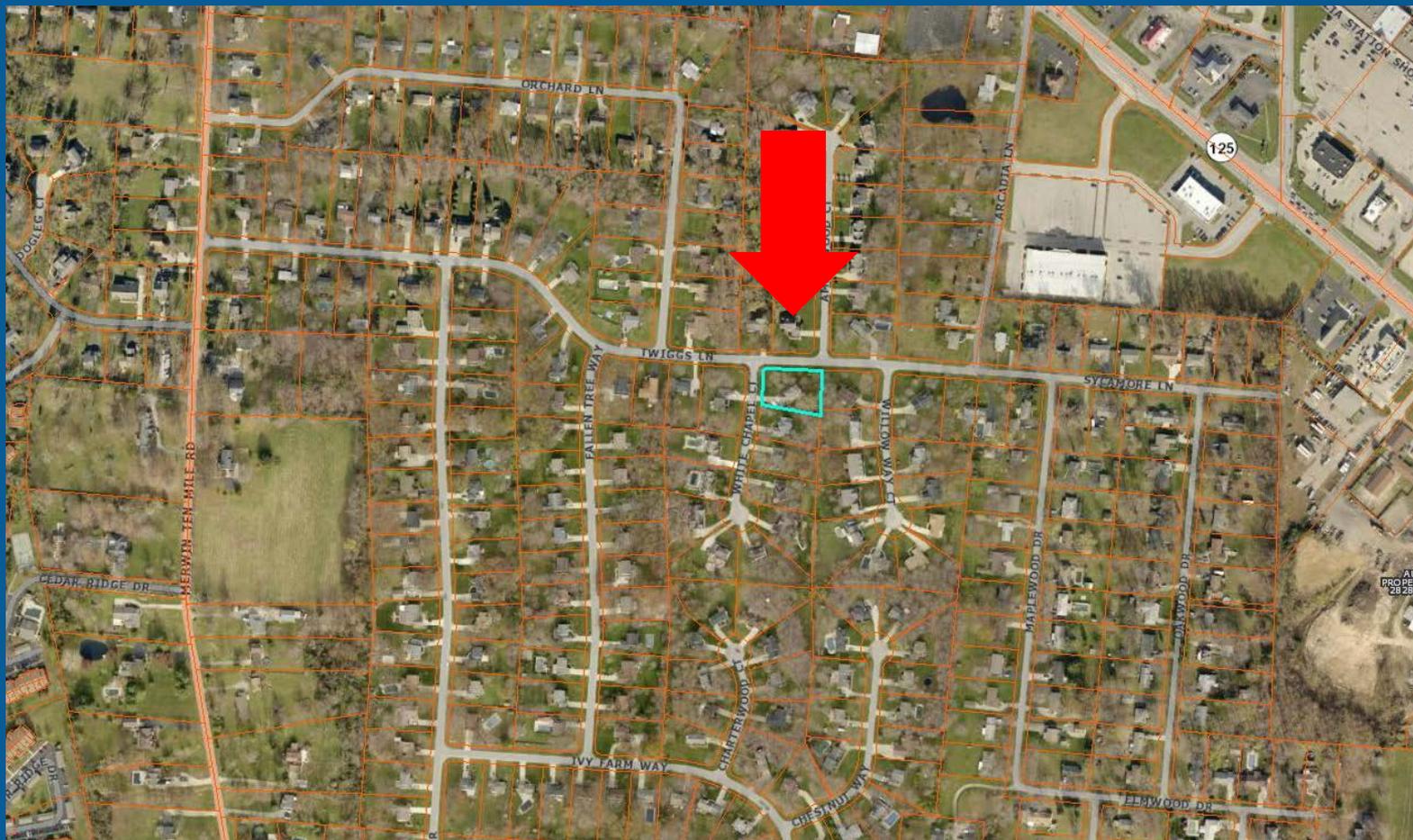
Tax Mailing Name and Address

Mailing Name 1	ARKUS ALAN J & LAURA J
Mailing Name 2	
Address 1	3746 WHITE CHAPEL CT
Address 2	
Address 3	AMELIA OH 45102
Mortgage Company	
Mortgage Company Name	

