

**BOARD OF TRUSTEES**

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**Administrator**

M. Tim Williams



950 Locust Corner Road  
Cincinnati, Ohio 45245

(513) 752.6262

Fax # (513) 752.8981

[www.piercetownship.org](http://www.piercetownship.org)

Pierce Township Board of Zoning Appeals Hearing  
950 Locust Corner Road  
January 10<sup>th</sup>, 2023  
5:00 pm

**Agenda**

- I. Call to Order: Ryan Holte, BZA Chair
  - II. Roll Call: Mr. Motz \_\_\_\_\_ Mr. Sander \_\_\_\_\_ Mr. Holte \_\_\_\_\_ Mr. Lembke \_\_\_\_\_  
Ms. Spitzmiller \_\_\_\_\_ Mr. Heyse \_\_\_\_\_ Mr. Buhr \_\_\_\_\_
  - III. Pledge of Allegiance
  - IV. Review and Approval of:
    - a. Welcome New Member and Website bios
    - b. Selection of Officers (Effective January 2023)
    - c. Hearing Minutes from June 15, 2022
  - V. **Oath taken by all attendees and staff wishing to speak during these hearings**
    - a. Staff presentation
    - b. Applicant presentation
    - c. Discussion by the Board
    - d. Open public comment
    - e. Motion to close public comment
    - f. Additional discussion by the Board
    - g. Motion to approve/deny/approve with modification(s)
  - VI. New Business (Public Hearings):
    - 1) Case BZA2023-001: An application for one (1) dimensional variance, from Pierce Township Zoning 4.05-1 "Detached Accessory Buildings are to be located in the rear yard", to install a garage outside of the rear yard submitted by Andrew Paulik for property located at 3194 Alpine Terrace Pierce Township, Ohio 45157.
  - VII. Other business:
  - VIII. Adjournment
- Next Meeting: as needed

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Board of Zoning Appeals  
Meeting Minutes  
CASE# BZA2022-03  
June 15, 2022

The Board of Zoning Appeals of Pierce Township, Clermont County, Ohio met at 5:00pm, on Wednesday June 15, 2022, at the Pierce Township Administration Building, 950 Locust Corner Road.

**CALL TO ORDER/ROLL CALL**

Acting Chair Lynn Holman called the meeting to order. Board members answering roll call Mr. Ray Lembke, Mr. Bob Sander, Ms. Lynn Holman, and Ms. Linda Spitzmiller. Mr. Fred Heyse arrived at 5:10pm. Township personnel who were also present: Mr. Eddie McCarthy, Pierce Township Planning and Zoning Administrator, and Mr. Andrew Higgins, Township Planning and Zoning Assistant.

**PLEDGE OF ALLEGIANCE**

Acting Chair Lynn Holman led everyone in the Pledge of Allegiance.

**APPROVAL OF MINUTES FROM MAY 4, 2022 MEETING**

Mr. Lembke made a motion to amend the minutes to include the vote pertaining to the case motion in the minutes from the meeting on May 4, 2022. A motion was passed to table the minutes until the next meeting. Roll call on motion: Mr. Lembke, yea; Mr. Heyse, yea; Mr. Sander, yea; Ms. Holman, yea; Ms. Spitzmiller, yea.

**OATH TAKEN BY ATTENDEES**

Acting Chair Lynn Holman administered the oath to attendees.

**NEW BUSINESS**

**CASE #BZA2022-003 1386 SR 749**

Acting Chair Lynn Holman opened the hearing on case #BZA2022-003 SR 749

**STAFF REPORT FOR CASE #BZA2022-003 1386 SR 749**

Mr. McCarthy presented a staff report for BZA case #BZA2022-003. An application for two (2) Variance(s) from Pierce Township Zoning Resolution, 4.05-1 "Swimming pools are to be located in the rear yard." And 4.05-1 "Detached Accessory Buildings are to be located in the rear yard.", to install a swimming pool and pool house outside of the rear yard.

## **PRESENTATION FROM APPLICANT**

Mr. Elekes presented his testimony to the Board and explained that the rear of his property has a significant slope and that the topography is the reason for this variance. Mr. Elekes also noted that neighbors that could potentially view the pool had no issue in the proposed placement.

Mr. Sander stated that during his visit to the property, he witnessed the extreme slope and understood the difficulty in potentially building the pool in the rear of the property. Mr. Lembke only noted that the pool house should maintain the same "rustic" appearance of the neighborhood. Mr. Heyse noted that a fence wouldn't block the view of the pool from SR 749, and stated that a vegetative buffer between the structure and 749 would be advisable.

## **PUBLIC COMMENT**

Mr. Lembke made a motion, seconded by Mr. Heyse to open public comment on case #BZA2022-003 1386 SR 749; unanimous approval.

With no public comments made, Mr. Lembke made a motion, seconded by Mr. Sanders to close public comment on case #BZA2022-003 1486 SR 749.

Roll call on motion: Mr. Lembke, yea; Mr. Heyse, yea; Mr. Sander, yea; Ms. Holman, yea; Ms. Spitzmiller, yea.

## **MOTION**

Mr. Lembke made a motion, seconded by Mr. Heyse to approve the variance with conditions. The first condition being that the structures comply with all Federal, State, And Local regulations. The second condition being the vegetative screen between the structures and SR 749. The final condition is that the pool house structure maintain a similar appearance in material as depicted in the variance application.

Roll call on motion: Mr. Lembke, yea; Mr. Heyse, yea; Mr. Sander, yea; Ms. Holman, yea; Ms. Spitzmiller, yea.

## **ADJOURNMENT**

At 5:18 PM, Mr. Sander made a motion to adjourn seconded by Mr. Heyse

Roll call on motion: Mr. Lembke, yea; Mr. Heyse, yea; Mr. Sander, yea; Ms. Holman, yea; Ms. Spitzmiller, yea.

---

Lynn Holman, Acting Chair

Date

**Pierce Township  
Board of Zoning Appeals  
January 10, 2023  
Case Number: BZA2023-001**

## **Dimensional Variance: 3194 Alpine Terrace ( 272811C069.)**

**Summary:** An application for a dimensional variance(s), from Pierce Township Zoning Resolution, 4.05-1 “Detached garages are to be located in the rear yard”, to install a detached garage 576 sq.ft (24X24) outside of the rear yard.

