

BOARD OF TRUSTEES

Allen M. Freeman
Nicholas J. Kelly
Peter J. Kambelos, MD

Fiscal Officer

Debbie S. Schwey

Administrator

Loretta E. Rokey



950 Locust Corner Road
Cincinnati, Ohio 45245

(513) 752.6262

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www.piercetownship.org

Pierce Township Board of Zoning Appeals Hearing
950 Locust Corner Road
Monday June 21, 2021
6:30 pm.

Agenda

- I. Call to Order: Gregg Gentile, BZA Chair
- II. Roll Call: Mr. Sander _____ Mr. Holte _____ Mr. Lembke _____ Mrs. Holman _____ Mr. Gentile _____ Mr. Heyse _____ Mr. Buhr _____
- III. Pledge of Allegiance
- IV. Review and Approval of: Hearing Minutes from October 12, 2020.
- 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 VC2021-001: An application for one (1) dimensional variance(s), from Pierce Township Zoning Resolution, 4.05-1, which requires Detached Accessory Garages to be located in the Rear Yard. The applicant is proposing to place a 1,440 sq. ft accessory structure in the side yard for property located at 2998 Motts Road Cincinnati, Ohio 45157, Parcel #272803E039.
- VII. Other business:
- VIII. Adjournment

Next Meeting: as needed

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Board of Zoning Appeals
Meeting Minutes
Case #VC2020-010 & VC2020-011
October 12, 2020

The Board of Zoning Appeals of Pierce Township, Clermont County, Ohio met at 6:30pm, on Monday October 12, 2020, via Zoom Video Conference.

CALL TO ORDER/ROLL CALL

Vice Chairman Ryan Holte called the meeting to order. Board members answering roll call Mr. Ryan Holte, Mr. Ray Lembke, Mrs. Lynn Holman, Mr. Fred Heyse, and Mr. Bob Sander. Township personnel who were also present: Mr. Eddie McCarthy, Planning & Zoning Administrator and Warren Ritchie, Township Legal Counsel.

PLEDGE OF ALLEGIANCE

Vice Chairman Ryan Holte led everyone in the Pledge of Allegiance.

APPROVAL OF MINUTES FROM SEPTEMBER 21, 2020 MEETING

Mr. Sander made a motion, seconded by Mr. Lembke to approve the minutes of the September 21, 2020 hearing to modify the 1st & 2nd to the adjournment motion.

Roll call on motion: Mr. Holte, yea; Mr. Sander, yea; Mrs. Holman, yea; Mr. Heyse, yea; Mr. Lembke, yea.

OATH TAKEN BY ATTENDEES

Vice Chairman Holte administered the oath to attendees.

CASE #VC2020-010

Vice Chairman Holte opened the hearing on case #VC2020-010.

STAFF REPORT FOR CASE #VC2020-010

Mr. McCarthy presented his staff report for BZA case #VC2020-010. An application for one (1) dimensional variance(s), from Pierce Township Zoning Resolution, 4.06(F)(12) "Solar panels are permitted when attached to the roof of a principal or accessory building", to install ground mounted solar panels (1 Array of 545 sq. ft), max 11' in height.

PRESENTATION FROM APPLICANT

Mr. Murch gave his testimony about why he is requesting the variance for the solar panels. He also has the same solar panels where he resides now. The property has been agricultural and will remain the same.

Explained about the function of the solar panels and the location of the solar panels. Paul from solar company stated the documents submitted that showed existing modules were in error.

The Board asked the applicant if there would be a 2nd array of solar panels, visibility to the adjacent property owner(s), maintaining the vegetation, moving parts (cause noise), any questions/complaints from adjacent property owner(s), location of solar panels, house, & winery, existing modules, and

PUBLIC COMMENT

None

MOTION

Mr. Lembke made a motion, seconded by Mr. Heyse to close the public hearing.

Roll call on motion: Mr. Holte, yea; Mr. Sander, yea; Mrs. Holman, yea; Mr. Heyse, yea; and Mr. Lembke, yea. Motion passes.

Mr. Heyse made a motion, seconded by Mr. Lembke to approve the variance and substantially agree with the findings of staff and agree with staff conclusion with the following conditions:

- 1) The applicant must comply with all federal, state and local regulations.
- 2) The applicant is to maintain a vegetative buffer between the array and all properties to the south and west.

Roll call on motion: Mr. Holte, yea; Mr. Sander, yea; Mrs. Holman, yea; Mr. Heyse, yea; and Mr. Lembke, yea. Motion passes.

STAFF REPORT FOR CASE #VC2020-011

Mr. McCarthy presented his staff report for BZA case #VC2020-011. An application for two (2) dimensional variance(s), from Pierce Township Zoning Resolution, 4.06-1, which requires Detached Accessory Garages to be located in the Rear Yard and from 4.06-2, which limits accessory building lot coverage to no more than 1,700 sq. ft (on lots >2 but <5 acres) in area. The applicant is proposing to place an 1,800 sq. ft accessory structure in the front yard.

PRESENTATION FROM APPLICANT

Mr. & Mrs. Fraley gave their testimony about why they are requesting the two variances for the location and size of the garage. They do not want to remove any more trees to place the garage in the rear of the yard. They plan on planting a few more trees to replace the few that are dead. They spoke about the drainage from the adjacent property owner property to their property how if they removed more tree it might cause issues.

PUBLIC COMMENT

Mr. & Mr. Eisenlohr spoke and asked about the variance. They can slightly see the home and have no issue with the garage but they do not agree with removing more trees.

MOTION

Mr. Lembke made a motion, seconded by Mr. Heyse to close the public hearing.

Roll call on motion: Mr. Holte, yea; Mr. Sander, yea; Mrs. Holman, yea; Mr. Heyse, yea; and Mr. Lembke, yea. Motion passes.

DELIBERATION BY BOARD OF ZONING APPEALS

The board discussed their concerns on not having a rendering of the garage to make their decision to approve the variance; location, setback, height, color of the garage; and tabling the public hearing to get more information on the garage.

Mr. & Mrs. Fraley stated they need drawings for Clermont County Building department so they can provide the drawings to the board to make their decision and a site plan.

MOTION

Mr. Lembke made a motion, seconded by Mr. Heyse to continue hearing in progress to be rescheduled as expeditiously as reasonable possible in compliance with Ohio law once we've received the additional information of what the board has outlined.

Roll call on motion: Mr. Holte, yea; Mr. Sander, yea; Mrs. Holman, yea; Mr. Heyse, yea; and Mr. Lembke, yea. Motion passes.

ADJOURNMENT

At 8:00 PM, Mr. Heyse made a motion to adjourn seconded by Mr. Sander Roll call on Motion: Roll call on motion: Mr. Holte, yea; Mr. Sander, yea; Mrs. Holman, yea; Mr. Heyse, yea; and Mr. Lembke, yea. Motion passes.

ATTESTED;
The foregoing minutes were approved by the Pierce Township Board of Zoning Appeals on June 21, 2021.

Ryan Holte, Vice Chairman

Date

**Pierce Township
Board of Zoning Appeals
June 21, 2021
Case Number: VC2021-001**

Dimensional Variance: 2998 Motts Road (272803E039.)

Summary: An application for one (1) dimensional variance(s), from Pierce Township Zoning Resolution, 4.05-1, which requires Detached Accessory Garages to be located in the Rear Yard. The applicant is proposing to place a 1,440 sq. ft accessory structure in the side yard.

Owner: Sheila and Jeffrey J Harris

Applicant: Sheila and Jeffrey J Harris

Property Location: 2998 Motts Road Pierce Township, Ohio 45157, Parcel #272803E039

Property Profile:

Acreage: 11.04 acres

Current Use: Residential

Zoning: Single Family Residential (SFR)