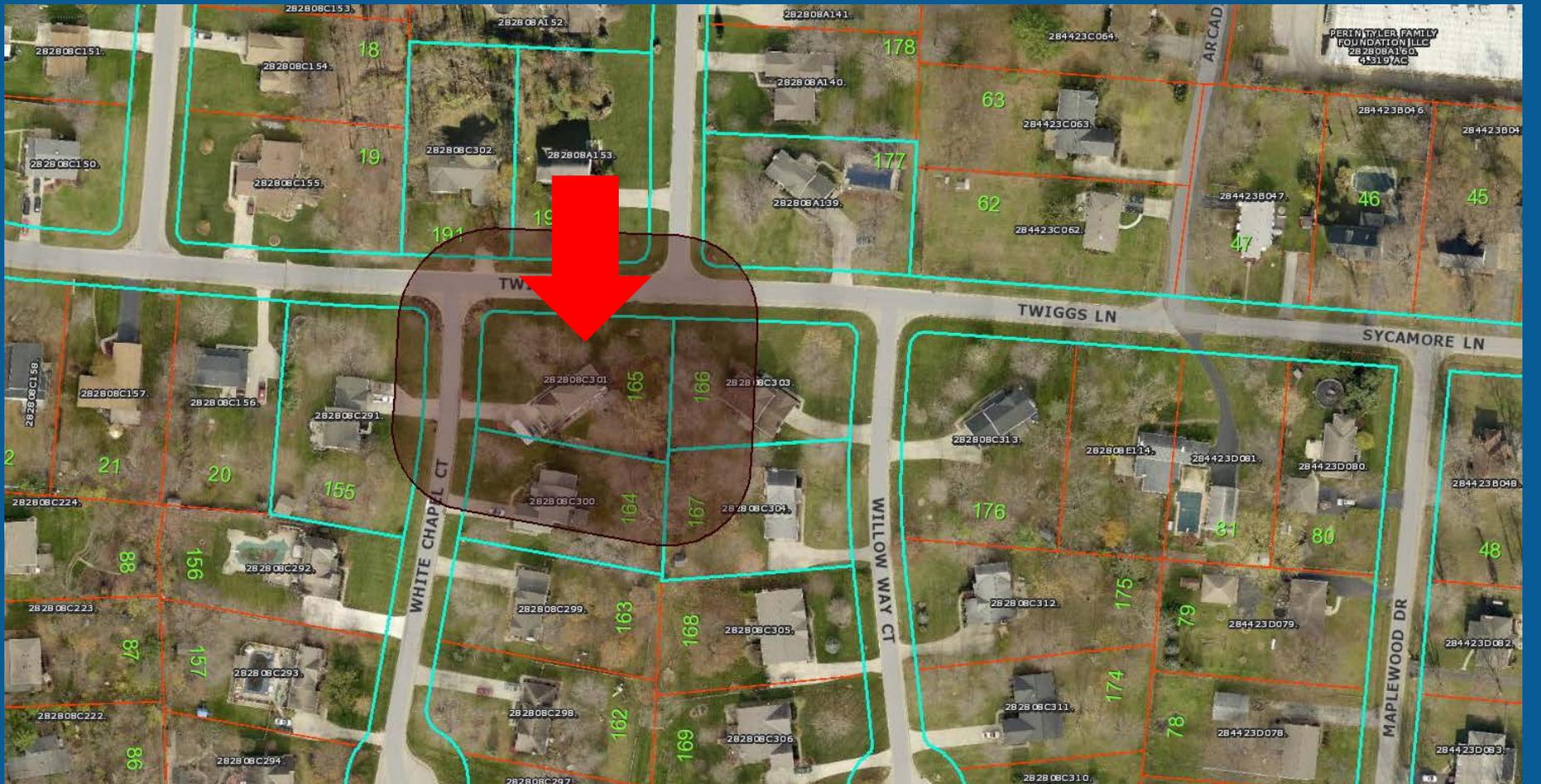
Legal

Legal Desc 1	TWIGGS CORNER 5
Legal Desc 2	LOT 165
Legal Desc 3	

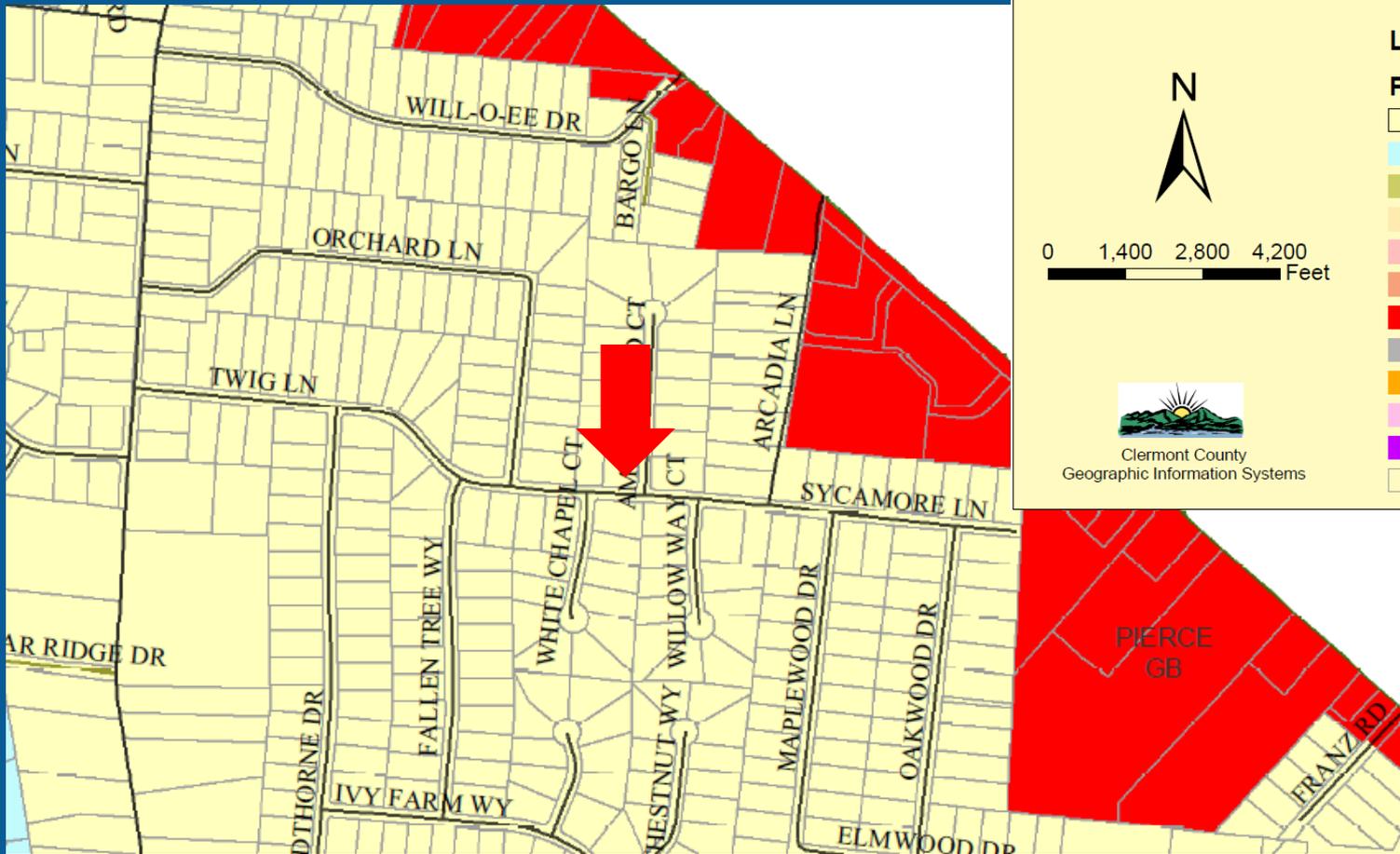
3746 White Chapel Court Vicinity Map



3746 White Chapel Court Location Map



Pierce Township Zoning Map



Legend

Pierce Township Zoning

- SFR - Single-Family Residential
- MFR - Multi-Family Residential
- TR - Transitional Residential
- P - Palestine District
- MH - Manufactured Housing
- NB - Neighborhood Business
- GB - General Business
- I - Industrial
- RR - Resort and Recreational
- PUD - Planned Unit Development
- PUD-R - Planned Residential Use
- Property Lines

0 1,400 2,800 4,200 Feet

Clermont County
Geographic Information Systems

Variance Application



