

Proudly serving residents since 1893



**Board of Zoning Appeals
Public Hearing
May 9, 2016**

Meeting Agenda



6:30 p.m. Call to Order Public Hearing	Chair Lynn Holman
Pledge of Allegiance	Chair Lynn Holman
Approval of Meeting Minutes	Chair Lynn Holman
C 1-2016 16 Locust Hill Road	Administrator Hershner
C 2-2016 914 Locust Corner Road	Administrator Hershner
C 3-2013 3746 White Chapel Ct.	Administrator Hershner
Adjournment	Chair Lynn Holman
Meeting minutes will available on the Township website after approval	

Board of Zoning Appeals

Public Hearing

May 9, 2016

Pierce Priorities:

- Culture
- Quality of Life
- Pierce 2035

BZA Hearing Case



Case C 1-2016
16 Locust Hill Road
Steven & Lynne Seibert

Clermont Auditor Property Profile Data



4/6/2016

Clermont County

PARID: 272814E105.
SEIBERT STEVEN & LYNNE

16 LOCUST HILL RD

Parcel

Address	16 LOCUST HILL RD
Class	RESIDENTIAL
Land Use Code	510-R - SINGLE FAMILY DWELLING, PLATTED LOT
Tax Roll	RP_OH
Neighborhood	01910000
Total Acres	5.03
Taxing District	27
District Name	PIERCE TWP / NEW RICHMOND EVSD
Gross Tax Rate	71.6
Effective Tax Rate	52.786267
Non-Business Credit	9.6021
Owner Occupancy Credit	2.4005