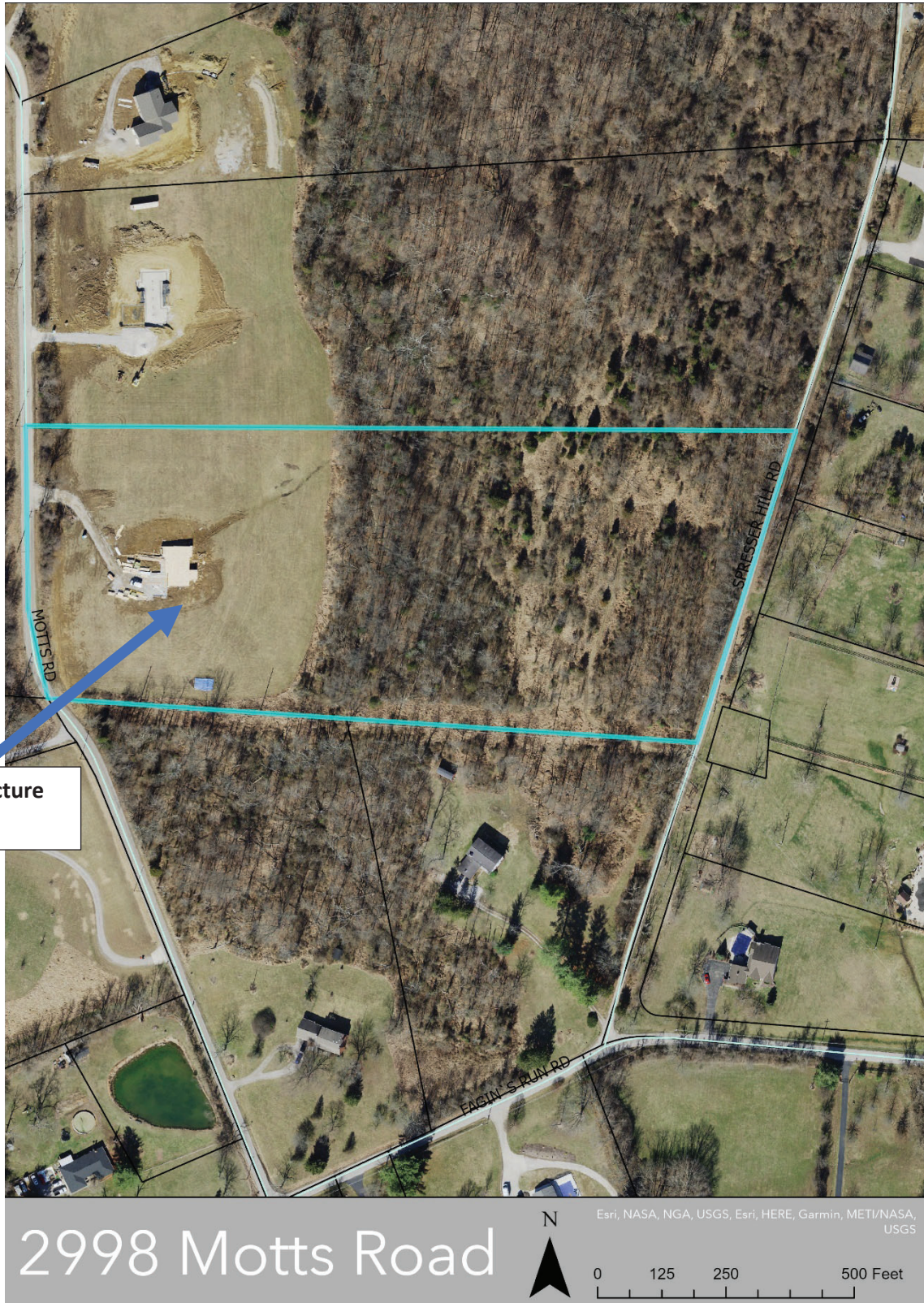
Land Use: Hillside Residential/Low Density Residential

Proposed Structure Use: Residential storage and workshop

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
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Proposed structure location

2998 Motts Road

N
Esri, NASA, NGA, USGS, Esri, HERE, Garmin, METI/NASA, USGS
0 125 250 500 Feet

**Pierce Township
Board of Zoning Appeals
June 21, 2021
Case Number: VC2021-001**

View to the East



View to the North



View to the South



Backyard



Staff Analysis and Recommendation:

Staff Analysis and History:

History:

- 1) Early – Mid April: Staff and the Harris family discuss the general process for submitting a Zoning Permit application by phone.
 - *Applicant claims that staff did not verbally disclose all regulations applicable to this project.*
 - *Staff Comment: Staff recalls the conversation and frequently explains the process for submitting zoning permit applications. However, it is unrealistic for staff to verbally explain every regulation applicable to a project prior to receiving a formal proposal. It is incumbent upon an applicant/developer to perform due diligence and read the regulations prior to commencing a project. The purpose of the application/permit is to create a formal record to enable the applicant to have assurance that they may proceed.*
- 2) April 16, 2021: The applicant begins construction of the accessory structure (per conversation with the applicant June 4, 2021).
 - *Staff Comment: Staff was unaware of the project commencing at this time. A permit has not yet been submitted to the office.*
- 3) May 4, 2021: Application submitted
- 4) May 17, 2021: Staff emails comments to the applicant indicating that the structure must be located to the rear of the primary structure.
 - *Staff responded to the applicant 9 business days (Response req'd within 10 business days per the Zoning Resolution 3.05 B) 3)) after the submittal. Ordinarily, staff would have responded more quickly however, significant delays occurred the week of May 3 as a result of multiple office illnesses, including the Planning and Zoning Administrator. Nonetheless, this is within the regulatory guidelines and would not have prevented the applicant from commencing the project, which had begun in the prior month without approval.*

**Pierce Township
Board of Zoning Appeals
June 21, 2021
Case Number: VC2021-001**

Staff has reviewed the proposal (Dated May 24, 2021 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 affecting either building size or location. The applicant states that the rear yard has a swale that would make building in this area cost prohibitive. A partial review of the aerial topography indicates that the slope in the yard appears to be mild - moderate in nature at around 10 – 15% in some areas; 6' grade change over a distance of around 49' (+/-) – (802-796)/49'*

The applicant further claims that the proposal should be agriculturally exempt however, they have also told staff that the structure would be used for residential storage and workshop use(s), not purely agricultural use.

- (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 appear to be the minimum necessary to best achieve the applicant's goals.*

**Pierce Township
Board of Zoning Appeals
June 21, 2021
Case Number: VC2021-001**

- (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 does not appear to be adversely affected. The site is very heavily wooded, particularly to the south where the structure is situated. The surroundings are very rural in nature resulting in significant distances between residences.*

- (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: *The applicant created the circumstances due to the fact that they began construction prior to obtaining a permit.*

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

Staff Comment: *Aside from demolishing the existing foundation, there do not appear to be other options for remedying the situation.*

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

**Pierce Township
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Staff Comment: *The applicant's request does not appear to conflict with the spirit and intent of the Resolution. Accessory structures are intended to be secondary and subordinate to the primary structure on site. Further, the structure is heavily buffered from adjoining property. While the structure is in the side yard, it is clear that the structure is secondary and subordinate in area, height and general location.*

- (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 only concern staff would raise is the concept of proceeding with work prior to obtaining a permit. Staff does not believe the applicant was malicious or intentionally deceitful but proceeding without a permit is highly inadvisable.

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:

Variance 1 (4.05-1 Location) - Upon review of the foregoing, staff contends that the literal enforcement of this resolution will result in practical difficulty in accordance with 3.08 of the Zoning Resolution. The proposal does not appear to conflict with the general intent of the Resolution and does not appear to impact adjacent properties.

Staff recommends that the Board of Zoning Appeals consider approval of the application in accordance with 3.08: Variances B) 2) contingent upon the following:

- 1) The applicant must comply with all federal, state and local regulations.

**Pierce Township
Board of Zoning Appeals
June 21, 2021
Case Number: VC2021-001**

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 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

**Pierce Township
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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
June 21, 2021
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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 ZONING OFFICE

Appeal No. VC2021-001

Appeal from Decision of Zoning Inspector

Or

Request for Variance ✓

Appeal and \$400.00 fee filed
With Zoning Inspector
On 5/24/2021

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. Jeffrey J and Sheila R Harris
Name

2998 Motts Road New Richmond, OH 45157 (513) 479-7739
Address Phone Number

Mailing address - 3428 Gimli Drive Amelia, OH 45102

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

Variance for location of barn

Or grant a variance on the property described herein.

Attached hereto is a copy of the decision rendered by the Zoning Inspector. See Att 2.

2. Applicant is owner
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 2998 Motts Road and is known as No. 27-28-03E-039
Street or Road (Parcel no.)

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

Lot number 5, 11.045 acres, Military Survey No: 514+1763

3. State the section or sections of the Zoning Resolution under which it is claimed this application or appeal may be granted: Article 3
3.02A Agricultural Exemption as property is CAUV.

Article 3, 3.05B Zoning Permit

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

See Attached - Exhibit 1-1

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:

See attached - Exhibit 2-1 and 2-2

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 X if yes, what are they?

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

Yes _____ No X proposed change. _____

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

Yes _____ No X if yes, when? _____

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. see Exhibit 3-1

11. As owner(s) of the property located at 2998 Motts Rd. 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.

[Signature] / Sheela R. Harris
Appellant

Subscribed and sworn to be me this 29th day of May

2021.

My commission expires 11-16, 2025.