**Owner:** Andrew Paulik and Laura Rose Ecker

**Applicant:** Andrew Paulik

**Property Location:** 3194 Alpine Terrace Pierce Township, Ohio 45157 (272811C069.)

### **Property Profile:**

**Acreage:** 1.14 acres

**Current Use:** Single Family Residential

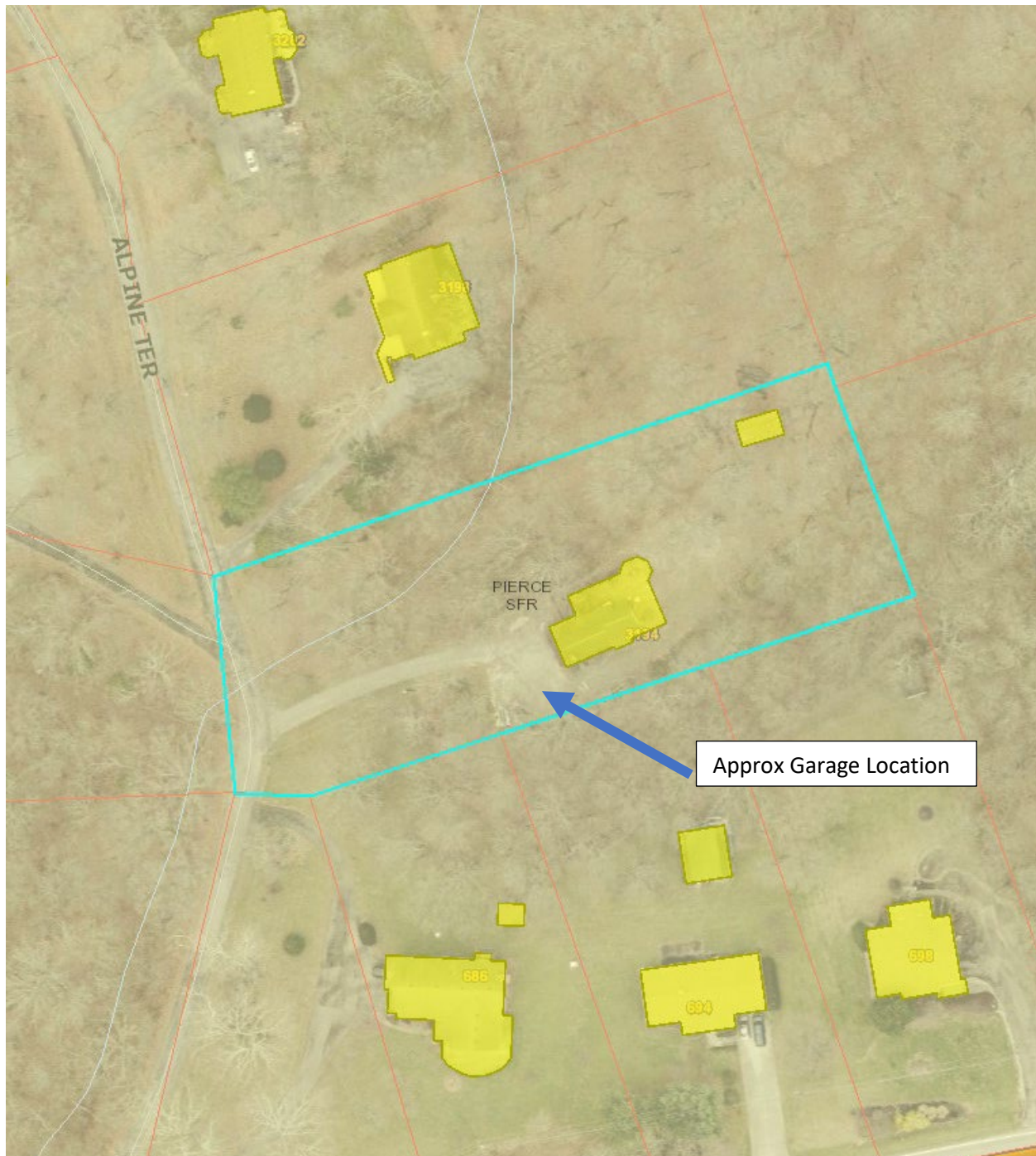
**Zoning:** Single Family Residential (SFR)

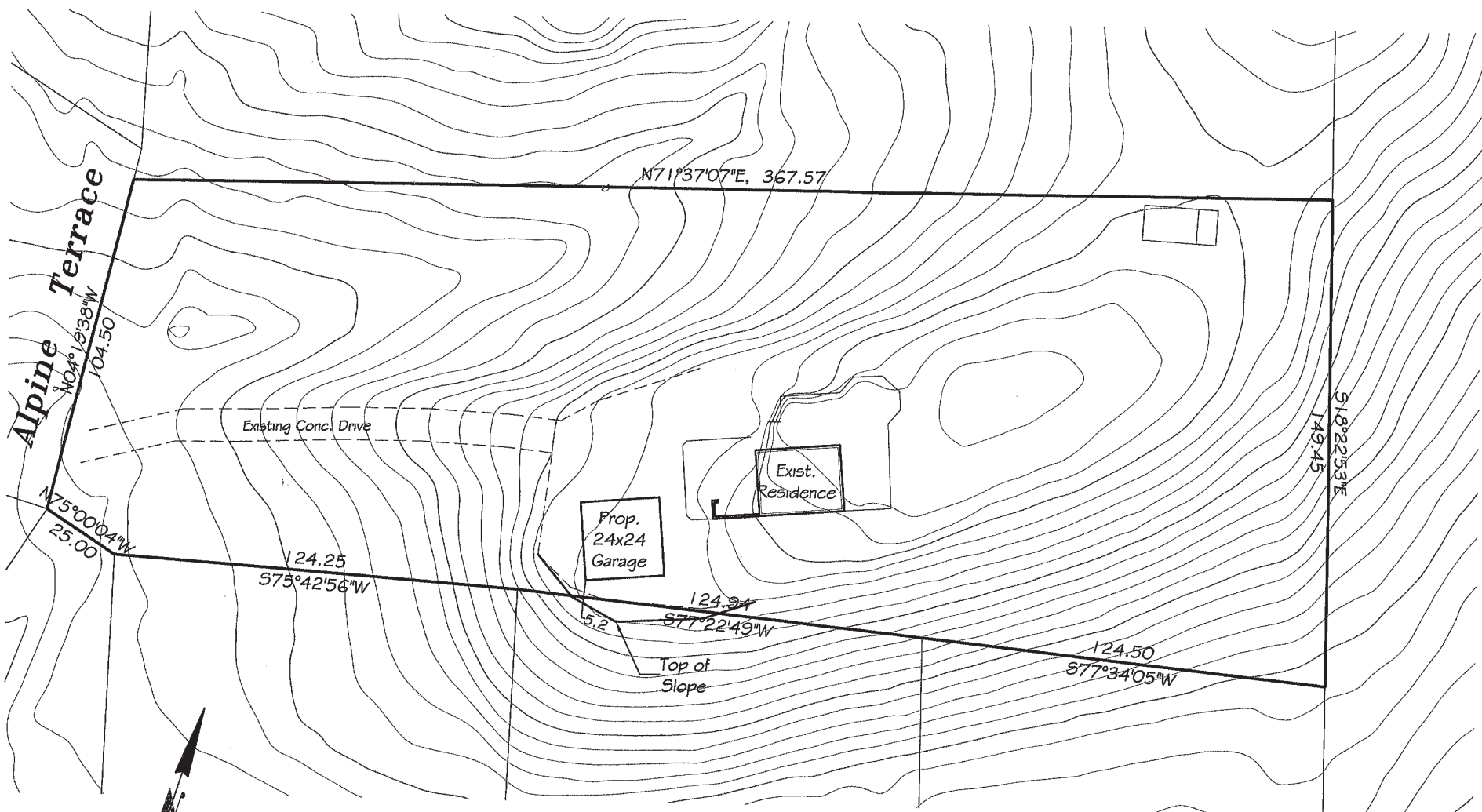
**Prepared By:** Eddie F. McCarthy, Planning and Zoning Administrator

**Action Required:** The BZA shall make a decision on the variance application in accordance with 3.08: Variances B) 2).

**Pierce Township  
Board of Zoning Appeals  
January 10, 2023  
Case Number: BZA2023-001**

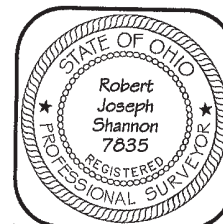
**Vicinity Map:**





Site Plan  
for

**Andrew Paulik**  
and  
**Laura Rose Ecker**  
Pierce Township  
Clermont County, Ohio  
Washington's Military Survey No. 403  
O.R. Book 2844, Page 0116  
P.I.N. No. 27-28-11C-069