Owner

Owner 1	SEIBERT STEVEN & LYNNE
Owner 2	

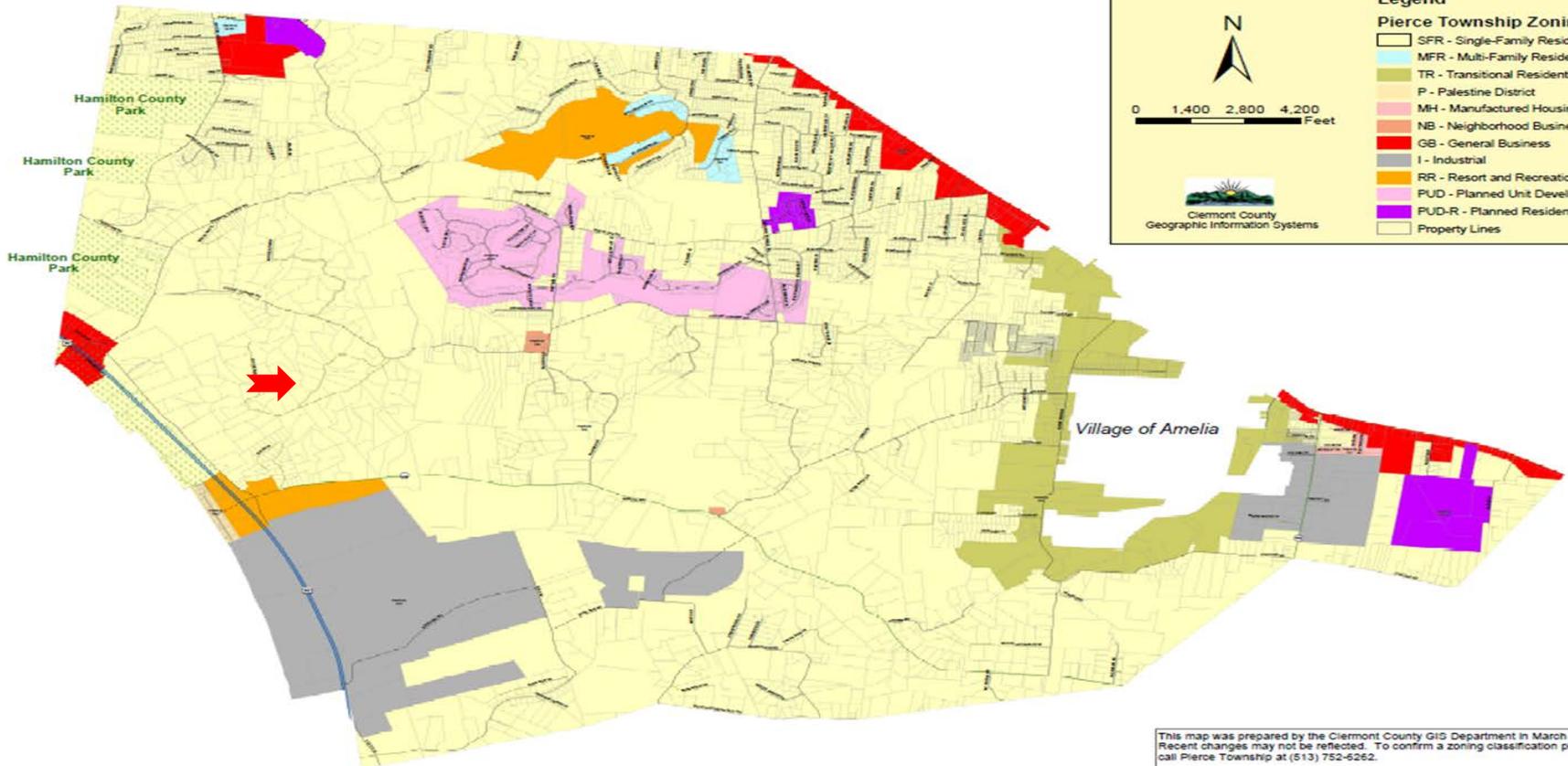
Tax Mailing Name and Address

Mailing Name 1	SEIBERT STEVEN & LYNNE
Mailing Name 2	
Address 1	16 LOCUST HILL RD
Address 2	
Address 3	CINCINNATI OH 45245

Pierce Township Zoning Map



PIERCE TOWNSHIP ZONING



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

This map was prepared by the Clermont County GIS Department in March 2014. Recent changes may not be reflected. To confirm a zoning classification please call Pierce Township at (513) 752-6262.

The information contained in this map is a public resource for general information and is provided for use only as a graphical representation. Clermont County makes no warranty as to the content, accuracy, or completeness of the information contained herein and assumes no liability for any errors, omissions, or inaccuracies in the information provided regardless of how caused or any decision made or action taken by the user in a reliance upon any information furnished hereunder.

Variance Application



Case: C1-2016

Applicant: Steve & Lynne Seibert

Address: 16 Locust Hill Road

Parcel No: 272814E105.

Request: 1) Permit a child proof, automatic safety cover in lieu of a wall or fence as required in Section 4.06 (F) 13 (c) and, 2) Permit the pool to be located in the side yard given the five acre lot size, 155+ foot setback from Locust Hill Road with wooded buffer.

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.

Possible Condition: 1) Existing wooded area between the proposed pool and Locust Hill Road shall remain undisturbed.

Automatic Safety Cover



Automatic Safety Covers

*Everyday protection for your family...
at the touch of a button!*

Simply flip a switch, and your Coverstar automatic safety cover will create a barrier over your pool that no child or pet can penetrate. Custom-built to fit your pool perfectly and manufactured from best-in-class materials, Coverstar is the best protection available for your family and your pool investment!