[Signature]
Notary Public

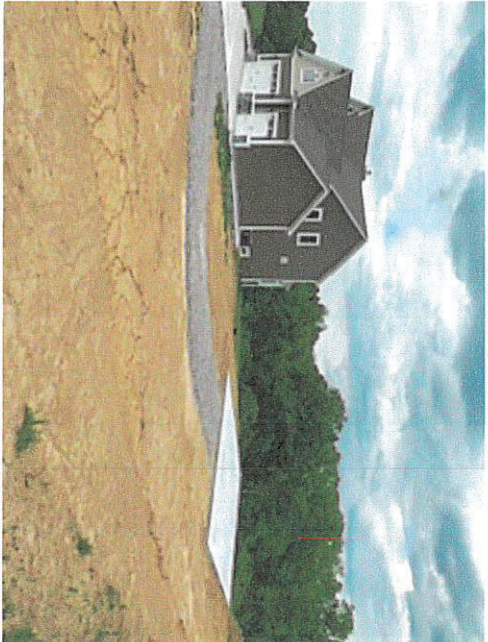


JOSHUA PARKS
Notary Public
State of Ohio
My Comm. Expires
November 16, 2023



House &
Concrete Photos
Barn Plan



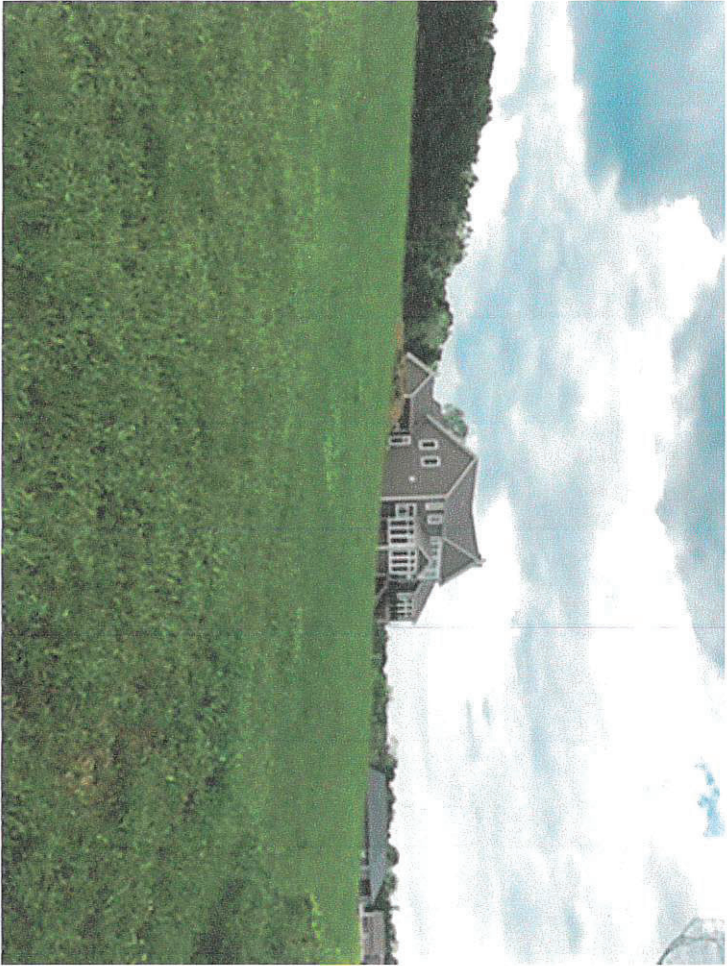










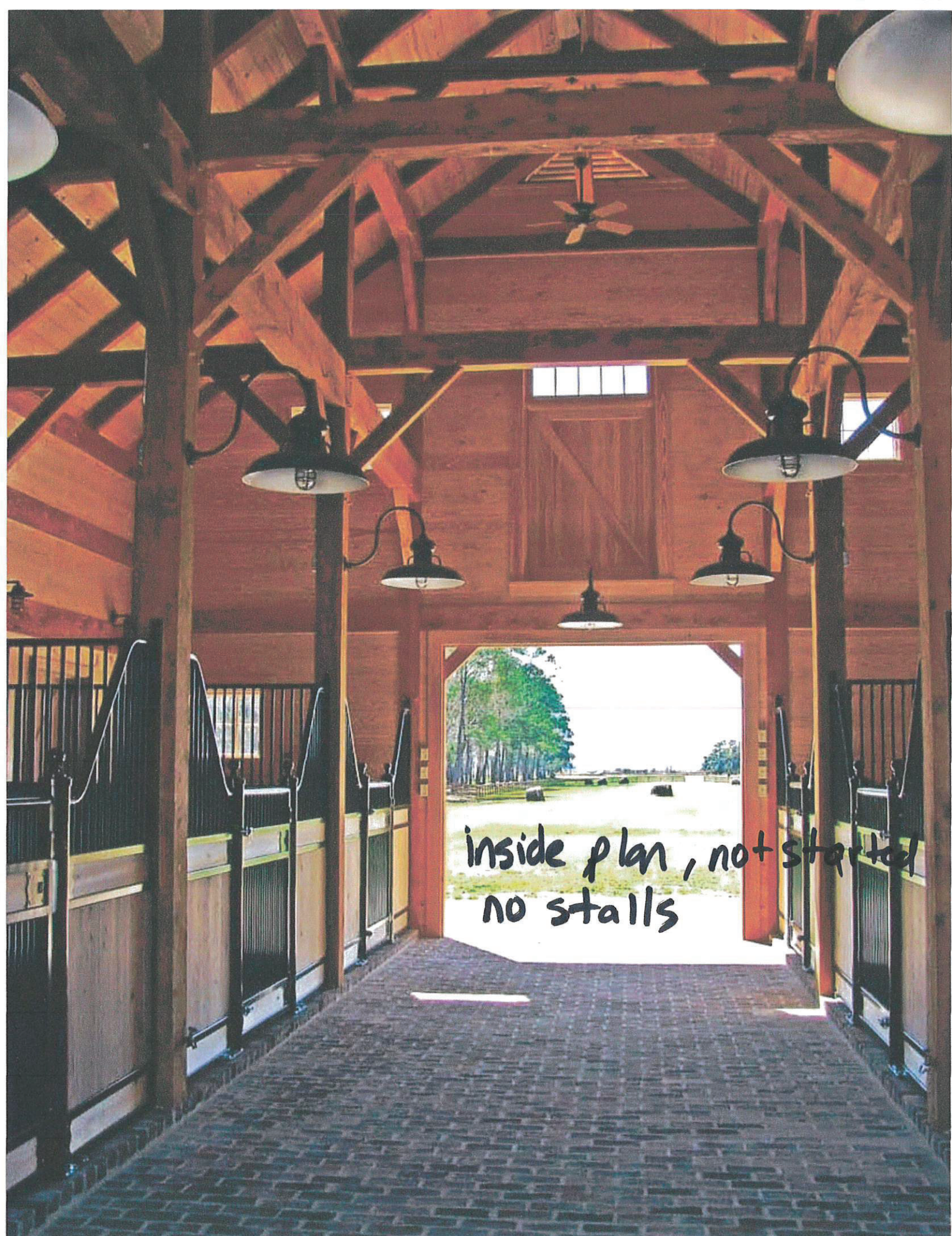






Outside plan, not started





inside plan, not started
no stalls

Exhibit 1-1

5/22/2021

Exhibit 1-1

4. State fully the facts on which this application or appeal is based.

Background

Jeffrey and Sheila Harris (we) are applying for a variance of the location of an accessory building (barn).

We have lived in Pierce Township for 31 years and are building a new home at 2998 Motts Road on 11 acres and are currently in the CAUV Program. In preparation to move in, we needed to create concrete egresses in the rear and front of our new home in order to obtain a certificate of occupancy. We discovered that we needed to work on concrete starting from the rear, then side, then front of house in that order to avoid damaging already laid concrete. Once we found this out, Sheila called Pierce Township Zoning Department immediately to ask about barn restrictions since concrete needed to be poured before the front concrete egress could be completed. Eddie McCarthy returned Sheila's call and reviewed some restrictions, but failed to relay that the barn could not be located in the side yard and must be in rear yard. He did however indicate many other restrictions, all of which we comply with and simply that the building could not be in front of the house. Sheila asked if there were any other restrictions or anything else she should be aware of and Eddie indicated there was not.

After completion of the rear concrete, the 1440 sq. ft. monolithic concrete slab for the barn was poured. See plot for side yard location. On May 2, 2021, the building permit application was submitted to Eddie McCarthy. On 5/17/2021, Sheila received an email stating that the location of the proposed barn was problematic and asked her to confirm that the height did not exceed the height of the house. One minute later, he called Sheila and indicated the same. Sheila relayed that the side yard restriction had not been disclosed during the conversation prior to the slab being poured and asked for next steps. Eddie indicated that she could request a variance.

CAUV Exemption

We are in the CAUV program (**Attachment 1**), but were also trying to follow Pierce Township zoning codes and thought we fully complied until 5/17/2021. We believe we comply with **Article 3- page 12, 3.02: Agricultural Exemption** as noted below.