**Robert Shannon**  
**Field Services, LLC**  
**Robert Joseph Shannon**  
PROFESSIONAL SURVEYOR  
1794 State Route No. 125  
Amelia, Ohio 45102  
(513) 797-4444 / R5Field@fuse.net

DRAWN BY: R.J.S.	DATE: 11/8/22	SCALE: 1" = 30'
REVISIONS:		

SHEET No.  
1 OF 1



**Pierce Township  
Board of Zoning Appeals  
January 10, 2023  
Case Number: BZA2023-001**

**Staff Analysis and Recommendation:**

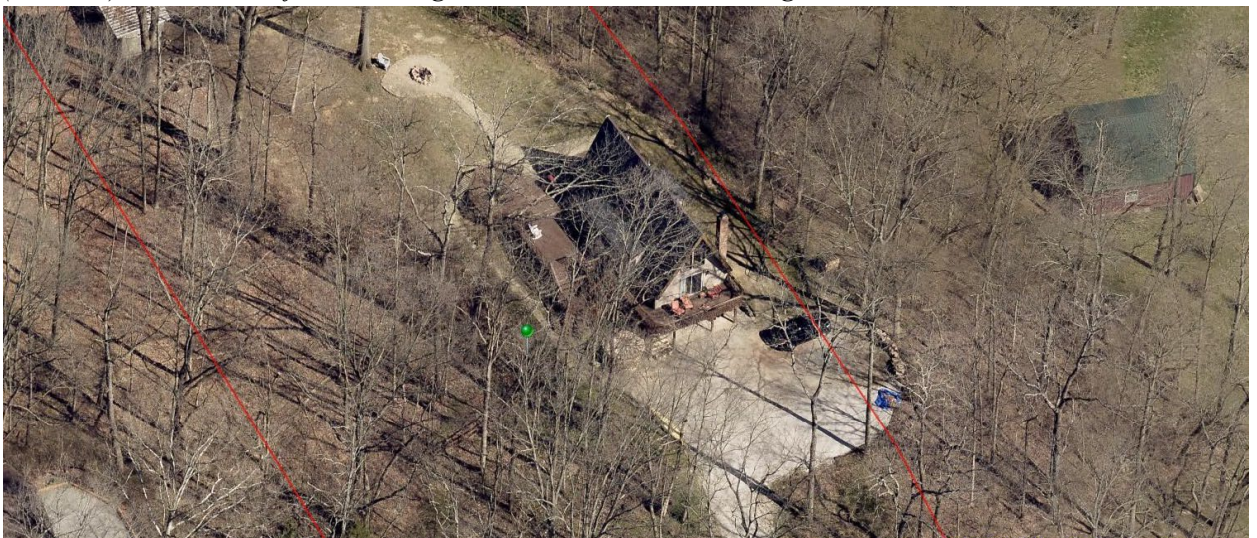
**Staff Analysis:**

Staff has reviewed the proposal (Dated December 2, 2022) in accordance with 3.08: Variances B) 2), specifically:

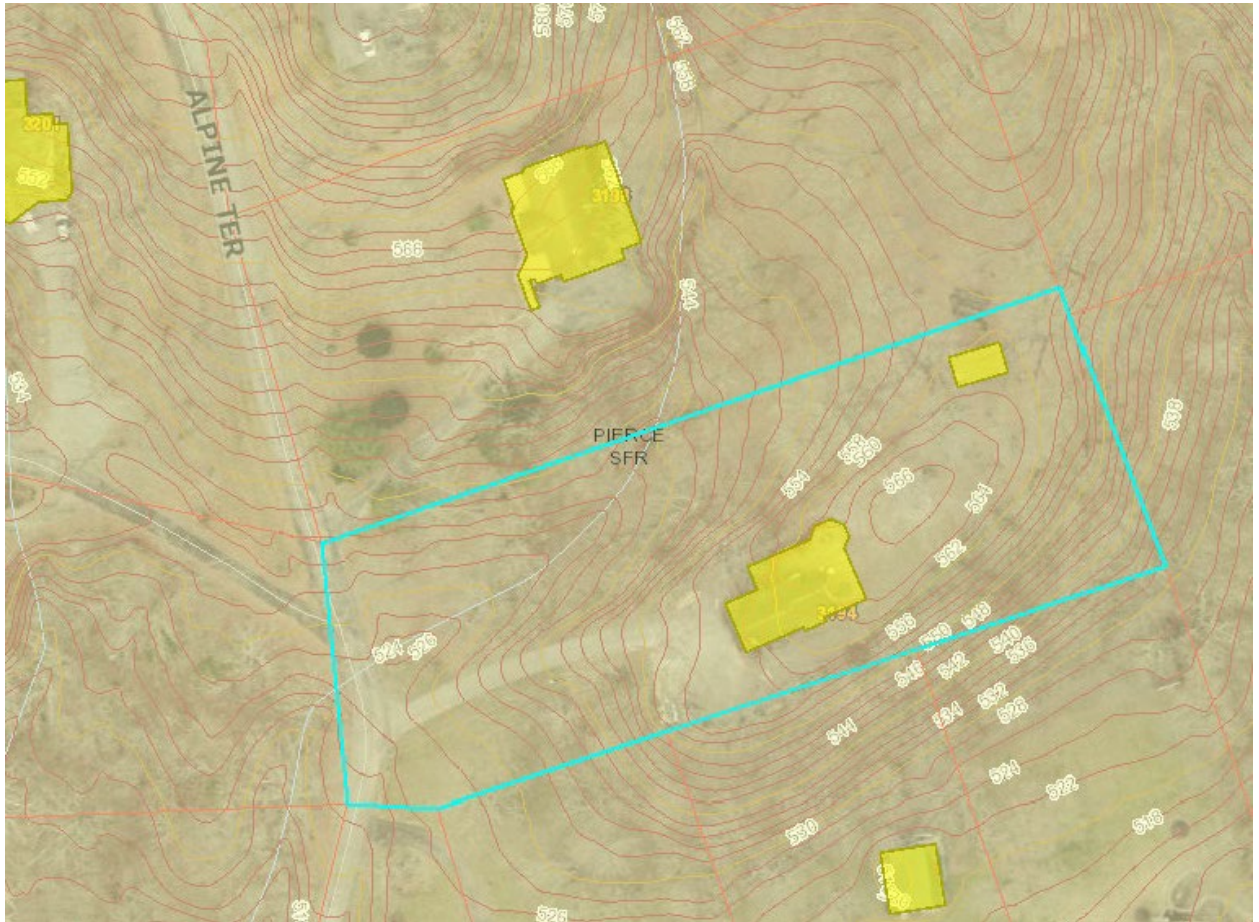
The following factors shall be considered and weighed by the BZA to determine practical difficulty:

- (a) Whether special conditions and circumstances exist which are peculiar to the land or structure involved and which are not applicable generally to other lands or structures in the same zoning district; examples of such special conditions or circumstances are: exceptional irregularity, narrowness, shallowness or steepness of the lot, or adjacency to nonconforming and inharmonious uses, structures or conditions;

**Staff Comment:** *There do not appear to be unique circumstances on this property, deviating from that of the rest of the Alpine Terrace area. However, there appears to be significant slope (30% +/-) to the north of the dwelling, which is common in the neighborhood.*



Pierce Township  
Board of Zoning Appeals  
January 10, 2023  
Case Number: BZA2023-001



- (b) Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance;

**Staff Comment:** *The property may continue as a residential property in the absence of an approval.*

- (c) Whether the variance is substantial and is the minimum necessary to make possible the reasonable use of the land or structures;