Case: C3-2013
Applicant: Alan & Laura Arkus
Address: 3746 White Chapel Court
Parcel No: 282808C301.
Request: 1) Permit the proposed garage extension to have a setback of 42 ft. from street & proposed porch extension to have a setback of 44 ft. from the side yard as required in Section 6.05.1 table

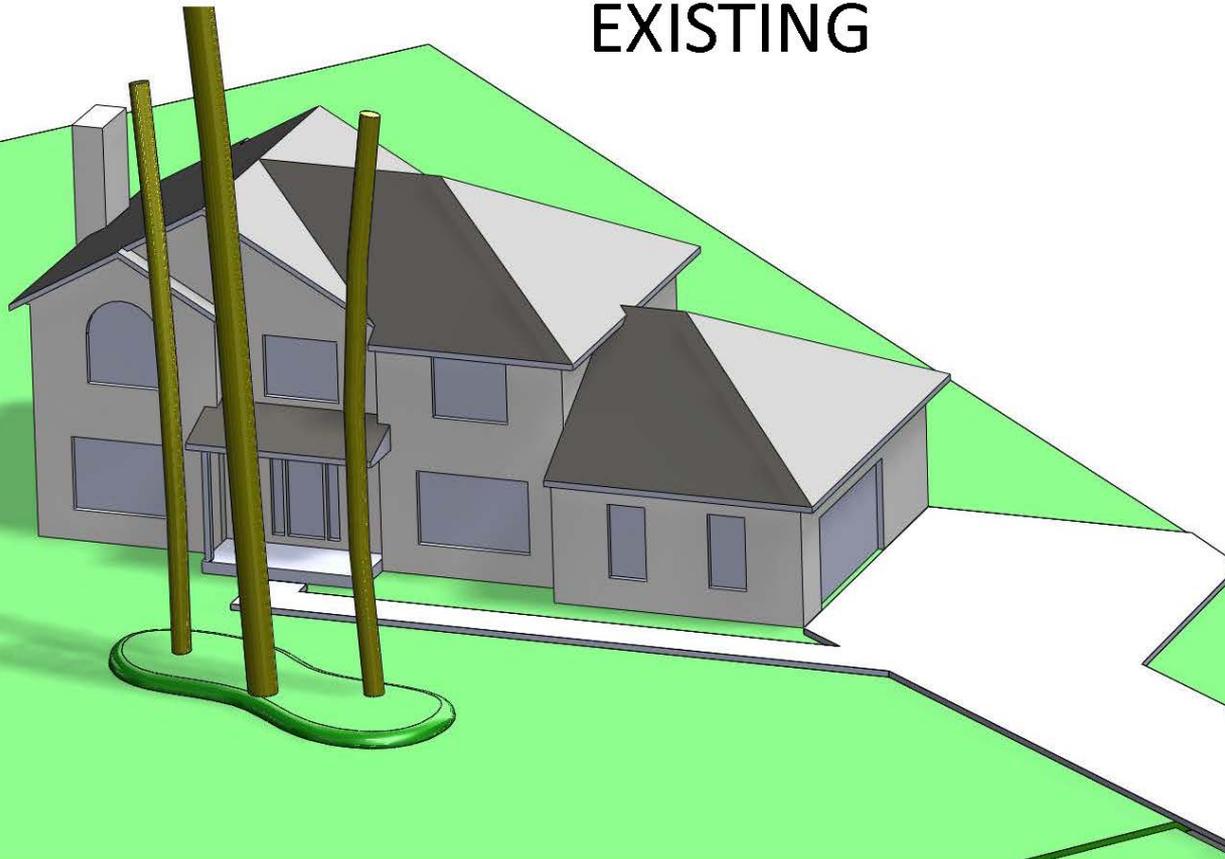
Code Section: 2.05 (B) 3 provides the BZA power to authorize variances from provisions or requirements of the zoning resolution that will not be contrary to the public interest, but only when the zoning provisions or requirements of the zoning resolution would cause unnecessary hardship and the spirit of the resolution shall be observed and substantial justice done.