"A) Agricultural uses, and buildings or structures that are incident to an agricultural use, located on lots with a lot area of five acres or more shall be exempt from the requirements of this zoning resolution and property owners shall not be required to obtain a zoning permit for such uses in accordance with Section 519.21 of the ORC."

Lack of Fully Disclosing Building Restrictions During Discussion Led to Misplacement of Monolithic Concrete Pad. Moving It Would Be Cost Prohibitive

Lack of side yard restriction disclosure led Sheila to believe that we would be fully compliant with the location of the barn, given that other restrictions were disclosed during the conversation. Cost incurred to date total **\$53,979.78** and are listed below. The total cost of the barn is approximately **\$114,014.18**.

Item	Cost Incurred To Date
Gravel	\$1,500.00
Monolithic concrete slab	\$22,479.78
Barn	\$30,000 down payment (1/3 the total cost)
Total Cost Incurred To Date	\$53,979.78

Lack of Timely Decision

On May 2, 2021, the building permit application was submitted to Eddie McCarthy.

5/17/2021- 10:30 am ET Email (Attachment 2)

Eddie's email indicated:

- 1) The structure must be located behind the rear plane of the house on site
- 2) Please confirm that the proposed structure will not exceed the height of the house on site.

5/17/2021 Phone Call at 10:31 am ET from Eddie McCarthy to Sheila

At 10:31 am ET, Sheila received a call from Eddie McCarthy. She explained that the concrete was poured on the side of the house so it would not be behind the rear plane of the house. Sheila confirmed that the proposed structure will not exceed the height of the house on site.

As noted in Article 3- page 15, 3.05: Zoning Permit (see below), the permit is to be issued or denied within 10 business days. We have not received the permit or been denied and we are past the 10 business day mark.

Article 3- page 15, 3.05: Zoning Permit, #3(a) "Within ten business days after the application (Step 1), the Zoning Inspector shall issue the zoning permit or deny the application and state the reasons for doing so."

Lack of Suitability of Grade of Rear Yard

Our rear yard is all a natural swale to the creek. As such, if we built the barn in the rear yard, the water would run toward the barn when it rains. Changing the swale would be cost prohibitive and may cause excessive erosion.



Auditor Home

- Profile
- Sales/Transfers
- Residential
- Commercial
- Outbuildings
- Permits
- Values
- Value History
- Tax Summary
- Tax Detail
- Tax History
- Payment History
- Assessment
- Proposed Levies for the
May 4, 2021 Special
- Election
- New Levies for 2020
- Manufactured Home
- Sketch
- Photos
- Tax Map
- Pictometry
- Surveys
- Property Recap Report
- Plat Viewer

PARID: 272803E039.
HARRIS SHEILA & JEFFREY J 2998 MOTTS RD

1 of 1

Parcel

Address 2998 MOTTS RD
 Class AGRICULTURAL
 Land Use Code 101-A - CASH GRAIN OR GENERAL FARM
 Tax Roll RP_OH
 Neighborhood 01919A27
 Total Acres 11.045
 Taxing District 27
 District Name PIERCE TWP / NEW RICHMOND EVSD
 Gross Tax Rate 81.75
 Effective Tax Rate 55.068698
 Non-Business Credit 7.8052
 Owner Occupancy Credit 1.9513

- Actions
- Neighborhood Sales
 - Proximity Search
 - Printable Summary
 - Printable Version
 - Custom Report Builder

- Reports
- Mailing List
 - Property Record Card
 - Current Tax Bill

Go

Links

- Land Use Codes
- Tax Codes, Descriptions and Calc Formula
- Project # Assessment Descriptions

Owner

Owner 1 HARRIS SHEILA & JEFFREY J
 Owner 2

Tax Mailing Name and Address

Mailing Name 1 HARRIS SHEILA & JEFFREY J
 Mailing Name 2
 Address 1 3428 GILMLI DRIVE
 Address 2
 Address 3 AMELIA OH 45102
 Mortgage Company
 Mortgage Company Name

Legal

Legal Desc 1
 Legal Desc 2
 Legal Desc 3

Taxes Charged

Tax Roll	Delq Taxes	1ST Taxes	2ND Taxes	Total Charged
RP_OH	\$0.00	\$403.03	\$403.02	\$806.05

Taxes Due

Tax Roll	Delq Taxes	1ST Taxes	2ND Taxes	Total Due
RP_OH	\$0.00	\$0.00	\$403.02	\$403.02

Homestead Credits

Homestead Exemption NO
 Owner Occupancy Credit NO

xolabs@roadrunner.com

From: Edward McCarthy <emccarthy@piercetownship.org>
Sent: Monday, May 17, 2021 10:30 AM
To: Sheila Harris
Subject: RE: 2998 Motts



Ms. Harris,

Thank you for the quick response. Two follow up items:

- 1) The structure must be located behind the rear plane of the house on site
- 2) Please confirm that the proposed structure will not exceed the height of the house on site.

Thank you,

Eddie F. McCarthy, Planning and Zoning Administrator
Pierce Township Zoning Department
950 Locust Corner, Pierce Township, Ohio 45245
emccarthy@piercetownship.org



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This email and any response to it may constitute a public record, and therefore may be made available upon request in accordance with Ohio public records law (ORC 149.43)

From: Sheila Harris <xolabs@roadrunner.com>
Sent: Monday, May 17, 2021 10:11 AM
To: Edward McCarthy <emccarthy@piercetownship.org>
Subject: Re: 2998 Motts

Hi Eddie,

At this time, we plan to use it for our storage and a workshop.

Thanks,
Sheila

Sent from my iPhone

On May 17, 2021, at 9:33 AM, Edward McCarthy <emccarthy@piercetownship.org> wrote:

Mr. Harris,

I am reviewing your permit and have the following question(s):

- 1) What is the proposed use of the barn?

Thank you,

Eddie F. McCarthy, Planning and Zoning Administrator
Pierce Township Zoning Department
950 Locust Corner, Pierce Township, Ohio 45245
emccarthy@piercetownship.org

<image001.png>

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Exhibit 2-1

Exhibit 2-1

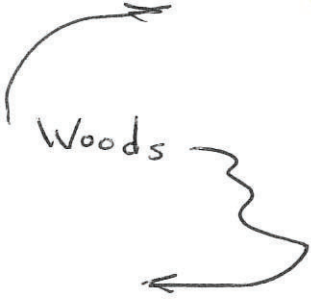
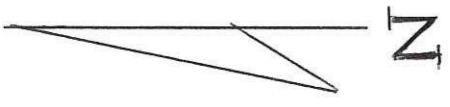
Schlachta
Ernie Lee & Karen D
272803G101
3035 Parkers Rd

Hart
Neil F & Edeena V
272803G100
3031 Parkers Rd

Tracy
Lee A & Stefan
27280G099
3027 Parkers Rd

Carmosino
Nicholas & Maria Rose
272803G098
3023 Parkers Rd

Sprester Hill Road



Hawkins
Joseph H
272803C075
1160 Fzjins Run Rd.

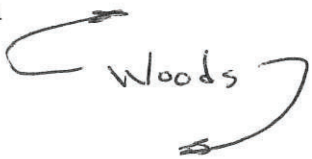
Dryden
Brittany & Anthony W.
272803E042
3024 Motts Road

