

# PLANNING COMMISSION AGENDA

**Planning Commission Meeting  
6:00 PM Tuesday, August 12, 2025**

**South Lebanon Municipal Building  
10 N. High Street  
South Lebanon, Ohio 45065**

	<b>Agenda Item</b>
<b>1.</b>	<b>Call to Order</b>
<b>2.</b>	<b>Roll Call</b>
<b>3.</b>	<b>Pledge of Allegiance</b>
<b>4.</b>	<b>Review and Approval of Minutes</b> A. Minutes of July 10, 2025
<b>5.</b>	<b>Public Hearing – none</b>
<b>6.</b>	<b>Old Business</b> A. None
<b>7.</b>	<b>New Business</b> A. Case 2025-09P – Review of rezoning of 0.021 acres at 150 N. Main Street from RFP (Residential Floodplain District) to B-1 (Neighborhood Business District) submitted by Dennis D. Hoff LLC B. Case 2025-10P - Review of replat of Lots 34 & 35, Willoughby's Addition to South Lebanon Section 1 submitted by Clarence & Sandra Foley
<b>8.</b>	<b>Communications</b>
<b>9.</b>	<b>Adjournment</b>
Members of the public may address the Planning Commission during the Open Forum segment of the agenda and shall be limited to five minutes each. After the speaker concludes remarks, the Planning Commission may comment or ask questions at that time. The Chairperson may at his or her discretion restrict duplicate testimony on a particular subject.	

## ***City of South Lebanon***

10 N. High St. South Lebanon, Ohio 45065

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### **Planning Commission Meeting MEETING MINUTES**

**Thursday, July 10, 2025 @ 6:00pm**

#### **Members Present:**

Darrick Zucco  
Linda Burke  
Linda Allen  
Susanne Mason

#### **Members Absent:**

#### **Staff:**

Jerry Haddix  
**Administrator**

1. Call to Order by Mr. Zucco, at 6:00 p.m.
2. Pledge of Allegiance
3. Roll Call: Ms. Allen-Present, Ms. Burke-Present, Ms. Mason-Present, Mr. Zucco-Present.
4. Review and Approval of Minutes for June 24, 2025. Motion to approve by Burke, Seconded by Allen. Votes were taken, Ms. Burke-Yes, Ms. Mason-Yes, Mr. Zucco-Yes.
5. Public Hearing- Mr. Zucco opened the public hearing for Case25-08P- Review of Application for a Preliminary Development Plan (PDP) for Marvella at Rivers Bend Development, submitted by NVR, Inc. located at the northwest corner of State Route 48 and Winding River Boulevard.

Motion to open Public Hearing was presented by Burke, seconded by Mason, Votes were taken, all yeas.

Haddix stated that on June 13, 2025, NVR, Inc. (Applicant) submitted a zoning map amendment application for a Preliminary Development Plan (PDP) for Marvella at Rivers Bend Development located at the northwest corner of State Route 48 and Winding River Boulevard (Parcel# 12-01-451-002). The Applicant is proposing to create sixty (60) single-family attached units on 10.655 acres on this property. He stated that the Planned Unit Development (PUD) requires that the Planning Commission shall schedule a public hearing and publish notice of said hearing in the newspaper, published on June 20, 2025, with written notice mailed to property owners prior to said hearing. He stated that the public hearing is for the PUD portion of the development. He stated that the applicant is proposing zoning from R-1 to R-3. He stated that the Planning Commission shall approve with conditions or disapprove the PUD Preliminary Plan within sixty (60) days after the public hearing which is then transmitted to the City Council.

Shawn Bullock-Ryan Homes/NVR, Inc.- 8622 Jacquemin Drive, West Chester, OH, 45069. Mr. Bullock presented slides discussing details of the Marvella at Rivers Bend Project.

Richard Arnold-McGill Smith Punshon/ Ryan Homes/NVR, Inc.-3700 Park 42 Drive, Suite 190B, Cincinnati, OH, 45241. Demonstrated and discussed details of the Marvella at Rivers Bend Project.

Ray Warrick, 5466 Grand Legacy Dr., Maineville, OH, 45039. Mr. Warrick discussed the value of the property and rezoning R-1 to R-3 causing potential problems. He stated that he strongly urges the commissioners to turn down the request for the R-3 PUD.

Mr. Zucco addressed limiting the conversations to five minutes per person, without duplicating arguments.