**Staff Comment:** *The variance is substantial and does not appear to be the minimum necessary to best achieve the applicant's goals. There appear to be other areas on site suitable for a detached structure.*



Pierce Township  
Board of Zoning Appeals  
January 10, 2023  
Case Number: BZA2023-001

- (d) Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer substantial detriment as a result of the variance;

**Staff Comment:** *Character is likely to be affected. The overwhelming majority of properties in the neighborhood have similar topography issues and similarly, share a similar “Alpine” architecture. It should be noted that there is flat area to the rear of the site housing an existing shed. Additionally, vehicle garages are built into the existing buildings as a result of the terrain.*

*Subject Site*



*Garage*

272811C069. 03/26/2019

*Neighboring Site*



*Garage*

272811C067. 03/26/2019

**Pierce Township  
Board of Zoning Appeals  
January 10, 2023  
Case Number: BZA2023-001**

- (e) Whether the variance would adversely affect the delivery of governmental services including, but not limited to water, sewer, police and fire protection, trash pickup;

**Staff Comment:** *No effect*

- (f) Whether special conditions or circumstances exist as a result of actions of the owner;

**Staff Comment:** *It does not appear that the owner created the circumstances for the variance.*

- (g) Whether the property owner's predicament can feasibly be obviated through some method other than a variance;

**Staff Comment:** *It would appear that a detached storage structure could be constructed in the rear yard or built as an addition to the existing site, although it is unclear if this is entirely feasible.*

- (h) Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting a variance; and

**Staff Comment:** *The applicant's request does not meet the spirit and intent of the Resolution. The site was constructed in a manner that allows a level of covered vehicle storage and an accessory building, both of which the applicant has on site. All sites in the vicinity have similar terrain issues and were built using a particular architecture and approach.*

- (i) Whether the granting of the variance requested will confer on the applicant any special privilege that is denied by this regulation to other lands, structures, or buildings in the same district.

**Staff Comment:** The applicant would appear to be obtaining a special privilege as a result of this variance. Effectively, most every property in the vicinity shares the same constraints.

**Pierce Township  
Board of Zoning Appeals  
January 10, 2023  
Case Number: BZA2023-001**

No single factor listed above may control, and not all factors may be applicable in each case. Each case shall be determined on its own facts.

**Staff Recommendation and Board of Zoning Appeals Decision:**

**Upon review of the foregoing, staff has determined that the literal enforcement of this resolution will not result in practical difficulty in accordance with 3.08 of the Zoning Resolution.**

**Staff recommends that the Board of Zoning Appeals consider denial of the application in accordance with 3.08: Variances B) 2).**

**Determination(s):**

**3.08: Variances**

A) Review Procedure The review procedure for variances shall be as follows:

1) Step 1 – Application

- (a) An application for variance may be made by the person having legal authority, including an authorized agent, or by a governmental officer, department, board or bureau. (b) The completed application shall include a copy of maps, data, and any other requirements specified in Section 3.04 (Common Review Requirements) and shall be submitted to the Zoning Inspector.
- (c) Each application shall be signed by the owners, or the authorized agent for the owner, attesting to the truth and correctness of all facts and information presented with the applications.
- (d) The Zoning Inspector shall transmit a copy of the application to the BZA.

2) Step 2 – Public Hearing with the Board of Zoning Appeals

- (a) The BZA shall fix a reasonable time for the public hearing on the variance application, give at least 10 days of notice in writing to the owner and owners of adjoining properties, and give notice of such public hearing by one publication in one or more newspapers of general circulation in the County at least 10 days before the date of such hearing.
- (b) At the hearing, the BZA may continue the hearing in order to obtain additional information or to cause further notice, as it deems proper to be substantially interested in said variance application. In the case of a continued hearing, persons previously notified

**Pierce Township  
Board of Zoning Appeals  
January 10, 2023  
Case Number: BZA2023-001**

and persons already heard need not be notified of the time of resumption of said hearing unless the BZA so decides.

**3) Step 3 – Decision**

- (a) Within 30 days after the hearing concludes (Step 2), the BZA shall make a decision on the variance application.
- (b) A certified copy of the BZA's decision shall be transmitted to all parties in interest. Such decision shall be binding upon the Zoning Inspector who shall incorporate the terms and conditions of the decision in the permit to the applicant or appellant, whenever the BZA authorizes a zoning permit.
- (c) Failure to comply with the conditions of a decision shall be deemed a violation of this zoning resolution.
- (d) Any party adversely affected by a decision of the BZA may appeal the decision to the Clermont County Court of Common Pleas.

**B) Review Criteria**

- 1) The BZA shall have the power to authorize upon appeal in specific cases, filed as hereinbefore provided, such variances from the provisions or requirements of this resolution as will not be contrary to the public interest. Where an applicant seeks a variance, said applicant shall be required to supply evidence that demonstrates that the literal enforcement of this resolution will result in practical difficulty for an area/dimensional variance or unnecessary hardship for a use variance. The following factors shall be considered and weighed by the BZA.

**2) Area/Dimensional Variance**

The following factors shall be considered and weighed by the BZA to determine practical difficulty:

- (a) Whether special conditions and circumstances exist which are peculiar to the land or structure involved and which are not applicable generally to other lands or structures in the same zoning district; examples of such special conditions or circumstances are:



**Pierce Township  
Board of Zoning Appeals  
January 10, 2023  
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exceptional irregularity, narrowness, shallowness or steepness of the lot, or adjacency to nonconforming and inharmonious uses, structures or conditions;

(b) Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance;

(c) Whether the variance is substantial and is the minimum necessary to make possible the reasonable use of the land or structures;

(d) Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer substantial detriment as a result of the variance;

(e) Whether the variance would adversely affect the delivery of governmental services including, but not limited to water, sewer, police and fire protection, trash pickup;

(f) Whether special conditions or circumstances exist as a result of actions of the owner;

(g) Whether the property owner's predicament can feasibly be obviated through some method other than a variance;

(h) Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting a variance; and

(i) Whether the granting of the variance requested will confer on the applicant any special privilege that is denied by this regulation to other lands, structures, or buildings in the same district.

No single factor listed above may control, and not all factors may be applicable in each case. Each case shall be determined on its own facts.

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**PIERCE**  
*Township*

RECEIVED  
DEC 02 2022

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RECEIVED  
DEC 02 2022

**PIERCE TOWNSHIP ZONING OFFICE**

BY:

Appeal No. BZA 2023-001

Appeal from Decision of Zoning Inspector

Or

Request for Variance

Appeal and \$400.00 fee filed  
With Zoning Inspector

On December 02, 2022

NOTICE: This appeal must be typewritten or printed and must be filled within thirty (30) day of the date of the decision being appealed.

**TO THE PIERCE TOWNSHIP BOARD OF ZONING APPEALS**

1. Andrew J. Paulik

Name

3194 Alpine Terrace New Richmond OH 45157 (513) 582-4324

Address

Phone Number

Hereby requests the Board of Zoning Appeals to authorize issuance of a Zoning Certificate for:

Pole building/barn At top of driveway.

Or grant a variance on the property described herein.

Attached hereto is a copy of the decision rendered by the Zoning Inspector.

2. Applicant is owner and resident  
Capacity in which you appear

Of the property which is the subject of this appeal. Such property is located on the East  
North, South, East, West

Side of Alpine Terrace and is known as No. 3194  
Street or Road

State name of plot and lot number therein or amount of acreage, Section, Town, and Range number thereof:

Laura Echer Paulin (Formerly Laura Rose Echer) + Andrew Paulin  
1.14 Acres

3. State the section or sections of the Zoning Resolution under which it is claimed this application or appeal may be granted: Table 4.05

Detached garage must be in side or back yard.