Harris
Shila & Jeffrey J
272803E039
2998 Motts Road

Woods

Palibagis
Marko
272803C076
2986 Motts Rd

Motts Road



Chamberlain
Andrew Jason & Emily Rose
272803E016
3090 Pond Run Road

Harris
John W & Janet E
272809C087
3009 Motts Rd

Exhibit 2-2

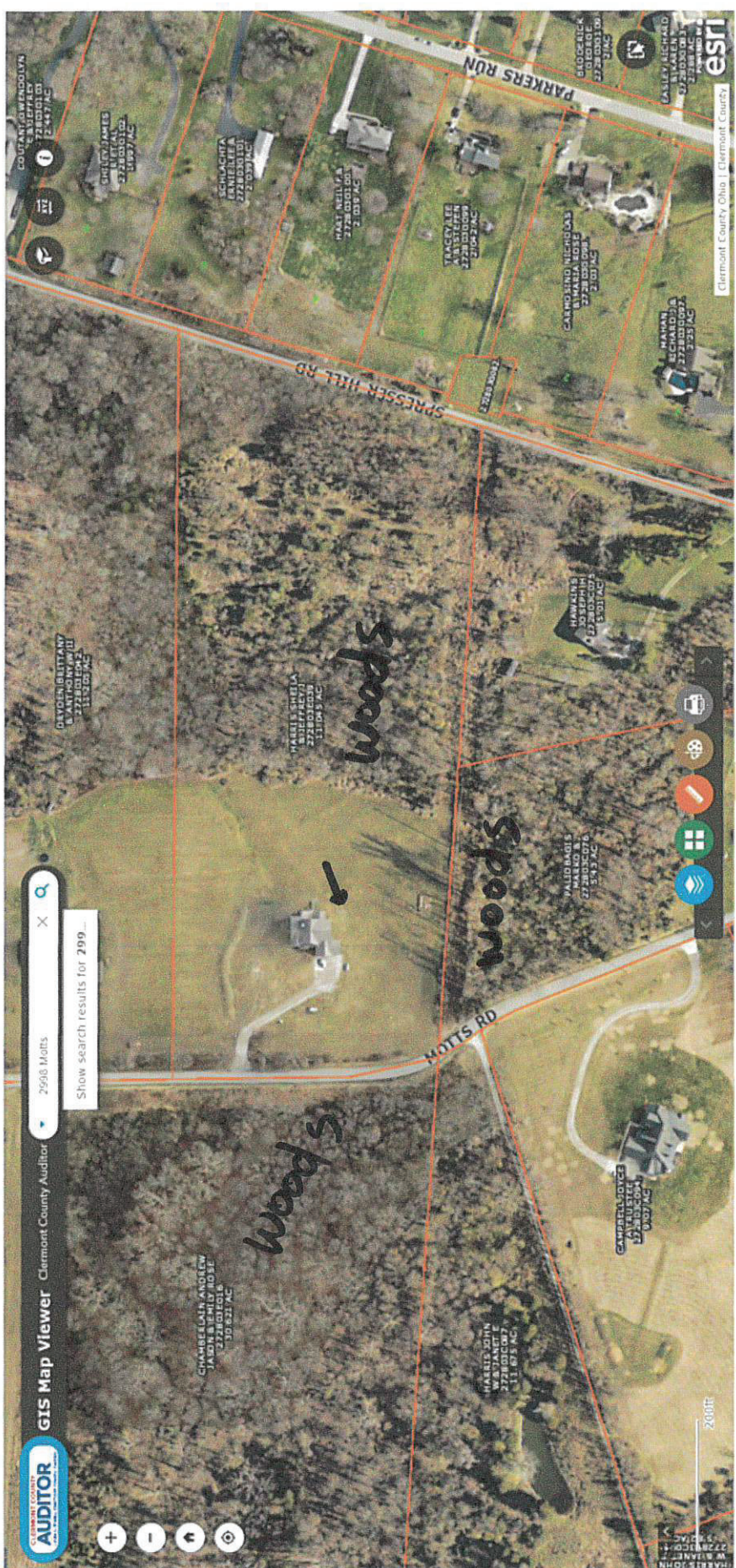
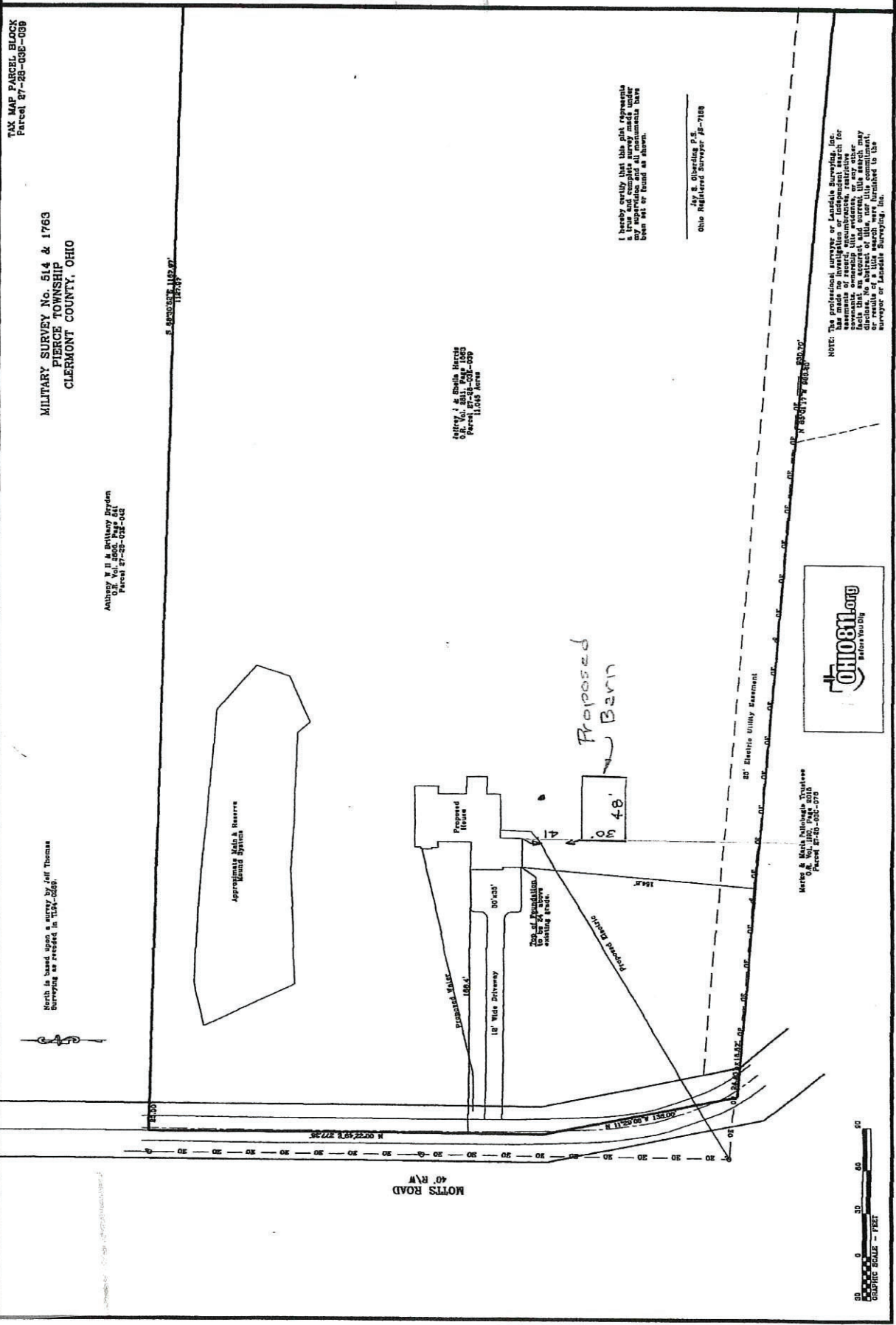


Exhibit 2-2

Exhibit B-1

		LANDSDALE SURVEYING, INC. 1008 MAIN STREET (S114123) HAVENWOOD OHIO 44130 PHONE (330) 421-0900	DATE: 9/20/2010 DRAWN BY: cwh	19-076 SCALE: 1"=60'
SURVEY OF Motts Road Property Jeffrey J & Sheila Harris Parcel 27-28-03B-039		SITE PLAN		



TAX MAP PARCEL BLOCK
 Parcel 27-28-03B-039

MILITARY SURVEY No. 514 & 1763
 PIERCE TOWNSHIP
 CLERMONT COUNTY, OHIO

Anthony W. H. & Brittany Dwyden
 O.R. Vol. 2006, Page 641
 Parcel 27-28-03B-042

Jeffrey J & Sheila Harris
 Parcel 27-28-03B-039
 11,045 Acres

I hereby certify that this plan represents a true and correct survey of the land shown hereon by supervision and all measurements have been set or found as shown.

Jay S. Oberling P.E.
 Ohio Registered Surveyor #8-7189

NOTE: The professional seal of Landsdale Surveying, Inc. is not a guarantee of the accuracy of the measurements or facts shown hereon. It is the responsibility of the client to verify the accuracy of the measurements or facts that, in accurate and correct, this survey may be used for any purpose. The seal of the surveyor or Landsdale Surveying, Inc. is not a guarantee of the accuracy of the measurements or facts shown hereon.



Motts & Reserre Millage Trustees
 O.R. Vol. 1997, Page 2010
 Parcel 27-28-03B-074

North is based upon a survey by Jeff Thomas
 Surveying as recorded in 1124-0289.