Charlie Williams, 250 Vista Ridge Drive, South Lebanon, OH, 45065. Mr. Williams addressed his concerns that a 60-unit development would depreciate property value and create additional traffic.

Theresa Faulkner, 5391 Grand Legacy Drive, Maineville, OH, 45039. Ms. Faulkner addressed her concerns regarding rezoning to R-3 and negative effects of traffic and environment.

Tom Kottenstette, 5664 Piper Glenn Drive, Maineville, OH, 45039. Mr. Kottenstette stated that he is on the HOA Rivers Bend Board. He addressed his concerns regarding the change of an initial 45-unit development to a 60-unit development.

Deb Wacksman, 5434 Grand Legacy Dr., Maineville, OH, 45039. Ms. Wacksman addressed her concerns regarding the egress point and ingress point on Winding River Blvd. She stated that accidents have increased.

Nino Benvenuti, 5135 Emerald View Dr., Maineville, OH, 45039. Mr. Benvenuti addressed his concerns regarding traffic issues, egress and ingress issues and privacy for Sportsplex. Stated that he has been a resident for 14 years.

Ronda Smith, 756 Winding River Blvd., Maineville, OH 45039. Ms. Smith stated that she has been a resident for about 20 years. Stated she is President of Rivers Bend HOA. She addressed her concerns regarding the proposed 60-unit development. She further discussed her concerns with the volume of traffic, and the egress and ingress point on Winding River Blvd.

Don Biedermann, 5444 Grand Legacy Dr., Maineville, OH, 45039. Mr. Biedermann stated that he was on Hamilton Township Planning and Zoning for 50 years. He addressed his concerns regarding population density issues. He urged the commissioners to consider limiting the density for the PUD.

Chad Goldstein, 5764 Piper Glen Dr., Maineville, OH, 45039. Mr. Goldstein addressed his concerns regarding the volume of traffic and preserving R-1 Zoning. He further addressed his concerns regarding potential increased population density affecting Kings School District. He mentioned the lack of amenities for the proposed development.

Robin Jerald, 1057 Turning Point Lane, Maineville, OH 45039. Mr. Jerald addressed his concerns regarding preserving the R-1 zoning. He remarked that building on the other side of SR 48 would be a better option.

Jenny Wilson, 1594 Saint John Place, Kings Mills, OH, 45034. Ms. Wilson remarked that Warren County needs more commercial building instead of residential. She stated that she works at JF Burns Elementary. She stated that the enrollment has significantly increased. Ms. Wilson urged Planning Commissions to view the Warren County Commissioners Office Meeting on YouTube from June 6, 2023. She mentioned that according to statistics, new property needs to be valued at \$800,000 per unit, for Warren County to break even on taxes. She remarked, if not, the residents will potentially pay an additional tax bill.

Michelle Lipka, General Manager of TPC Rivers Bend, 2958 Wooded Vista Court, Mason, OH 45040. Addressed that she supports the HOA at Rivers Bend regarding keeping R-1 zoning.

Barbara Cook, 131 Shadow Valley Lane, South Lebanon, OH 45065. Ms. Cook addressed concerns with the 40' buffer rezoning near the Rivers Bend Sportsplex. Discussed traffic issues crossing SR 48.

Mr. Zucco closed the public hearing.

Mr. Arnold discussed aspects of shifting the 40' zoning buffer to the East towards SR 48. He discussed the draining aspects of the storm water detention basin. He further discussed the aspects of a secondary emergency entrance. He addressed traffic issues and the involvement of a traffic engineer. He discussed the utilities and sanitary sewer involved for the development.

Haddix stated that the access permit onto Winding River Blvd., is through the Warren County Engineer's Office. Mr. Arnold stated that he understood.

Tom Kottenstette, 5664 Piper Glenn Drive, Maineville, OH, 45039. Mr. Kottenstette addressed his concerns regarding a second egress point causing havoc in the community.

Haddix stated that the egress point is a Hamilton Township Fire Department requirement.

Haddix asked Mr. Arnold for the number of the threshold requirement, to which he stated, "30 feet."

Mr. Arnold stated that the egress point will be for emergency services only and not for residents.

Haddix questioned Hamilton County Fire Department's previous requirements for Rivers Bend Subdivision.

Mr. Arnold stated that Hamilton County Fire Department requirements are currently being enforced compared to previous years.