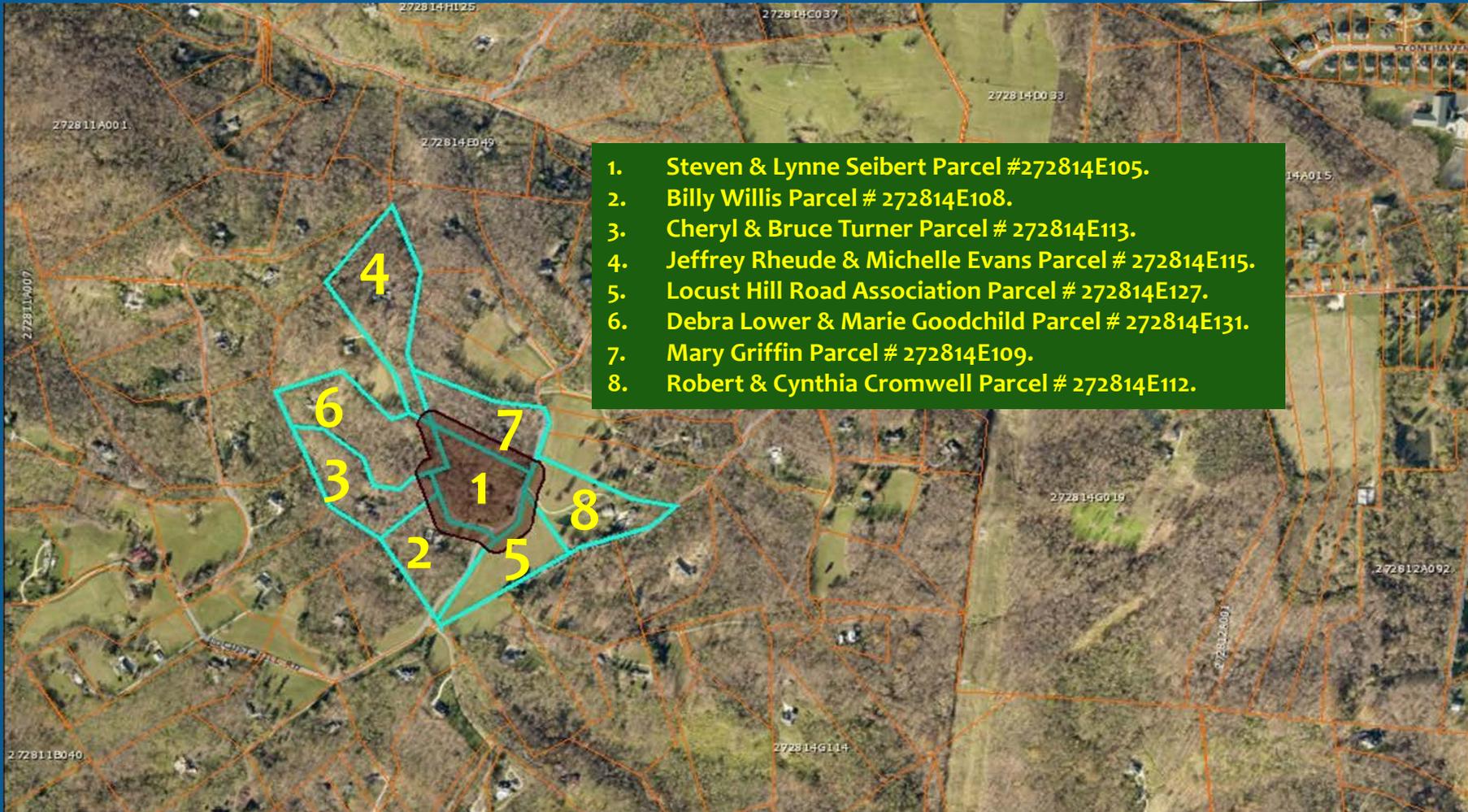
Save on heat, water, electricity and chemicals.

A Coverstar acts as passive solar heater, increasing the temperature of your water by 8 to 10 degrees. It also reduces evaporation of water as well as consumption of chemicals. Less time cleaning...more time enjoying!

www.vikingpools.net/safety-covers-auto.php



Adjacent Property Owners



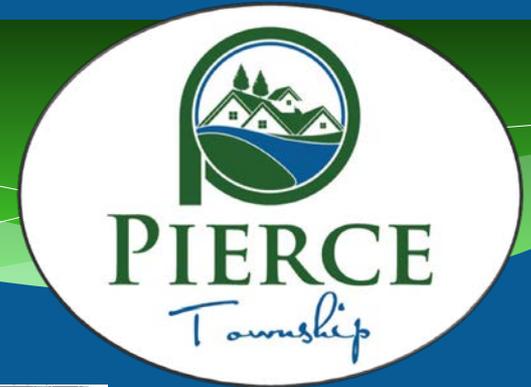
1. Steven & Lynne Seibert Parcel # 272814E105.
2. Billy Willis Parcel # 272814E108.
3. Cheryl & Bruce Turner Parcel # 272814E113.
4. Jeffrey Rheude & Michelle Evans Parcel # 272814E115.
5. Locust Hill Road Association Parcel # 272814E127.
6. Debra Lower & Marie Goodchild Parcel # 272814E131.
7. Mary Griffin Parcel # 272814E109.
8. Robert & Cynthia Cromwell Parcel # 272814E112.