4. State fully the facts on which this application or appeal is based. (Attach additional sheets if necessary.)

This plot of land is very hilly. the terrain makes it  
hard to build on most sections of the property. ~~attached~~  
Attached is a map showing the intense topography. The proposed  
location of the building was chosen by the builder over any other location  
on site.

5. Give names and addresses of the owners of all abutting lots or property as well as those on the other side of the street, or streets, immediately opposite said property:

<u>Joseph + Tiffany Martaler - 3198 Alpine Terrace</u>	<u>Sheila Rhoads - 698 S.R. 749</u>
<u>Katherine Wilson - 702 State Route 749</u>	<u>Juliet Mardis - 3197 Alpine Terrace</u>
<u>Gammoh - 686 State Route 749</u>	<u>Gregory Gildea - 706 S.R. 749</u>
<u>William Meyer - 694 ten mile Rd.</u>	

6. Is there any case pending in court or summons involving the use of the premises or the ownership thereof? Yes ☐ No ☒ If yes, please explain: \_\_\_\_\_

7. Are there any restrictive covenants, any restrictions of record by deed or otherwise, which would prevent the proposed use of the premises? Yes ☐ No ☒ if yes, what are they?

8. Is there any petition pending to change the zoning regulations affecting these premises?

Yes ☐ No ☒ proposed change.

9. Has any previous application or appeal been filed in connection with these premises?

Yes ☒ No ☐ if yes, when? 11/10/2022 Application was submitted

10. Attach a plot layout, drawn to scale, showing the actual shape, and dimension of the lot, of the building and accessory building(s) existing and the lines within which the proposal building shall be erected or altered.

11. As owner(s) of the property located at 3194 Alpine Terrace New Richmond OH 45157, we hereby grant permission to Members of the Board of Zoning Appeals and Staff of Pierce Township to enter the property for visual inspection of the exterior premises. The purpose of said inspection is to review the existing conditions of the subject site as they are relate to the application filed with the Board of Zoning Appeals.

I hereby depose and say that all the above statements and the statements contained in all exhibits transmitted herewith are true.

Subscribed and sworn to be me this 6 day of December 2022.

My commission expires October 6, 2023.



DEBORAH S. SCHWEY  
Notary Public, State of Ohio  
My Commission Expires  
October 06, 2023  
Recorded in Clermont County

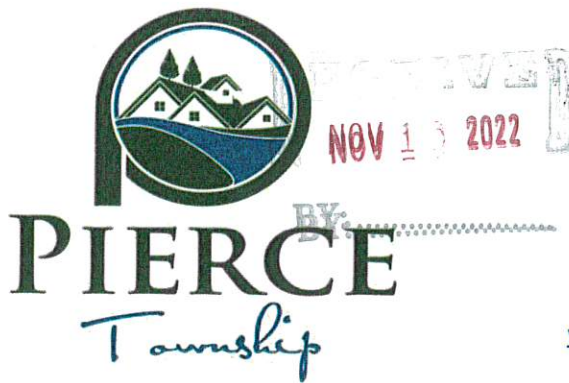
Deborah S. Schwey  
Notary Public



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## ZONING PERMIT

Applicant Name: Andrew Paulik

Application No. \_\_\_\_\_

Date: 11-9-2022

Address: 3194 Alpine Terrace

Phone: (513) 582-4324

City, State & Zip Code: New Richmond OH 45157 Email: paulik@overstockguys.com

Parcel Address: 3194 Alpine Terrace

Parcel No. 27-28-11C-009

City, State & Zip Code: New Richmond OH 45157

Parcel Owner Name (if different than applicant): \_\_\_\_\_

Parcel Owner Address (if different than applicant): \_\_\_\_\_

Current Zoning District: Pierce TWP Current Use (if any): Home/Residential/SFR

Type of Work (check applicable box): New Construction: ☒ Remodel/Expansion: ☐ Fence: ☐ Minor Lot Split: ☐

Signage: ☐ Change of Use: ☐ Accessory Structure (detached garage, shed, etc): ☒ Other: ☐

Architect/Engineer: A2Z Builders - Zach Coffman

General Description of Work: Construction of Pole building

1. Size of Building/Sign/Etc.: Total Sq. Ft.: 576 Length: 24' ft. Width: 24' ft. Height: 18' 7 1/8" ft.

2. Approx. Cost of Work: \$ 25,000. 3. Lot Size: 49,658.5/1.14 sq. ft./acres

4. Setbacks from Property Lines: Front: 94 ft. Rear: 5 ft. Side: 161 ft. Side: 202 ft.

5. For Sign Applicants: A. Sign Type: NA  
(e.g. ground mounted, pole mounted, wall mounted, etc.)

B. Size of Text/Graphics (within sign area): Total Sq. Ft.: \_\_\_\_\_ Length: \_\_\_\_\_ ft. Width: \_\_\_\_\_ ft.

C. Type of illumination (if any): \_\_\_\_\_

6. For Change of Use Applicants: A. Proposed new use: \_\_\_\_\_

B. No. of Employees: \_\_\_\_\_ C. No. of Office/Apartment Units: \_\_\_\_\_ (Please complete back page)

7. Acknowledgement: It is the responsibility of the applicant to review the property deed for covenants, easements, and/or other restrictions that may inhibit the issuance of a zoning certificate or violate a subdivision regulation. Pierce Township does not administer or enforce private agreements. Consequently, violators of deed covenants or other restrictions are liable for potential legal actions from private owners, home owners associations and/or other vested parties.
8. Applications for Zoning Permits must include applicable documentation which may include one or more of the following:
- A plat of the lot to be developed with dimensions, lot and parcel number, with evidence that the lot has been surveyed.
  - A site plan drawn to scale showing the location and dimensions of proposed and existing buildings, driveways, parking areas, landscaping, signage, topography and/or other public or private features necessary to demonstrate compliance with the Zoning Resolution.
  - Photographs, drawings, renderings, product specifications, material data sheets, informational brochures and/or similar information that helps to demonstrate compliance with the Zoning Resolution.
9. Please contact Zoning Department staff with any questions or concerns using the contact information listed on the front page of this application. The Pierce Township Zoning Resolution, Zoning Map and Permit Fee schedule can be found online at: [www.piercetownship.org](http://www.piercetownship.org) (Go the Zoning Department page for links to the Resolution, Map and Fee Schedule).
10. As owner(s) of the property located at 3194 Alpine Terrace New Richmond OH 45157, we hereby grant permission to Members of the Board of Zoning Appeals and Staff of Pierce Township to enter the property for visual inspection of the exterior premises. The purpose of said inspection is to review the existing conditions of the subject site as they are related to the application filed.

I affirm that all information provided therein is true and correct, and that I am authorized to make this application.