Theresa Faulkner, 5391 Grand Legacy Drive, Maineville, OH, 45039. Ms. Faulkner addressed her concerns regarding the proposal lacking essential elements. She further addressed her concerns regarding road expansion.

Jenny Wilson, 1594 Saint John Place, Kings Mills, OH, 45034. Ms. Wilson asked for the value of each unit. Stated that her statistical statement of the units being valued at \$8000,000 per unit, attributed to one child per unit.

Mr. Bullock stated that the units are valued at an average of \$450,000 per unit.

Mr. Zucco asked the citizens to limit the statements to questions and answers.

Susan Roundtree, 2630 Loveland, OH, 45140. Ms. Roundtree asked how the development will benefit Kings School District.

Mr. Bullock stated that the development will not benefit Kings School District. He stated that there is no TIFF on the project.

Susan Hirth, 5302 Vista Point Dr., Maineville, OH 45039. Ms. Hirth asked if the units will be equipped with elevators.

Mr. Bullock stated "no."

Rich Bertagna, 370 Vista Ridge Dr., South Lebanon, OH 45065. Mr. Bertagna asked how school buses and garbage trucks would enter the development. He further asked if the units would have one dumpster.

Mr. Bullock stated that the units are not rental apartments. He stated that the single-family units will be fee simple ownership. He further stated that the development has been designed to accommodate larger vehicles.

Mr. Arnold stated that the turn arounds are sized for a Firetruck.

Mr. Zucco stated that Gayle Froehlich currently owns the property.

Roger Huber, 5365 Grand Legacy Drive, Maineville, OH, 45039. Mr. Huber asked if a traffic study had been planned.

Mr. Arnold stated that the traffic study is not conducted during the preliminary process. He discussed the process of conducting a traffic study. He explained that the study depends on traffic density.

Mr. Bullock stated that NVR, Inc., pays for the traffic study.

Nancy Powers, 372 Buena Vista Dr., South Lebanon, OH, 45065. Ms. Powers addressed her concerns regarding the potholes on Vista Point Dr.

Ms. Burke asked Mr. Zucco if she could speak to Ms. Powers statement, to which he stated “yes.”

Ms. Burke stated the City has been awarded the 2025 Paving Project to repair streets. She stated that the project includes Vista Ridge for street repairs.

Jake Shields, Grey Fox Capital, 6161 Oak Tree Blvd., Independence, OH, 44131. Mr. Shields discussed the process of a preliminary plan. He stated that we are in the beginning stage of the preliminary plan, not the final plan. He remarked that MI Homes may have completed a traffic study. He mentioned that MI Homes may be using Marvella Blvd. to enter and exit their development. He discussed potentially getting approval for a second access point.

Khan Faisal, 941 Falcon Point, Maineville, OH 45039. Mr. Faisal addressed his concerns with the traffic. Further addressed his concerns regarding moving forward with the development.

Mr. Bullock discussed the proposed project on SR 48 that involves widening the road and improving the intersection with U.S. Route 22. Stated that ODOT and Warren County are addressing the improvements.

Motion to close Public Hearing was presented by Allen, seconded by Mason, Votes were taken, all yeas.

6. Old Business-None

7. New Business

A. Case 25-07P - Review of rezoning of 10.655 acres located at the NW corner of S.R. 48 & Winding Rivers Blvd. (Parcel# 12-01-451-002) from R-1 (Single Family Residential District) to R-3 (Single & Multi-Family Residential District) submitted by NVR, Inc.

B. Case 25-08P - Review of Preliminary Development Plan (PDP) for Marvella at Rivers Bend Development, submitted by NVR, Inc.

Haddix explained the rezoning process. He stated that the Planning Commission shall transmit its recommendation to the City Council sixty days from receipt of the application. The application was submitted June 13, 2025. The Planning Commission shall recommend it to the Council on or before on August 13, 2025.

Haddix explained the PUD process. He stated that the Planning Commission shall approve of the conditions of the PUD Preliminary Plan or disapprove within sixty days after the public hearing, which is then transmitted to the City Council.

Haddix recommends tabling the motion.

Mr. Zucco asked Haddix to explain the voting process based on approval or denial.

Haddix explained the City Charter voting process based on approval or denial.

Discussions ensued regarding the voting process of approval or denial.

Ms. Mason asked if the options for voting are to deny, approve, approve with conditions or table.

Haddix answered “yes.”

Ms. Allen recommended tabling the motion.

Ms. Burke disagreed with tabling the motion.