BZA Hearing Case



Case C 2-2016
914 Locust Corner Road
Gary & Brenda Conn

Clermont Auditor Property Profile Data



5/9/2016

Clermont County

PARID: 272814A046.
CONN GARY L & BRENDA

914 LOCUST CORNER RD

Parcel

Address	914 LOCUST CORNER RD
Class	RESIDENTIAL
Land Use Code	510-R - SINGLE FAMILY DWELLING, PLATTED LOT
Tax Roll	RP_OH
Neighborhood	01918000
Total Acres	.33
Taxing District	27
District Name	PIERCE TWP / NEW RICHMOND EVSD
Gross Tax Rate	71.6
Effective Tax Rate	52.786267
Non-Business Credit	9.6021
Owner Occupancy Credit	2.4005

Owner

Owner 1	CONN GARY L & BRENDA
Owner 2	

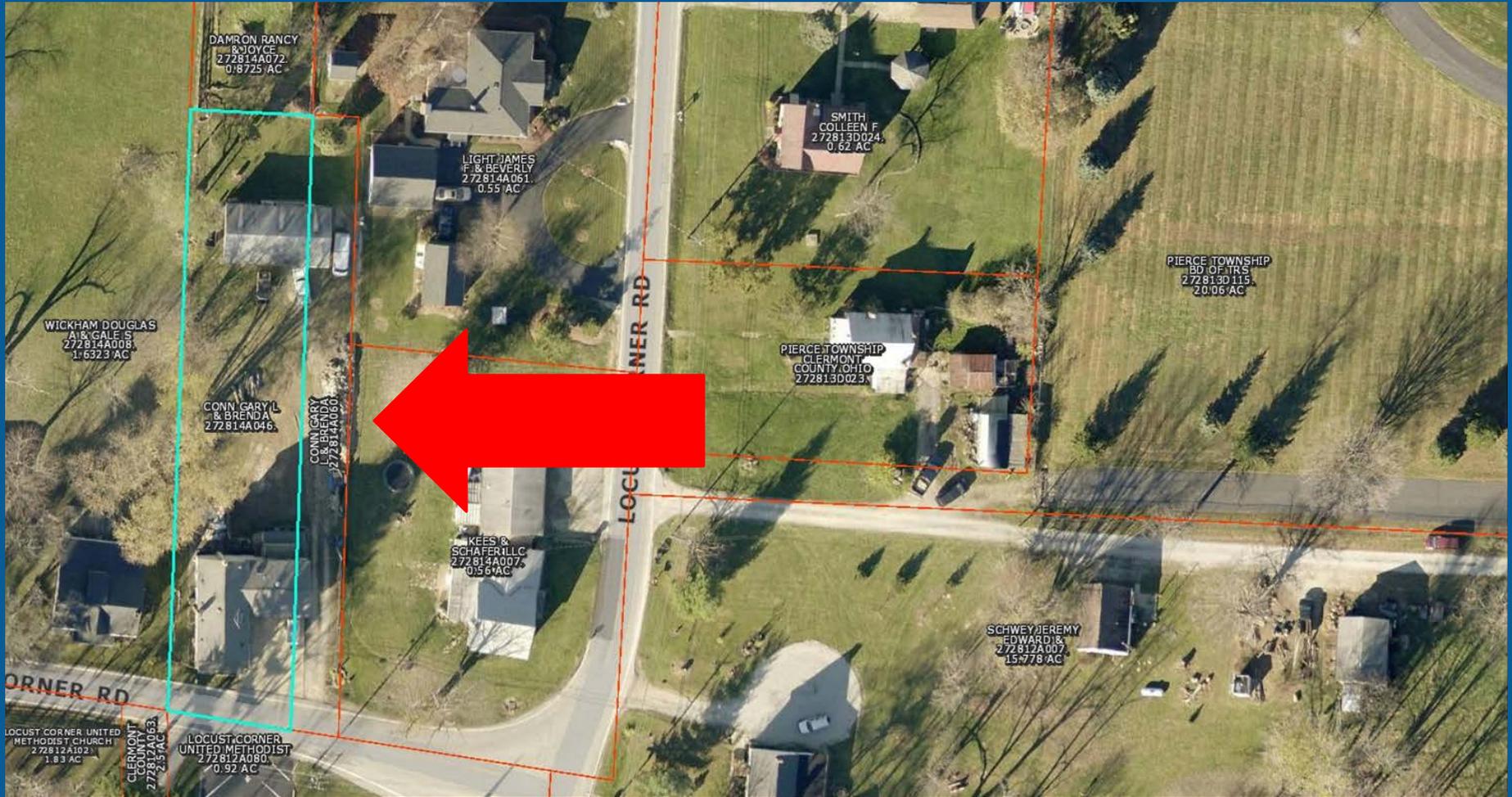
Tax Mailing Name and Address

Mailing Name 1	CONN GARY L & BRENDA
Mailing Name 2	
Address 1	914 LOCUST CORNER RD
Address 2	
Address 3	CINCINNATI OH 45245