Applicant

Signature: 

Date: 11-10-22

**(FOR TOWNSHIP USE ONLY)**

Fee Amount Paid: \$ \_\_\_\_\_ Date: \_\_\_\_\_

After application review, a Zoning Permit is hereby:

APPROVED

DENIED

OTHER

Comments/Conditions of Approval:

Reviewed by: \_\_\_\_\_

Date: \_\_\_\_\_

TABLE 6.05-1: RESIDENTIAL SITE DEVELOPMENT STANDARDS				
Standards	Zoning Districts			
	SFR	TFR	MFR	P
<p>NOTES:</p> <p>[1] All front yard setbacks shall be measured from the right-of-way. Where no recorded right-of-way beyond the paved area of the street or highway exists, then the front yard setback shall be measured from the centerline of the existing paved area and shall be the distance of not less than 65 feet from the centerline; providing, however, no front yard depth shall be required to exceed the average depths of the existing front yards on the lots adjacent on each side, if each of such lots is within the same block and within 100 feet of the subject lot.</p> <p>[2] Any construction within a public right-of-way shall require approval from the Clermont County Engineer. [3] Side yard setback requirements shall be for each side yard unless otherwise noted.</p> <p>[4] 200 square feet of garage area can be used toward the minimum floor area requirement.</p>				

#### 6.06: Site Development Standards for Nonresidential Districts

- A) All buildings and lots shall meet the minimum site development standards set forth in Table 6.06-1 unless otherwise specified in use-specific regulations.
- B) Multiple uses and structures may be located on a single lot in a nonresidential district.
- C) There shall be a minimum lot area requirement of 20,000 square feet for all uses.
- D) All setback areas, excluding driveways, shall be landscaped with grass and landscaping.

TABLE 6.06-1: NONRESIDENTIAL SITE DEVELOPMENT STANDARDS				
Standards	Zoning Districts			
	NB	GB	I	RR
<b>Yards and Setbacks (Feet)</b>				
Front Yard Setback (Feet)	40 [1]	40 [1]	60 [1]	200[1]
Side Yard Setback (Feet) (On Each Side)	15	15	10	200
Rear Yard Setback (Feet)	40	40	30	200
<b>Maximum Building Height (Feet)</b>				
Principal Building (Feet)	35	45	75 [2]	35
<p>NOTES:</p> <p>[1] All front yard setbacks shall be measured from the right-of-way. Where no recorded right-of-way beyond the paved area of the street or highway exists, then the front yard setback shall be measured from the centerline of the existing paved area and shall be the distance of not less than 65 feet from the centerline (NB, GB, or RR districts) or 85 feet from the centerline (I district); providing, however, no front yard depth shall be required to exceed the average depths of the existing front yards on the lots adjacent on each side, if each of such lots is within the same block and within 100 feet of the subject lot.</p> <p>[2] There shall be an additional front, side, and rear yard setback of one foot for each additional two feet in height that the building exceeds 45 feet.</p>				



### **Warehouses**

Structures used for the storage or distribution of goods where there is no sale of items to retailers or the general public unless permitted as an accessory use to the warehouse.

### **Wholesale Commercial Uses**

An establishment for the sale of merchandise to retail and service commercial uses, office uses, or institutional uses, or to other wholesalers. Wholesale commercial uses may also mean acting as an agent or broker in the buying or selling of merchandise; but not selling to the general public.

### **Yard**

An open space on the same lot with a building, unoccupied and unobstructed by any portion of a structure from the ground upward, except as otherwise provided herein. In measuring a yard for the purpose of determining the width of a side yard, the depth of a front yard or the depth of a rear yard, the minimum horizontal distance between the lot line and the nearest portion of the main building shall be used.

#### **Yard, Front**

Unless otherwise stated, a yard extending across the front of a lot between the side lot lines and being the minimum horizontal distance between the street line and the main building or any projection thereof, other than the projection of the usual steps or entranceway. See Article 6 (Measurements and Site Development Standards).

#### **Yard, Rear**

Unless otherwise stated, a yard extending across the rear of a lot between the side lot lines and being the minimum horizontal distance between the rear lot line and the main building or any projection thereof, other than steps, unenclosed balconies or unenclosed porches. See Article 6 (Measurements and Site Development Standards).

#### **Yard, Side**

Unless otherwise stated, a yard between the main building and the side lot line of the lot extending from the front yard to the rear yard. See Article 6 (Measurements and Site Development Standards).

### **Zoning Commission**

The Pierce Township Zoning Commission

### **Zoning District**

A section or sections of the unincorporated territory of Pierce Township for which regulations governing the use of buildings and premises, the height of buildings, development standards, yards, lot areas, and other standards are uniform.

- **Residential Zoning Districts:** The SFR, TFR, MFR, P, and MH Districts where residential uses are the primary permitted uses.
- **Business or Nonresidential Districts:** The NB, GB, I, and RR Districts.
- **Planned Unit Development District:** The PUD District and any of its types including the PUD-R, BUD-B, and PUD-MU.

### **Zoning Map**

The Official District Map for Pierce Township, Clermont County, Ohio.

### **Zoning Permit**

A written statement issued by the Zoning Inspector authorizing the construction of buildings, structures, or the establishment of uses permitted in this resolution.



Alpine Terrace

N71°37'07"E, 367.57

Existing Conc. Drive

Exist.  
Residence

Prop.  
24x24  
Garage

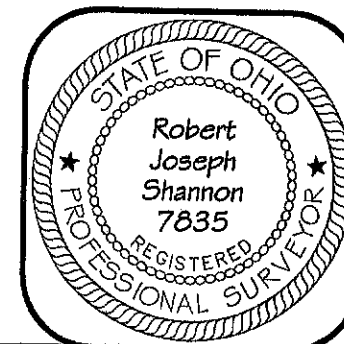
Top of  
Slope



Site Plan  
for

**Andrew Paulik**  
and  
**Laura Rose Ecker**

Pierce Township  
Clermont County, Ohio  
Washington's Military Survey No. 403  
O.R. Book 2844, Page 0116  
P.I.N. No. 27-28-11C-069



**Robert Shannon**  
**Field Services, LLC**  
**Robert Joseph Shannon**

PROFESSIONAL SURVEYOR  
1794 State Route No. 125  
Amelia, Ohio 45102  
(513) 797-4444 / R5Field@Fuse.net

DRAWN BY: R.J.S.	DATE: 11/8/22	SCALE: 1" = 30'
REVISIONS:		

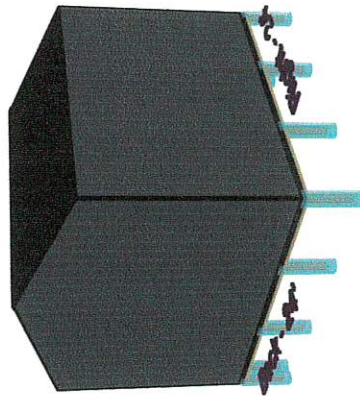
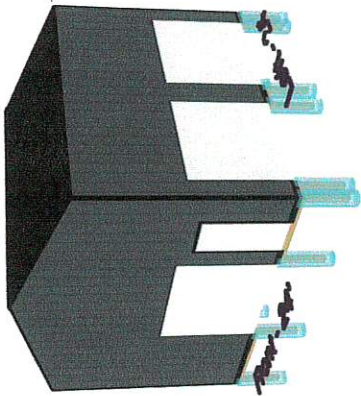
SHEET No.