Mr. Zucco asked Haddix to present the 2021 Comprehensive Zoning Plan.

Haddix presented and discussed the 2021 Comprehensive Zoning Plan.

Discussions ensued regarding amending the zoning code.

Mr. Zucco expressed his concerns regarding the 40-foot buffer.

Haddix discussed the buffer requirements.

Mr. Zucco asked Haddix if the PDP adheres to the buffer requirements.

Haddix stated ‘no.’

Discussions ensued regarding the buffer requirements.

Haddix explained the process of the Planning Commission’s determination of a major or minor modification to change the PUD.

Mr. Zucco asked the Commission for comments.

Ms. Mason commented that she hopes the commissioners make a vote. She further commented, feeling strongly about the City welcoming all classes and all demographics. She believed the residents had good comments specifically addressing traffic, school, density and infrastructure. Remarked that she is less concerned about esthetics or perceived concerns of Marvella residents using Rivers Bend amenities. She commented that Gayle Froehlich was aware of the R-1 zoning when the property was purchased and throughout the entire process.

Ms. Burke commented that she is concerned about the density in the surrounding community. She remarked that we are not an island, and we should be good neighbors. She mentioned that the residents made well thought comments and presentations.

Mr. Zucco addressed his concerns regarding the density not complying with R-3 based on the zoning code and the presented plan.

A motion to deny rezoning Case25-07P, from an R-1(Single Family Residential District) to an R-3 (Single & Multi-Family Residential District) was made by Burke, seconded by Mason. Vote was taken, all yeas.

Ms. Allen asked Haddix to explain the voting process.

Haddix explained the process of voting “yeah” to deny the motion.

Mr. Zucco stated that the motion recommendation for rezoning was denied.

A motion to deny Case25-08P, Preliminary Development Plan was made by Allen, seconded by Zucco. Vote was taken, all yeas

Mr. Zucco stated that the motion was denied

8. Communications-None

9. At 7:29 p.m. a motion to adjourn was made by Burke, seconded by Allen. Vote was taken, all yeas.

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Darrick Zucco – Chairman

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Jennifer O’Brien – Clerk

Audio recording of this meeting is available upon request.



## **CITY OF SOUTH LEBANON MEMORANDUM**

**TO:** Planning Commission

**FROM:** Jerry Haddix, City Administrator

**RE:** Case 25-09P, Rezoning of 0.281 acres at 150 N. Main Street

**DATE:** August 7, 2025

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On the agenda for August 12<sup>th</sup> meeting is Case #25-09P, is a request to rezone the property known as 150 N. Main Street consisting of 0.281 acres, owned by Dennis D. Hoff LLC, from RFP - Residential Flood Plain District to B-1 – Neighborhood Business District.

### **Background**

The building at 150 N. Main Street was constructed in 1951 and has been primarily used for business (automotive servicing) and residential rental purposes. But, when the then-Village adopted its zoning code and map, this property was shown in the RFP zone although a business & rental units were operating out of it at that time. In 2023, Dennis D. Hoff LLC purchased the property and has continued the four (4) rental apartments. Subsequently, the Village adopted the Village Comprehensive Plan which shows the property as the “Historic Core” area which promotes mixed use development. The Owner is requesting to rezone the property from RFP to B-1 as he is planning to move a hair salon into the lower, store-front level. Since they have been continually occupied, the rental units on the upper level of the property would remain as a “non-conforming” use as long as there is not a six-month span of vacancy.

### **Code Analysis**

Article 7 of the City Zoning Code lists the procedures for Amendment or District Changes to the City’s Zoning Code.

### **Zoning Process**

The Planning Commission shall transmit its recommendation to the City Council within sixty (60) days of the receipt of the rezoning application. The Planning Commission may recommend that the amendment be granted as submitted, recommend modifications, or recommend denial.

### **Recommendation**

These rezoning changes are consistent with the City’s Comprehensive Plan. Staff recommends that the Planning Commission recommend approval of this rezoning, as presented.

### **Attachments**

Planning Commission Application  
Property Map of 150 N. Main St.