914 Locust Corner Road Vicinity Map



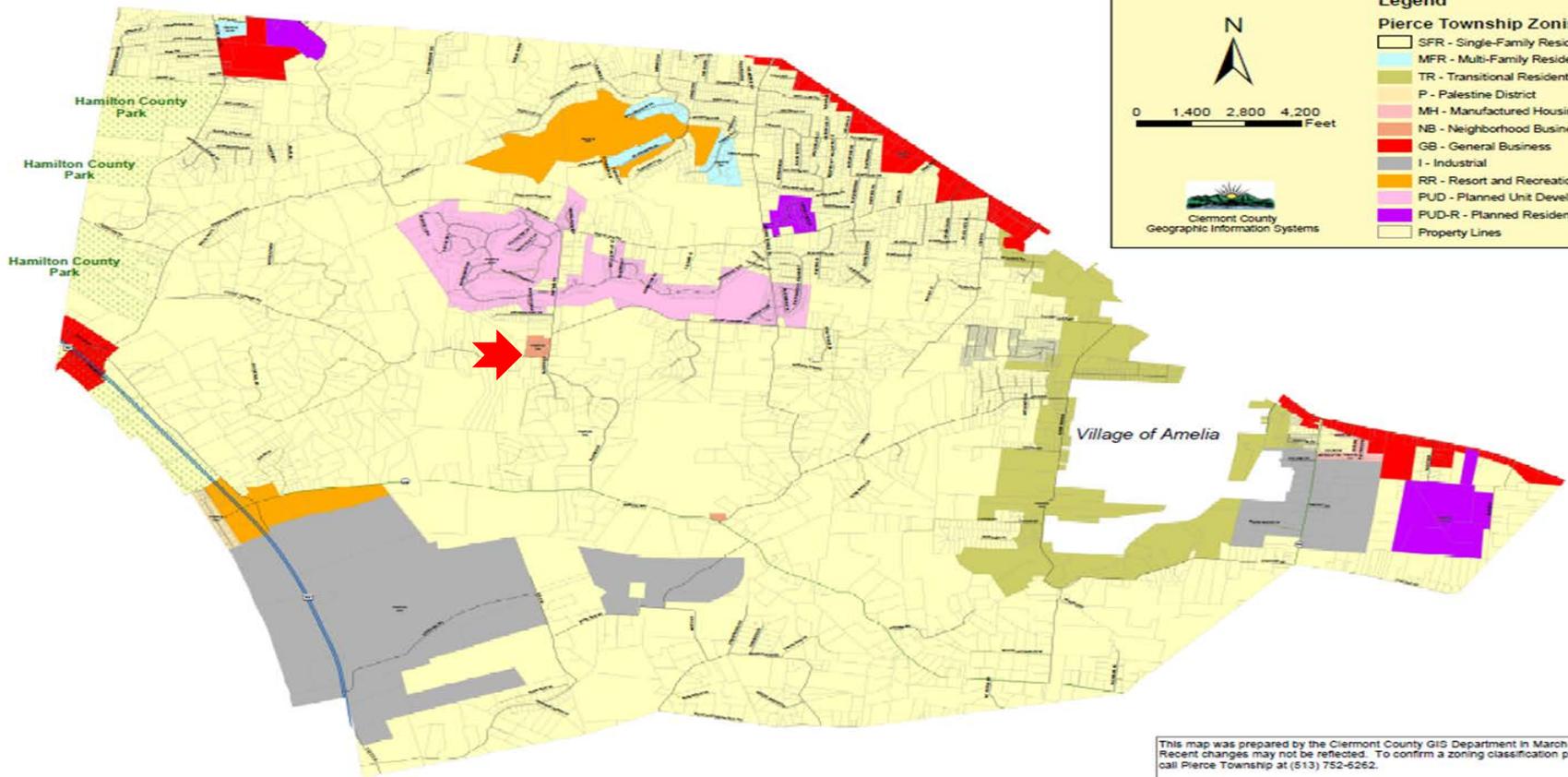
914 Locust Corner Road Location Map



Pierce Township Zoning Map



PIERCE TOWNSHIP ZONING



Legend

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914 Locust Corner Road Variance Application



- Case: C2-2016
- Applicant: Gary & Brenda Conn
- Address: 914 Locust Corner Road
- Parcel No: 272814A046. & 272814A060. (20,037 sq. ft.)
- Request: 1) Permit a 24' x 31' wood or 744 square foot detached accessory building (existing detached garage structure is approximately 1125 square feet in area). Table 4.06-2 limits maximum lot coverage to 864 square feet
- 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.
- Possible Condition: 1) Rear yard shall have no outside storage (wood, vehicles, scrap materials, etc.).