Table 6.05.1 Residential Site Development Standards



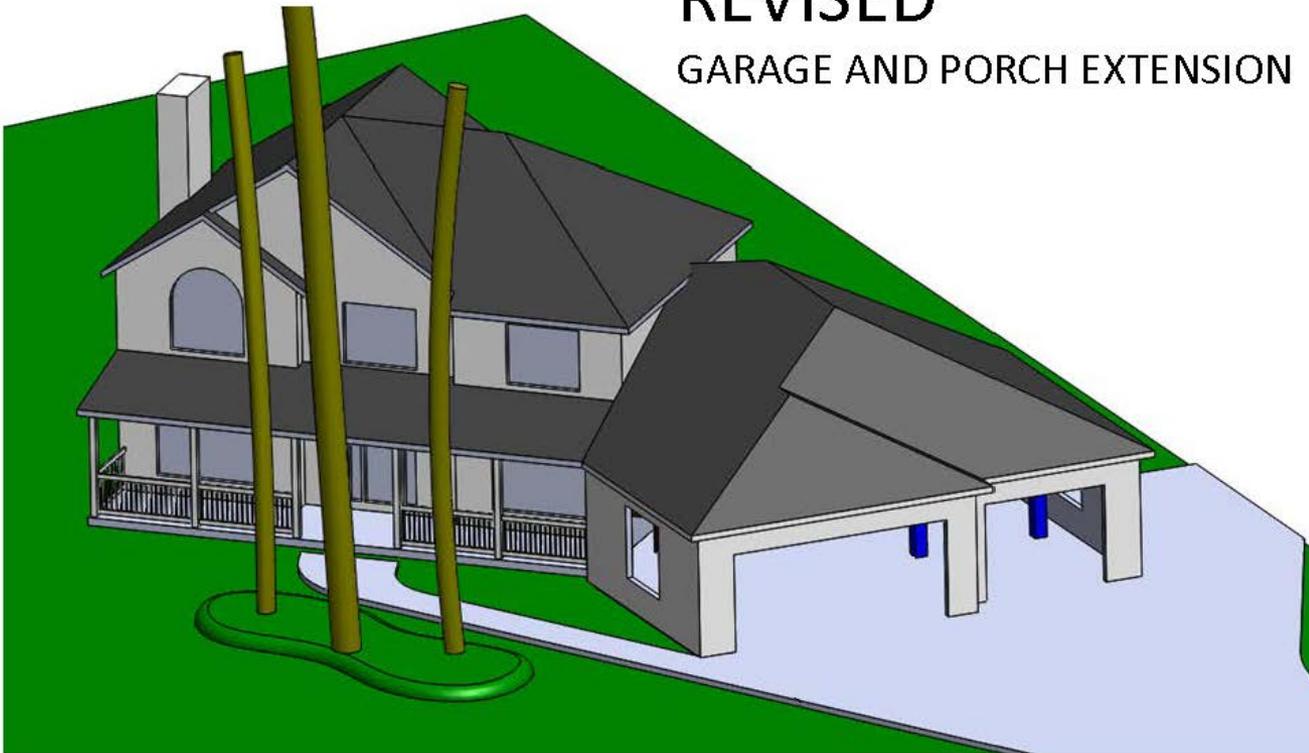
TABLE 6.05-1: RESIDENTIAL SITE DEVELOPMENT STANDARDS						
Standards		Zoning Districts				
		SFR	TFR	MFR	TR	P
Minimum Lot Area and Maximum Density (Square Feet)						
Minimum Lot Area (Square Feet)	Single-Family	20,000	20,000	20,000	7,000	8,000
	Two-Family	N/A	30,000	30,000	7,000	N/A
	Multi-Family	N/A	N/A	36,000 for the first 6 units + 3,000 for each additional unit	7,000	N/A
	Other Uses	If not established in the use-specific regulations, the minimum requirements shall be as established for single-family uses.				
Maximum Density		N/A	N/A	8 units per acre	N/A	N/A
Minimum Lot Width and Street Frontage (Feet)						
Minimum Lot Width at Building Line (Feet)	Single-Family	100	85	85	38	60
	Two-Family	N/A	100	100	38	N/A
	Multi-Family	N/A	N/A	110	38	N/A
	Other Uses	As established for single-family uses.				
Minimum Street Frontage		25	25	25	25	25
Yards and Setbacks (Feet)						
Front Yard Setback		50 [1]	50 [1]	50 [1]	25 from Township roads and 35 from County or State roads	20 from edge of pavement [2]
Side Yard Setback (On Each Side) [3]		15	15	15	5	15 total with minimum of 5 on one side
Rear Yard Setback		40	40	40	30	30
Maximum Building Height (Feet)						
Principal Building		35	35	45	35	35 from Base Flood Elevation
Minimum Floor Area (Square Feet)						
Minimum Floor Area (Square Feet)		1,600 [4]	1,600 per unit [4]	800 per unit	1,600 per unit [4]	1,600 [4]