MOTTS ROAD
 40' R/W

609

BOARD OF TRUSTEES

Allen M. Freeman
Nicholas J. Kelly
Peter J. Kambelos, MD

Fiscal Officer

Debbie S. Schwey

Administrator

Loretta E. Rokey



950 Locust Corner Road
Cincinnati, Ohio 45245

RECEIVED
MAY 04 2021

(513) 752.6262

Fax # (513) 752.8418

www.piercetownship.org

BY:

ZONING PERMIT

Application No. _____

Applicant Name: Jeffrey and Sheila Harris

Date: 05/01/2021

Address: 3428 Gimli Drive

Phone: 513-479-7739

City, State & Zip Code: Amelia, OH 45102 Email: xolabs@roadrunner.com

Parcel Address: 2998 Motts Road

Parcel No. 27-28-03E-039

City, State & Zip Code: New Richmond, OH 45157

Parcel Owner Name (if different than applicant): Same as above

Parcel Owner Address (if different than applicant): 2998 Motts Road, New Richmond, OH 45157

Current Zoning District: Pierce Current Use (if any): new construction

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: Ivan Byler

General Description of Work: Adding pole barn to property

1. Size of Building/Sign/Etc.: Total Sq. Ft.: 1440 Length: 48 ft. Width: 30 ft. Height: 25 ft.

2. Approx. Cost of Work: \$ 90,000.00 3. Lot Size: 11 acres sq. ft./acres

4. Setbacks from Property Lines: Front: 209 ft. Rear: +7 acres ft. Side: 113 rt ft. Side: 297 lt ft.

5. For Sign Applicants: A. Sign Type: _____
(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: 0 C. No. of Office/Apartment Units: 0 (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 (Go the Zoning Department page for links to the Resolution, Map and Fee Schedule).
10. As owner(s) of the property located at 2998 Motts Road, 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 hereby state that the above information, together with all submitted materials, is a true statement and covenant and agree to comply with the laws of the State of Ohio and with the Pierce Township Zoning Resolution relating thereto.

Applicant
 Signature: *John J. Harris / Sherie L. Harris*
 Date: 05/01/2021

(FOR TOWNSHIP USE ONLY)

Fee Amount Paid: \$ _____ Date: _____

After application review, a Zoning Permit is hereby: APPROVED DENIED OTHER

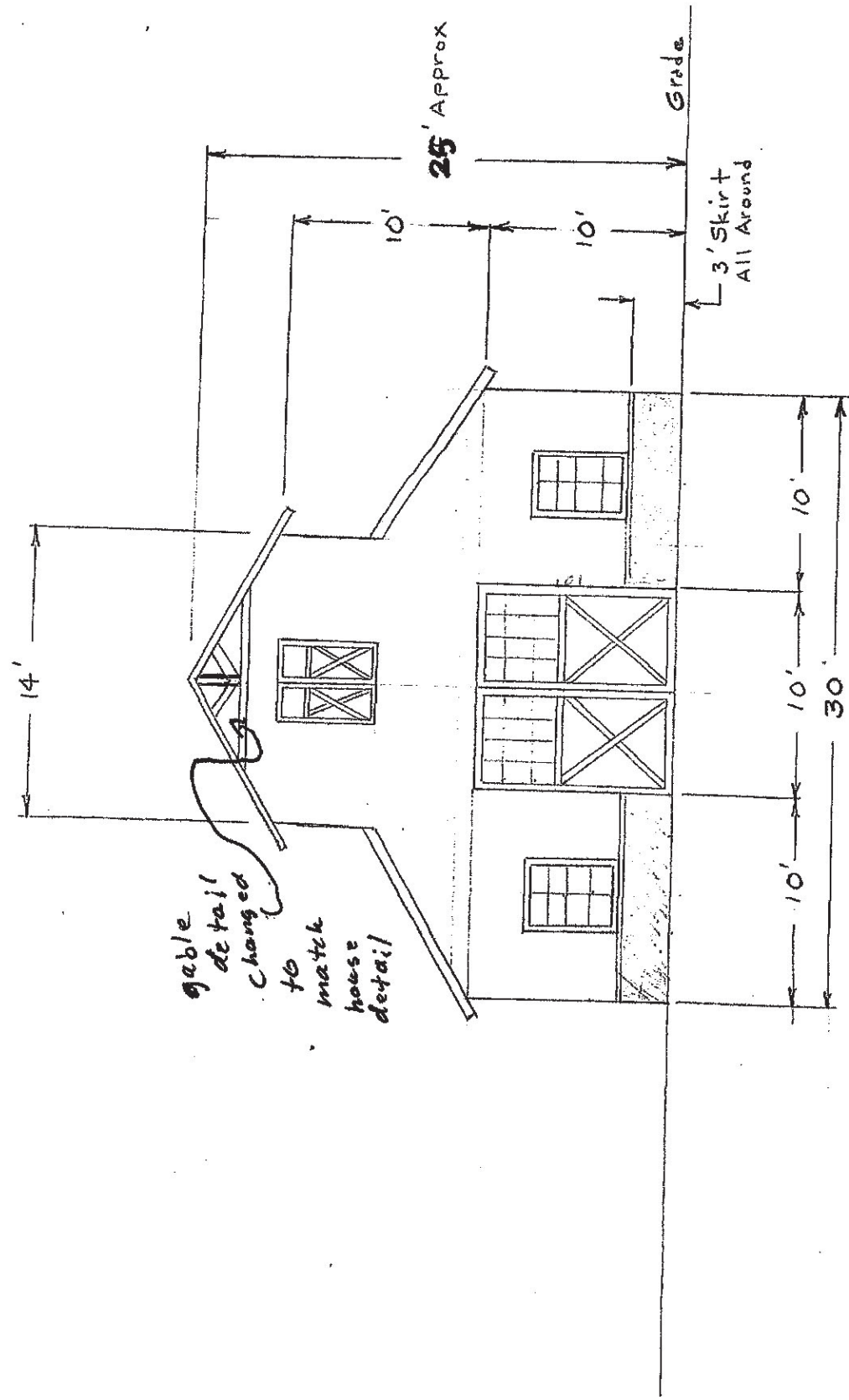
Comments/Conditions of Approval:

** Res Storage + personal workshop*
① Height may not exceed house
② Must be located behind rear plane of the house

Reviewed by: *E. M. [Signature]* Date: 5-17-2021

Jeff & Sheila Harris
2998 Mott Road
New Richmond, Ohio 45157
Ph 513-479-7739
EMail xolabs@roadrunner.com

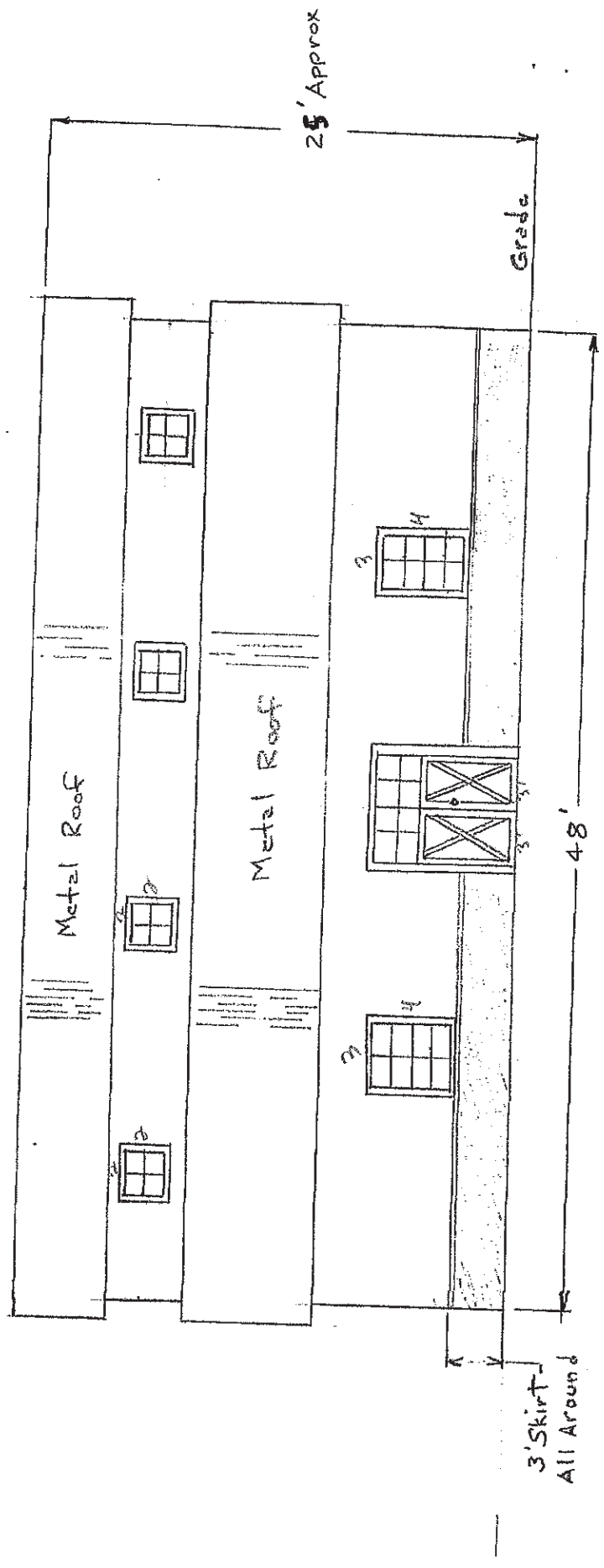
1/8" = 1'-0"