914 Locust Corner Road Variance Application



914 Locust Corner Road Variance Application



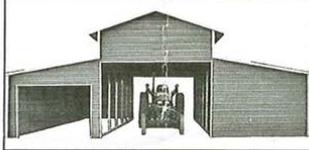
Eagle Carports, Inc.

"STANDARD CARPORT PRICE LIST"

Nebraska - Kansas - Ohio - Pennsylvania - New Jersey - Maryland



Garages



Horse Barns available in many sizes



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R.V. / Boat Covers

ALSO AVAILABLE
**CERTIFIED CARPORTS
ENCLOSED GARAGES
TRIPLE WIDES**



Available In 31 States
(Prices May Vary In Different States)

29 Gauge Steel Roof And Siding

13 COLORS and CUSTOM STYLES AVAILABLE

18X21.5 Double Carport \$795.00

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STANDARD FEATURES INCLUDE:
5 Foot Legs - 6 Bows - Braces On All Center Trusses
Braces On Corners - For Added Strength

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On Your
Level Land

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MasterCard VISA

RAWHIDE	CLAY
EARTH BROWN	WHITE
SLATE BLUE	VINTAGE BURGUNDY
PEBBLE BEIGE	PEWTER GREY
BARN RED	EVERGREEN
BLACK	QUAKER GREY
SANDSTONE	

14 GAUGE UNITS INCLUDE 5 FOOT LEGS

12x21 \$695.00	18X21 \$795.00	20X21 \$1095.00	22X21 \$1295.00	24X21 \$1495.00
12X26 \$995.00	18X26 \$1195.00	20X26 \$1395.00	22X26 \$1695.00	24X26 \$1895.00
12X31 \$1295.00	18X31 \$1395.00	20X31 \$1695.00	22X31 \$1995.00	24X31 \$2295.00
12X36 \$1495.00	18X36 \$1595.00	20X36 \$1995.00	22X36 \$2295.00	24X36 \$2695.00
12X41 \$1695.00	18X41 \$1895.00	20X41 \$2295.00	22X41 \$2695.00	24X41 \$3095.00

12 GAUGE HIGH QUALITY UNITS
Available 10 Year Warranty 6 Foot Legs

ENGINEER PLANS ARE AVAILABLE AT AN ADDITIONAL COST

Optional Mobile Home Anchors \$25.00 Each

12 GAUGE UNITS INCLUDE 6 FOOT LEGS

12X21 \$795.00	18X21 \$895.00	20X21 \$1195.00	22X21 \$1395.00	24X21 \$1595.00
12X26 \$1120.00	18X26 \$1320.00	20X26 \$1520.00	22X26 \$1820.00	24X26 \$2020.00
12X31 \$1445.00	18X31 \$1545.00	20X31 \$1845.00	22X31 \$2145.00	24X31 \$2445.00
12X36 \$1670.00	18X36 \$1770.00	20X36 \$2170.00	22X36 \$2470.00	24X36 \$2870.00
12X41 \$1895.00	18X41 \$2095.00	20X41 \$2495.00	22X41 \$2895.00	24X41 \$3295.00

Buildings longer than 31' should be Vertical

12 Gauge Units have 10 yr. Rust-through Warranty on Panels

NOTE: Frame is one foot shorter than roof length on units with horizontal panels. On vertical roof units, the base rail and roof lengths are the same. ie: 20',25',30',35' etc.

"ALL PRICES SUBJECT TO CHANGE WITHOUT NOTICE"

06/09

Adjacent Property Owners



1. Gary & Brenda Conn Parcel # 272814A046.
2. Clermont County Parcel # 272812A063.
3. James & Beverly Light Parcel # 27814A061.
4. Kees & Schafer LLC Parcel # 272814A007.
5. Locust Corner United Methodist Church Parcel # 272812A102.
6. Douglas & Gale Wickham Parcel # 272814A008.
7. Rancy & Joyce Damron Parcel # 272814A072.
8. Locust Corner United Methodist Church Parcel # 272812A080.
9. Gary & Brenda Conn Parcel # 272814A060.





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

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