EXISTING





REVISED
GARAGE AND PORCH EXTENSION





REVISED FRONT



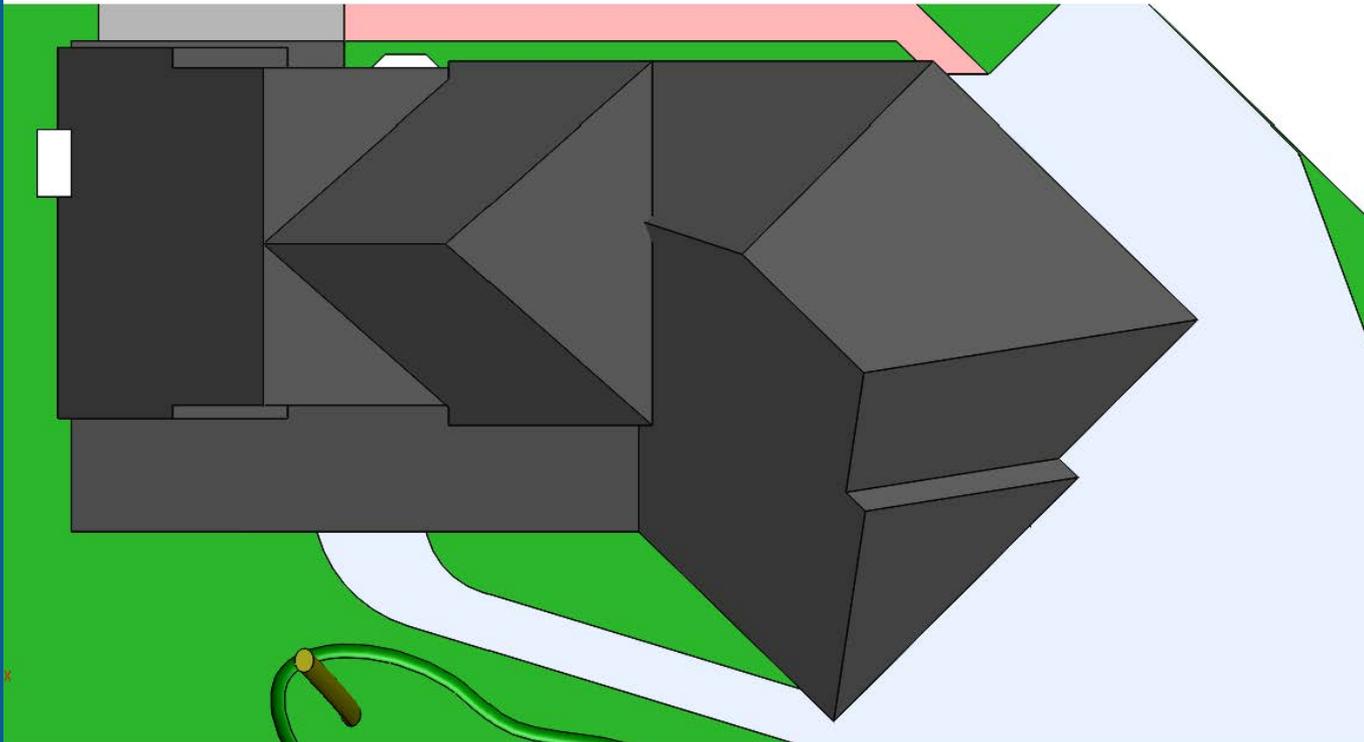


REVISED GARAGE SIDE
(VIEW FROM WHITE CHAPEL CT.)