# CITY OF SOUTH LEBANON PLANNING COMMISSION APPLICATION

## 1. Application Type: (check the appropriate box) (all plans must be folded when submitted)

<input type="checkbox"/>	Draft Plan-Discussion Only	<input type="checkbox"/>	Preliminary PUD
<input type="checkbox"/>	Site Plan	<input type="checkbox"/>	Final PUD
<input type="checkbox"/>	Landscape Plan	<input checked="" type="checkbox"/>	Rezoning
<input type="checkbox"/>	Construction Drawings. (Please complete Fee Schedule form on Page 2)	<input type="checkbox"/>	Lot Split
<input type="checkbox"/>	Preliminary Plat (Please complete Fee Schedule form on Page 2)	<input type="checkbox"/>	Conditional Use
<input type="checkbox"/>	Final Plat or Replat	<input type="checkbox"/>	Special Meeting
<input type="checkbox"/>	Right-of-Way Dedication Plat	<input type="checkbox"/>	Other:

(See Page 3 for complete Fee Schedule and Submittal Requirement Information)

## 2. Development Information:

<b>Development/Business Name:</b>			
Type of Business/Project Description: <u>Hair Salon - Office</u>			
Location: <u>150 N. Main Street</u>		Size of Building: <u>45' wide by 57 Deep 2565 Sq Ft</u>	
Current Zoning: <u>Residential Flood Plain (RFP)</u>		Rezone to: <u>Business B-1</u>	
Total Acreage:		Acres to be Rezoned: <u>lot size 102' x 120' 0.</u>	
Number of Employees: <u>2</u>		Number of Fleet Vehicles: <u>0</u>	
<b>Current Owner of the Property</b>		<b>Project Contact (Architect, Engineer, Planner)</b>	
Name: <u>Dennis D Hoff LLC</u>		Name: <u>Existing Building - Dennis Hoff</u>	
Address: <u>6060 Mason Morrow Millgrove Rd</u>		Address: <u>6060 Mason Morrow Millgrove</u>	
City: <u>Morrow</u>	State: <u>OH</u>	City: <u>Morrow</u>	State: <u>OH</u>
Zip: <u>45152</u>		Zip: <u>45065</u>	
Telephone: <u>513.292-2255</u>	Fax:	Telephone: <u>513.292-2255</u>	Fax:
<b>Applicant(s):</b> <u>Dennis D Hoff LLC</u>			
Address: <u>150 N. Main Street</u>			
City: <u>South Lebanon</u>	State: <u>OH</u>	Zip: <u>45065</u>	
Telephone: <u>513.292-2255</u>	Fax:		
Please Print Applicant's Name Here: <u>Dennis Hoff</u>			
* Applicant's Signature: <u>[Signature]</u>		<u>Hoffycom@yahoo.com</u>	

\* Applicant is responsible for payment of all fees (See Fee Schedule and Footnotes on Pages 3 and 4 respectively.)

## TO BE COMPLETED BY THE CITY OF SOUTH LEBANON

Application Number: \_\_\_\_\_ Date of Planning Commission Meeting: \_\_\_\_\_

Fee Paid: \_\_\_\_\_ Drawn: \_\_\_\_\_ Check #: \_\_\_\_\_ Date: \_\_\_\_\_ Initial: \_\_\_\_\_

Legal Notices Advertised: \_\_\_\_\_ Mailed to Surrounding Property Owners: \_\_\_\_\_


### 3. Rezoning and Preliminary PUD Plan Requests

**Surrounding Property Owners:** Please list the names and addresses of all **Owners of Real Property** within 300 feet of any part of the property as such names and addresses appear on the most recent tax duplicate on 2 sets of mailing labels. (See submittal requirements on page 3).

### 4. Signatures Required

*By signing this application, I attest under penalty of law that all the information given above is correct to the best of my knowledge.*

Please **Print** Applicant's Name: Dennis Hoff

Applicant's Signature:  Date: 7-15-25

Property Owner's Signature:  Date: 7-15-25

### 5. Fee Determination for Construction Drawings and Preliminary Plat Submittals

Please create a detailed breakdown of the estimated infrastructure breakdown cost for the project and attach it to this application. For Construction Drawings complete Item 1 and for Preliminary Plats complete Item 2.