1/8" = 1'-0"

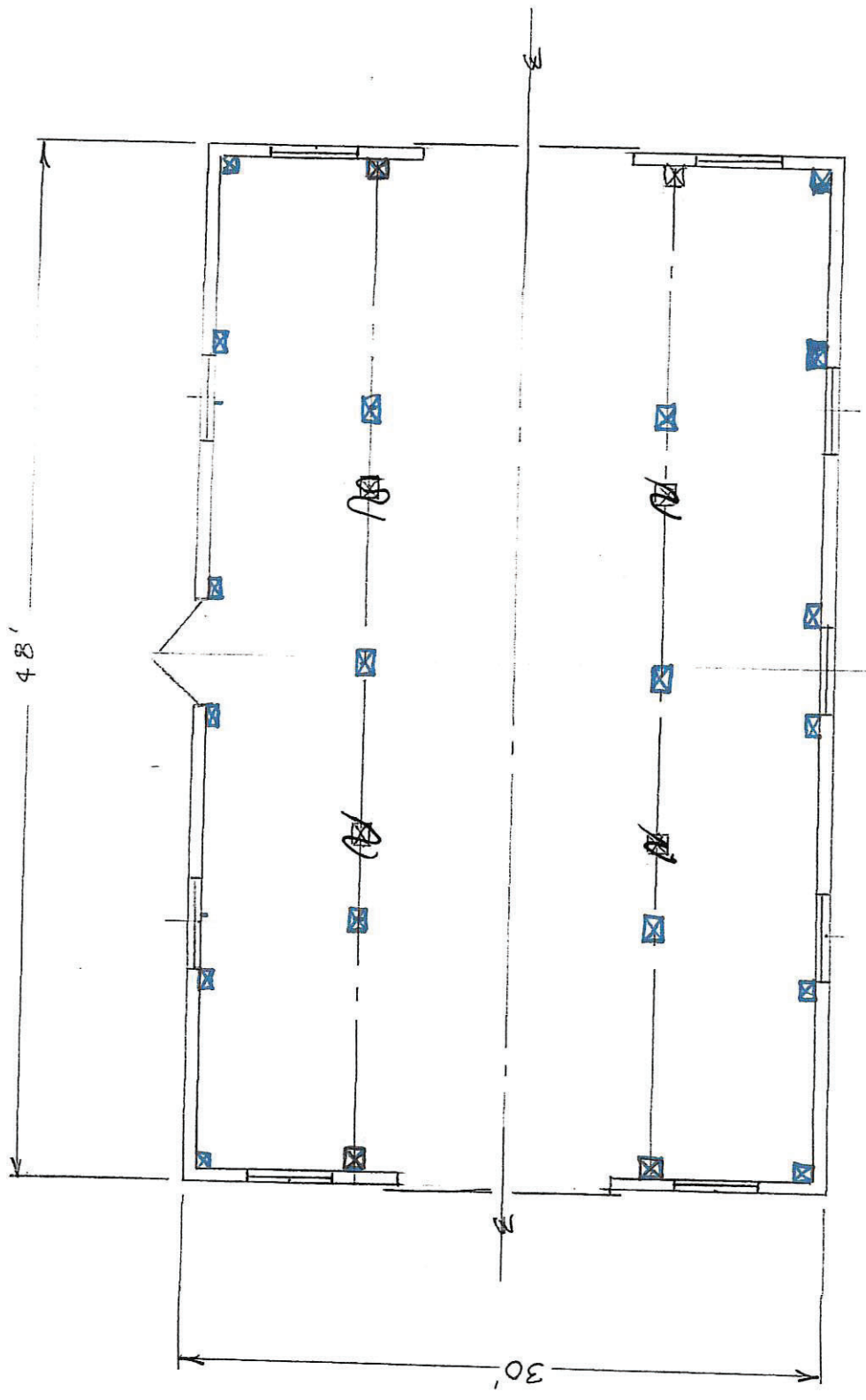
Jeff & Sheila Harris
New Richmond OH

Iron Byler
937-661-0838



1/8" = 1'-0"

1440 SF



Ivan Byler
937 661 0838

Timber Detail (ends)

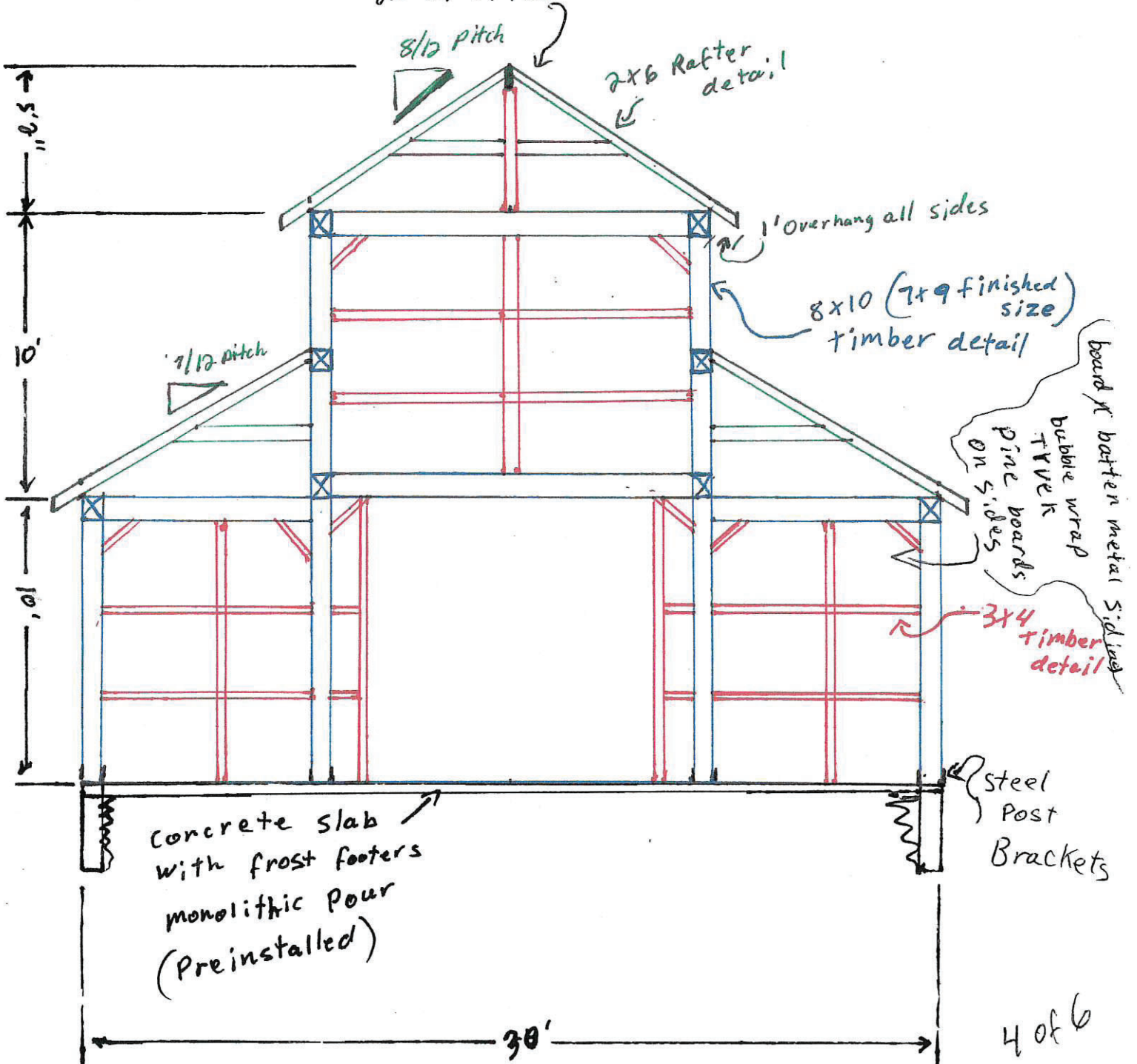
Rafter detail

Jeff & Sheila
Harris

New Richmond OH

Standing seam roof
Synthetic felt + vapor barrier/bubble wrap
Pine Boards
on top of rafters

5 mm = 1' 0"