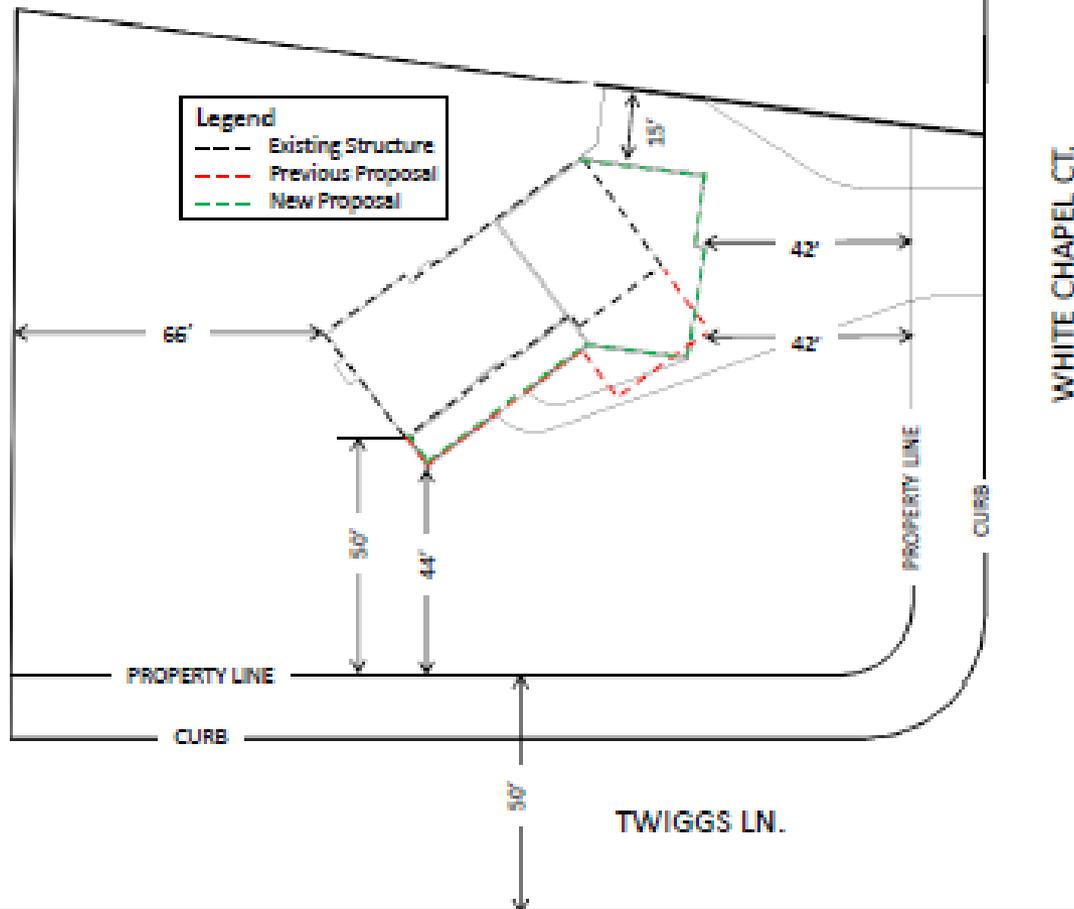


REVISED ROOF





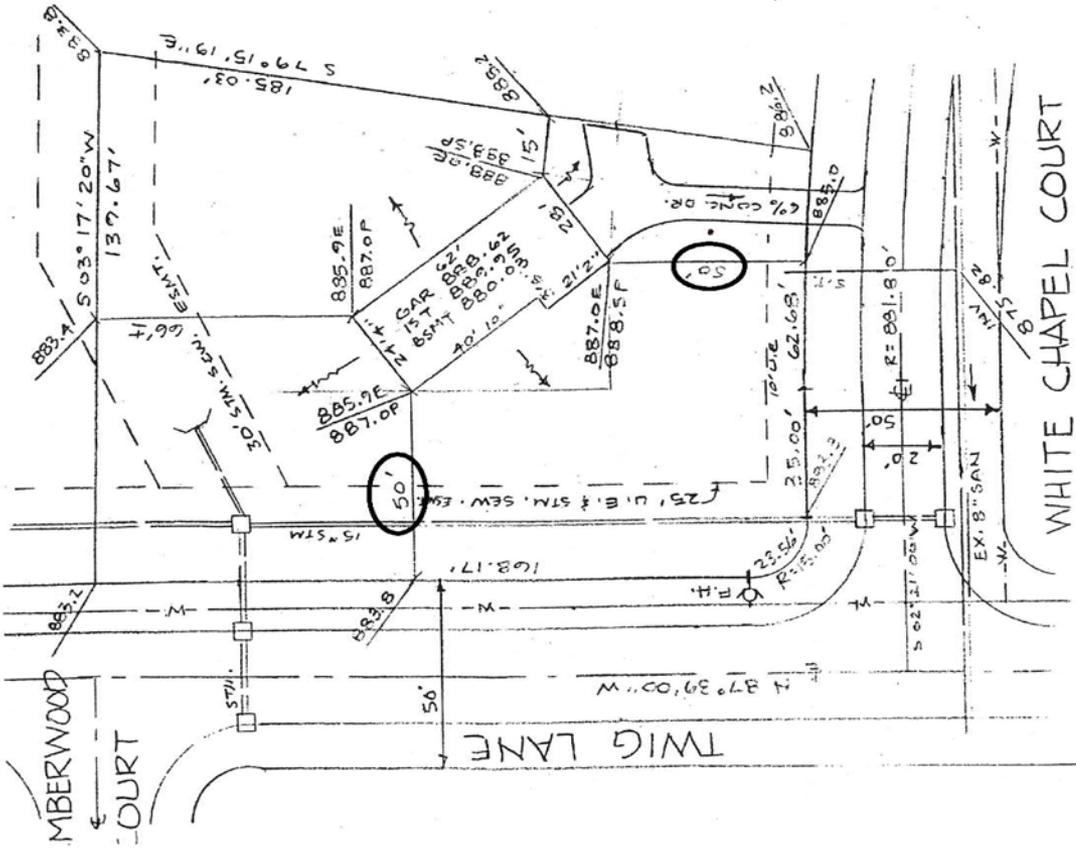
PLOT PLAN COMPARISON



Plot Plan



EXISTING PLOT PLAN



PLOT PLAN
 LOT 165
 TWIGGS CORNER