# Summary Sheet

Paulik

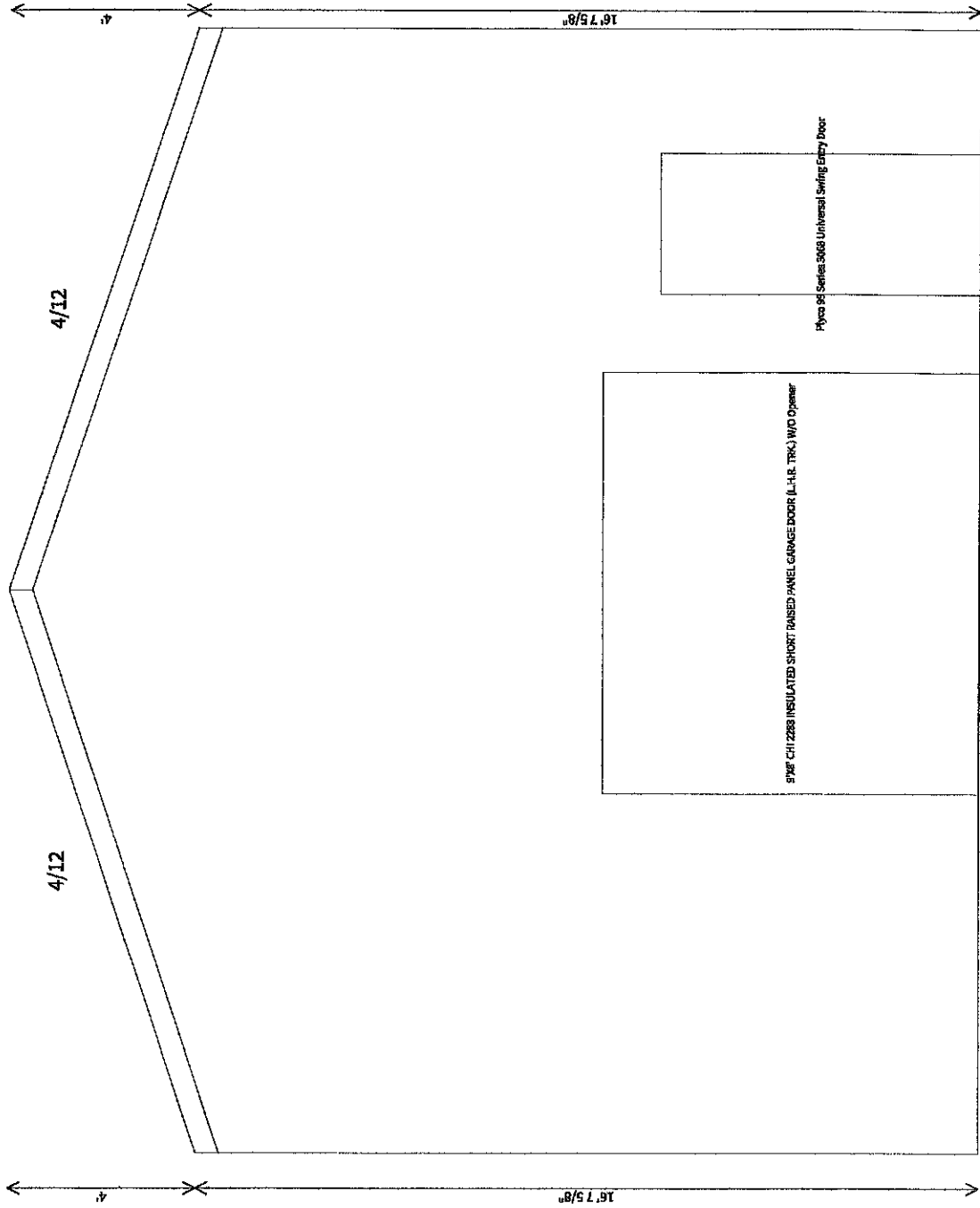
Summary	
Width	24'
Length	24'
Ceiling Height	16'
Slab Depth	0'
Overhangs	0
Roof Pitch	4/12

Job Information	
Quote Date	10-24-22
Customers Name	Andrew Paulik
Customers Address	
ZIP code	
Phone	
Email	
Inspected	No
Delivery Address	



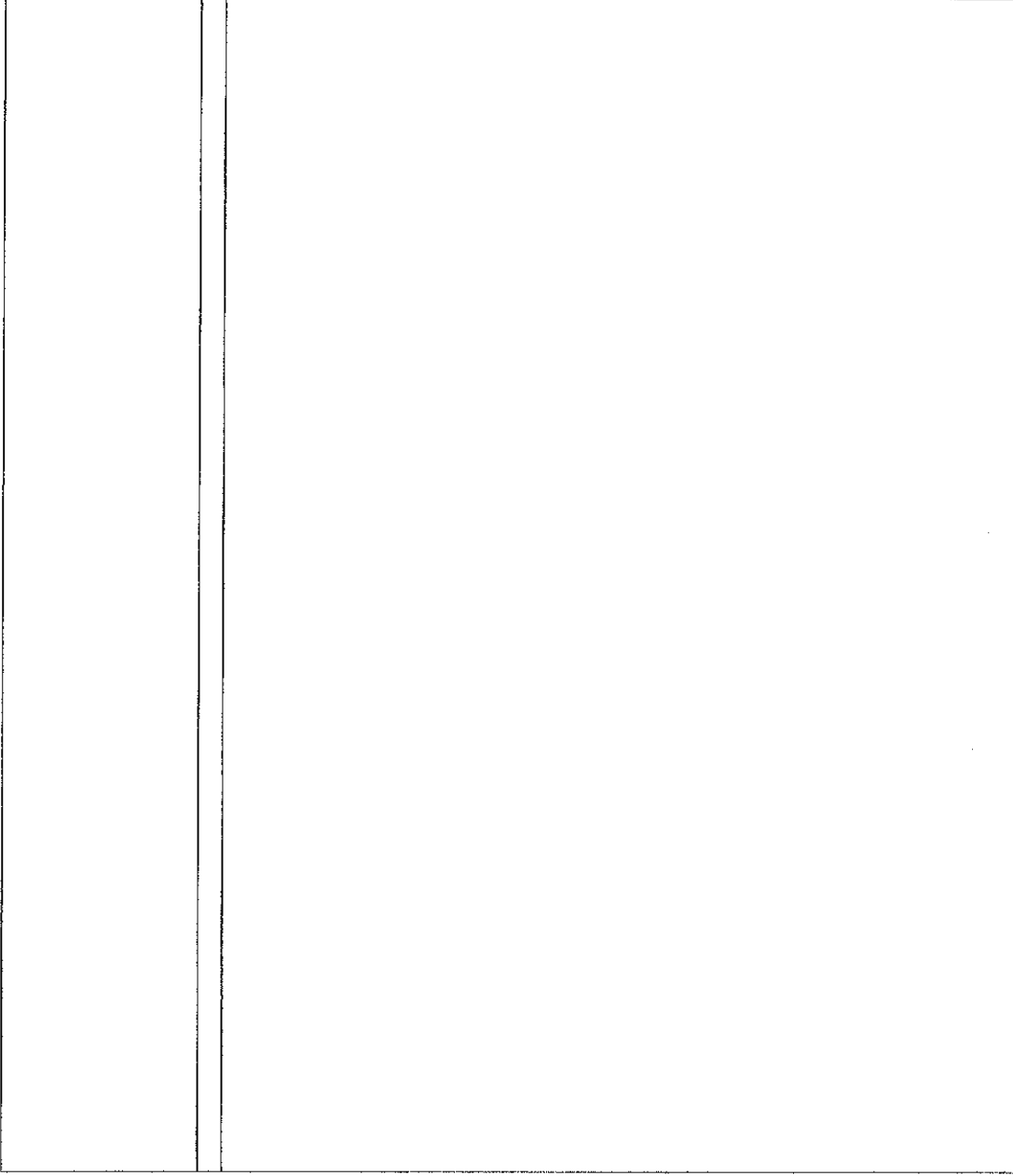
[illegible]