Irene Byler

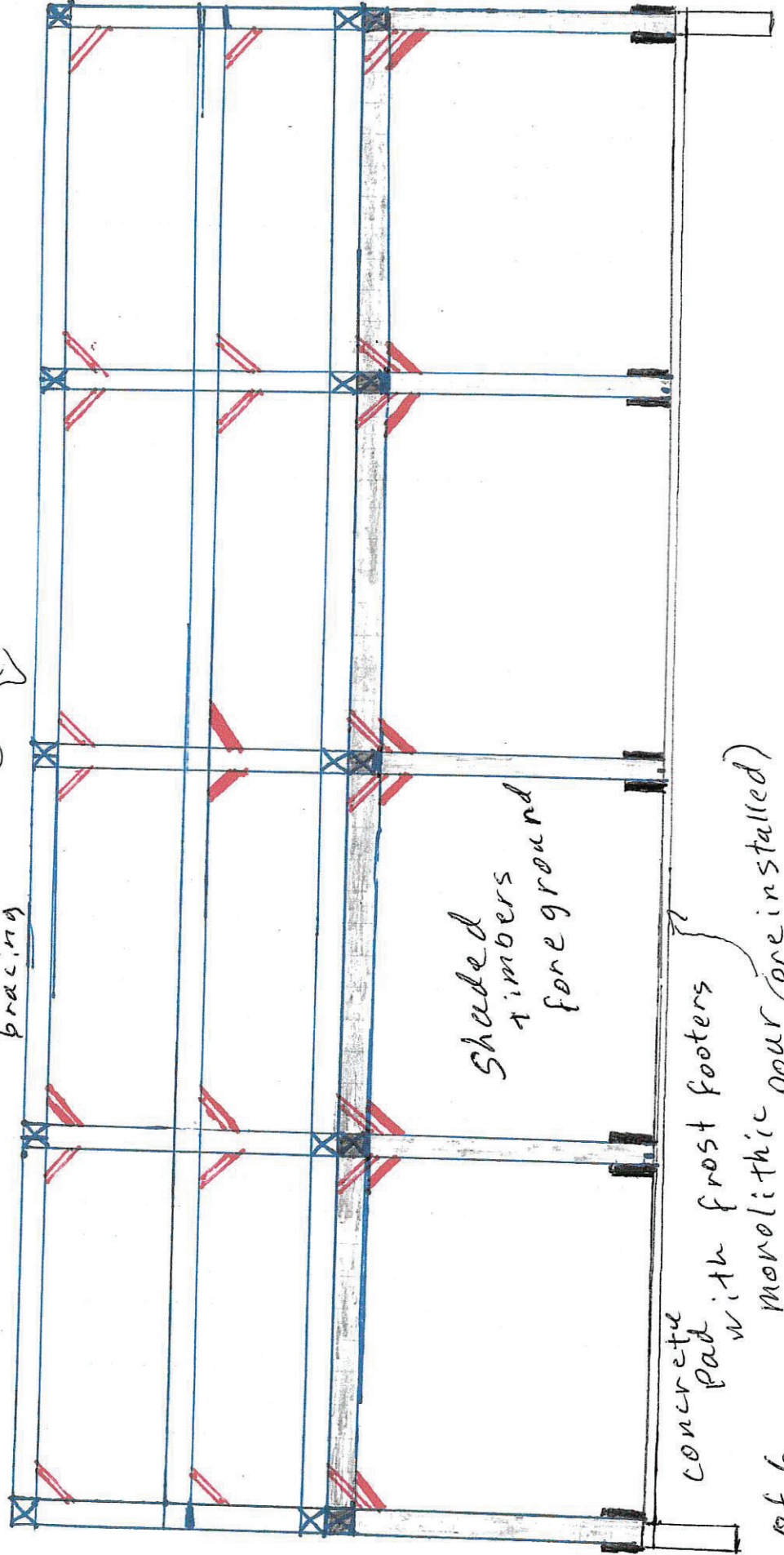
937-661-0838

Jeff & Sheila Harris
New Richmond OH

Side view

Timber detail
8x10 (7x9 finished)
shown with
bracing

5mm = 1'0"



Shaded
timbers
foreground

concrete
pad with frost footers
monolithic pour (pre installed)



SITE PLAN

SURVEY OF
 Property
 Jeffrey J & Sheila Hartke
 1016 Road
 Parcel 27-28-022-028

TAX MAP PARCEL BLOCK
 Parcel 27-28-022-028
 MILITARY SURVEY No. 514 & 1763
 PIERCE TOWNSHIP
 CLERMONT COUNTY, OHIO

Jeffrey J. & Sheila Hartke
 O.C. No. 1016, Page 1000
 Parcel 27-28-022-028

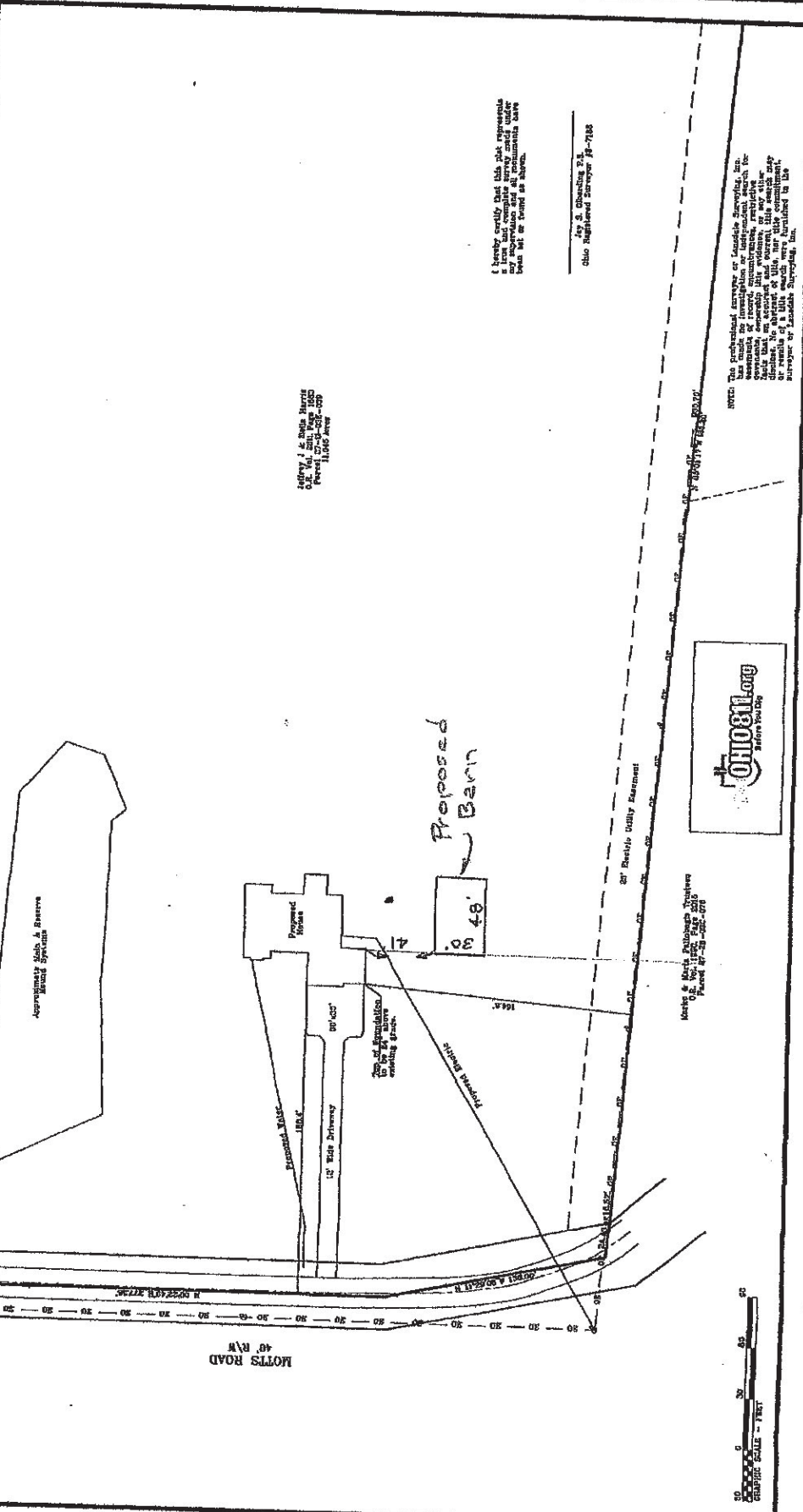
Anthony M. & Katherine Hayden
 O.C. No. 1016, Page 1000
 Parcel 27-28-022-028

Mark A. based upon a survey by Jeff Thomas
 Parcel 27-28-022-028

Proposed Barn
 17' x 48'

Proposed Garage
 17' x 10'

10' Wide Driveway
 Proposed Stone Wall
 10' x 10'



I hereby certify that this plan represents
 a true and correct copy of the original
 survey and all documents have
 been set or found as shown.

Jeffrey J. Hartke
 Ohio Registered Surveyor #8-7182

Note: The professional surveyor or Landlord Surveyor, Inc.
 is not responsible for any information or data which
 was not provided by the owner or any other
 person. The surveyor is not responsible for any
 errors or omissions in this plan which may
 result in a claim against the surveyor or Landlord Surveyor, Inc.

MOTTS ROAD
40' R/W



6 of 9