 SECTION 5 - BLOCK A
 M.S. Nos. 1671, 1672, 1673
 PIERCE TOWNSHIP
 CLERMONT COUNTY OHIO
 NOVEMBER 4, 1971

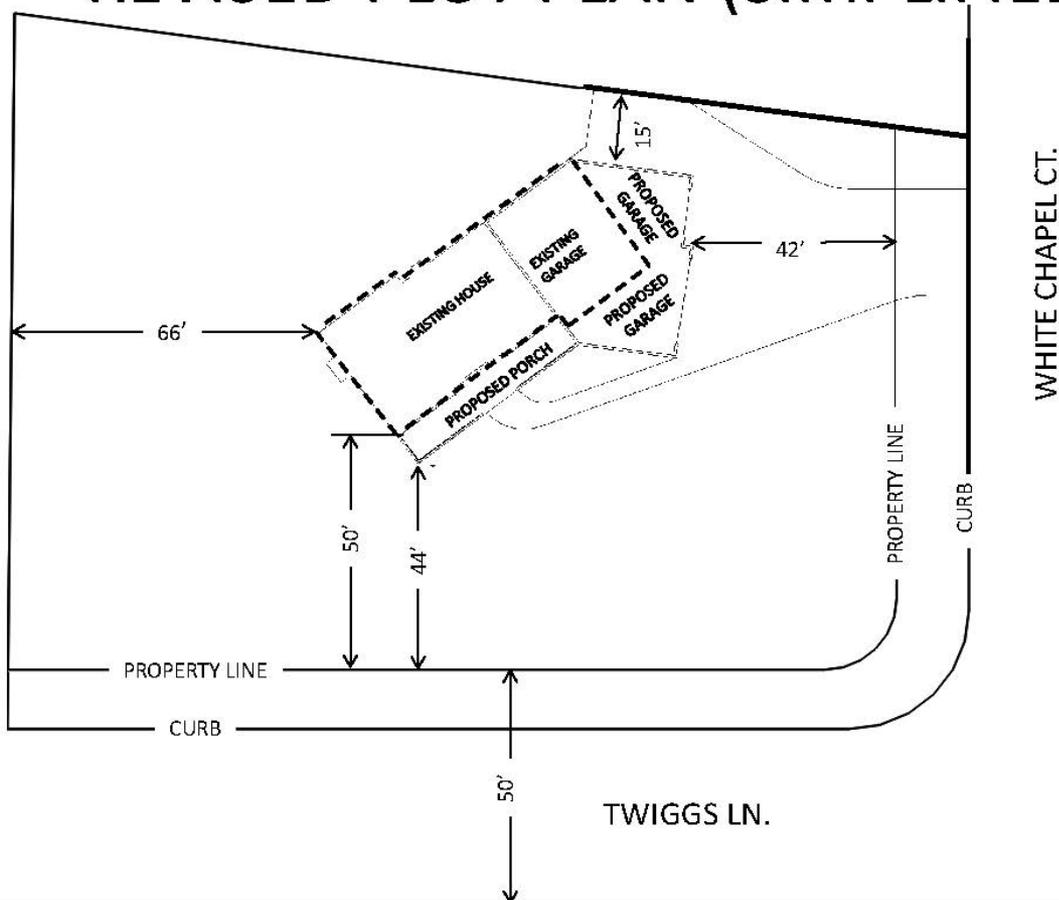
NOTE * APPROX. 285 CUBIC YARDS TO BE EXCAVATED.