## Front Elevation

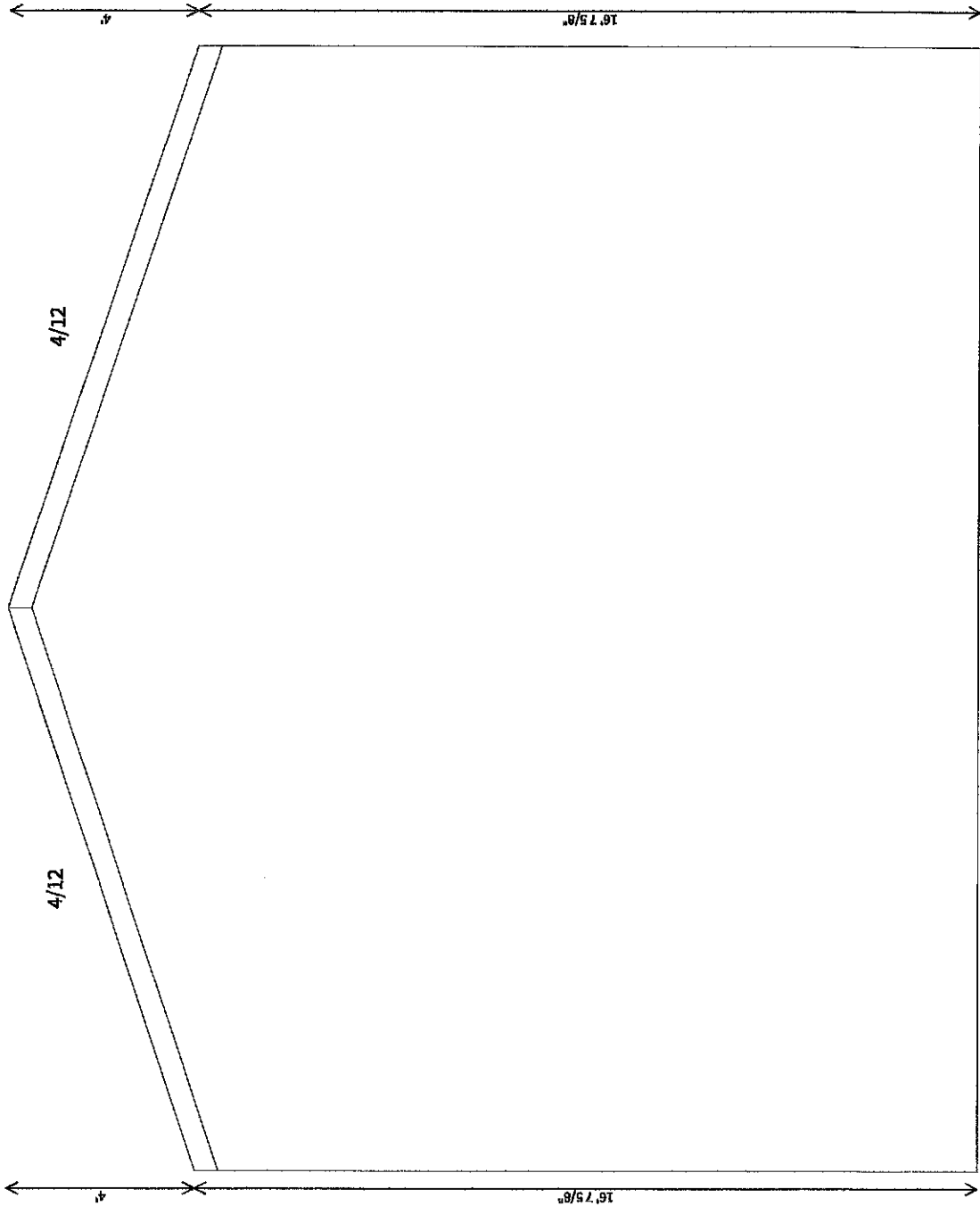




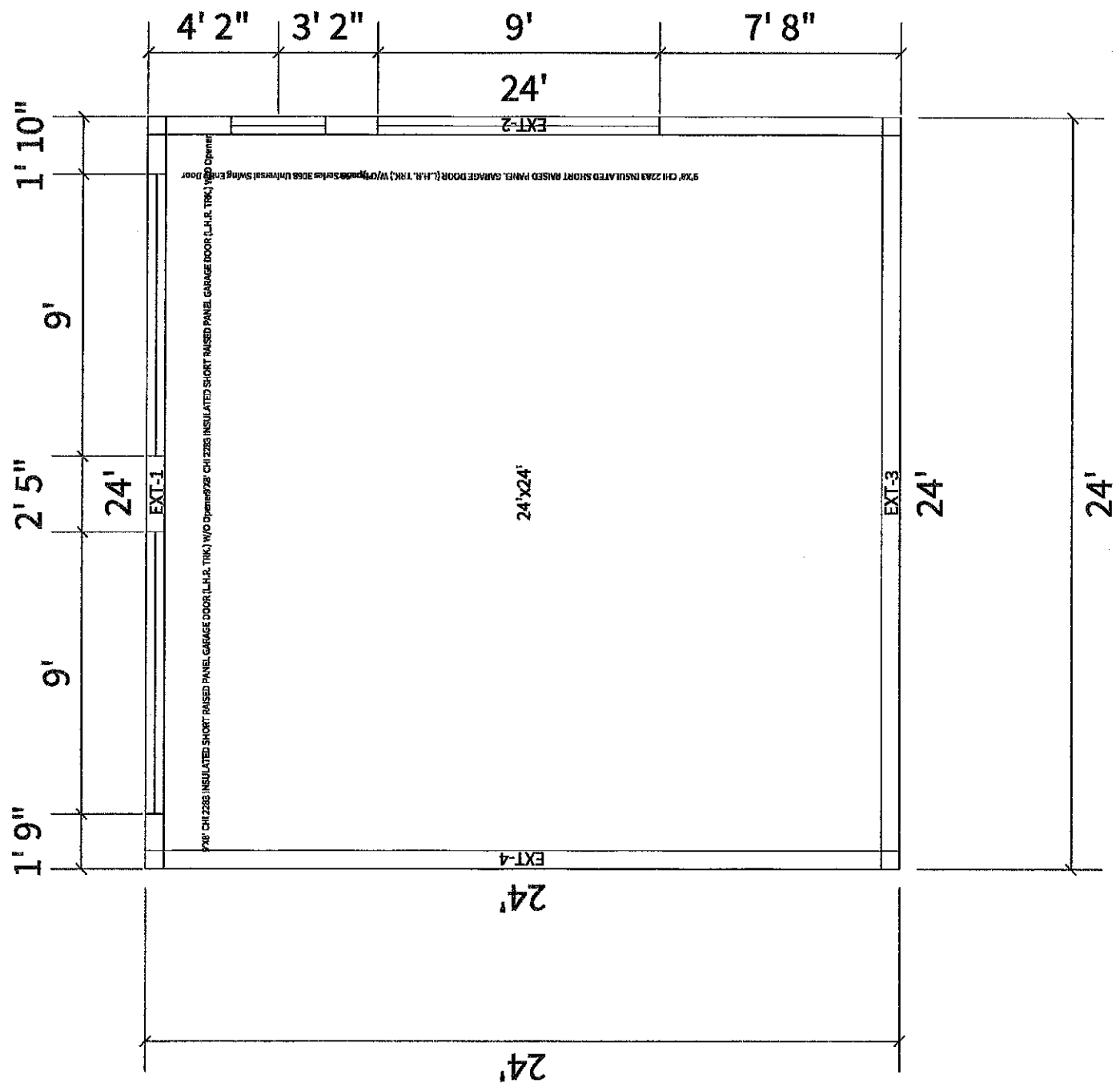
## Right Elevation



## Back Elevation



# Wall Layout



## Post Layout