SCALE 1" = 30'

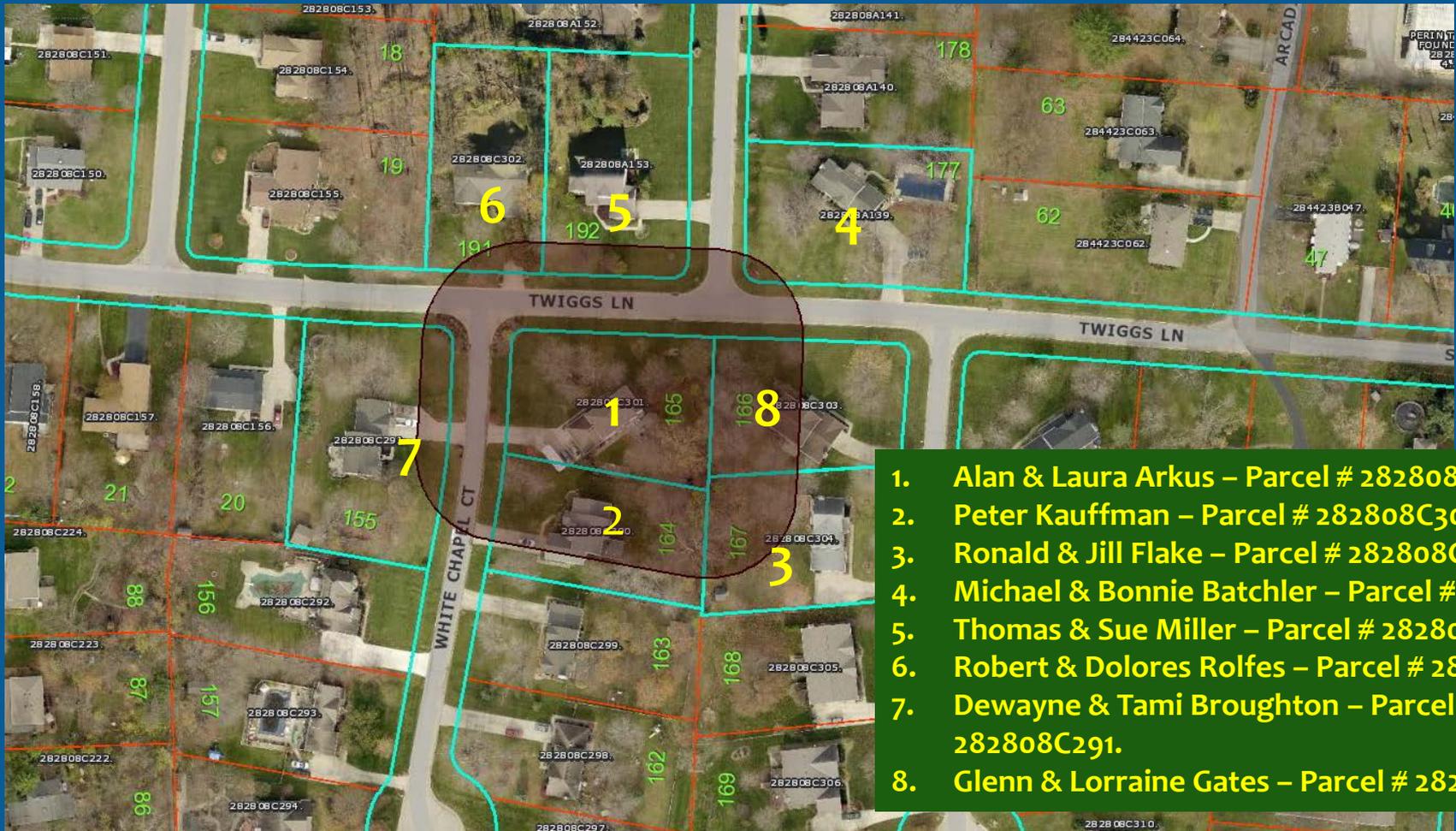




REVISED PLOT PLAN (SIMPLIFIED)



Adjacent Property Owners



1. Alan & Laura Arkus – Parcel # 282808C031.
2. Peter Kauffman – Parcel # 282808C300.
3. Ronald & Jill Flake – Parcel # 282808C304.
4. Michael & Bonnie Batchler – Parcel # 282808A139.
5. Thomas & Sue Miller – Parcel # 282808A153.
6. Robert & Dolores Rolfe – Parcel # 282808C302.
7. Dewayne & Tami Broughton – Parcel # 282808C291.
8. Glenn & Lorraine Gates – Parcel # 282808C303.

Welcome home! Proudly serving you since 1853”



Lynn Holman, Chair of Board

Raymond Lembke, Vice Chair

Gregg Gentile, Member

Robert Sander, Member

Ken Wright, Member