Total Infrastructure Cost \$ \_\_\_\_\_ (A)

#### 1 – Construction Drawing Fee Breakdown

1.25% of Total Infrastructure Cost\* (Line A x 0.0125) \$ \_\_\_\_\_ (B)

1.50% of Total Infrastructure Cost\*\* (Line A x 0.015) + \$ \_\_\_\_\_ (C)

Application Fee + \$ 150.00 (D)

**Total Construction Drawing Fee (Line B + C + D)** \$ \_\_\_\_\_ (E)

#### 2 – Preliminary Plat Fee Breakdown:

0.25% of Total Infrastructure Cost\* (Line A x 0.0025) \$ \_\_\_\_\_ (F)

Application Fee + \$ 150.00 (G)

**Total Preliminary Plat Fee (Line F + G)** \$ \_\_\_\_\_ (H)

**Total Paid with Application/Submittals (Line E+H)** \$ \_\_\_\_\_

\* Due upon submittal

\*\* Due prior to construction



## 6. Fee Schedule and Submittal Requirements

Article/Ord. Reference	Item	Fees <sup>(3)(4)</sup>	Submittal Requirements
Article 20 Article 14	Preliminary Plats Final PUDs	\$150 + 0.25% of estimated infrastructure construction costs <sup>(1)</sup>	12 Copies <sup>(5)</sup> + 1 Copy (Ledger Paper)
Article 20	Construction Drawings	\$150 + 2.75% of estimated infrastructure construction costs <sup>(1)</sup> (Include estimate with application) (1.25% due at time of submittal and 1.5% due before construction begins) <sup>(2)</sup>	4 Copies <sup>(5)</sup> 2 Drainage Calculations 2 Detailed Spreadsheet of the Estimated Infrastructure Costs
Article 20	Final / Dedication Plats	\$350	10 Copies <sup>(5)</sup> + 1 Copy (Ledger Paper)
Article 20	Lot Split / Minor Subdivision / Replats	\$75 per lot	3 Survey Plats <sup>(5)</sup> & Legal Descriptions 1 New Deed + 1 Original Deed
Article 18	Site Plans	\$400 + \$5 per unit Multi-family \$400 + \$20 per acre Commercial/ Office/Industrial/Institutional	12 Copies <sup>(5)</sup> + 1 Copy (Ledger Paper)
Article 17	Landscape Plans	\$150 + \$10 per acre	12 Copies <sup>(5)</sup> + 1 Copy (Ledger Paper)
Article 7	Zoning District Map Change Zoning Text Change	\$400 + \$10 per acre <i>.280 acres</i>	20 Copies <sup>(5)</sup> + 1 Copy (Ledger Paper) 1 List of Surrounding Property Owners + 2 Sets of Mailing Labels
Article 5	Variances / Appeals	\$400	8 Copies + 1 Copy (Ledger Paper) 1 List of Surrounding Property Owners + 1 Set of Mailing Labels
Article 14	Preliminary PUD Plans	\$2,500 + \$20 per acre	12 Copies <sup>(5)</sup> + 1 Copy (Ledger Paper) 1 List of Surrounding Property Owners + 2 Sets of Mailing Labels
Article 14	Final PUD Plans	Site Plan Review Fees Apply	Site Plan Review Submittal Requirements Apply
Article 6	Conditional Use / Similar Use	\$250 + applicable site plan fee	15 Copies + 1 Copy Ledger Paper <sup>(5)</sup>
Article 3	Zoning Permit	\$250 + \$0.03 per square foot of building area (City water tap and inspection fee required if utilizing City Water [proof of payment of County tap fee if utilizing County Water]; City sewer tap and inspection fee also required)	5 Copies
Article 3	Temporary Use Permit	\$50	5 Copies
Article 3	Certificate of Occupancy	\$50	3 Copies
Ord. No: 2008-14; Permit App.	Flood Hazard Area Development Permit	\$50	3 Copies of Permit Application w/ applicable submittal requirements (stated on Page 2 of 2 of Permit Application + Engineering "No Rise" Certification (if applicable))
	Special Meeting	\$500 + Application Fee, if any <sup>(6)</sup>	Depends Upon Type of Application or Meeting Requested

#### FOOTNOTES TO FEE SCHEDULE

- (1) Infrastructure construction costs include all infrastructure costs associated with a development including, but not limited to, drainage facilities, sanitary sewers, waterlines, grading, excavation, and street improvements.
- (2) Any inspection conducted outside the normal eight-hour workday of Monday through Friday, excluding holidays, 8:00 a.m. until 4:30 p.m., shall be charged at one and a half (1.5) times the standard rate. The City reserves the right to charge fees in addition to the fees specified in the table above if, due to the applicant's responsibility, excessive review and/or field inspections are necessary, and as determined by the City Engineer. Such fees for review and field inspection by City staff shall be charged at the standard rate of forty dollars (\$40) per hour, plus a three-fourths (.75) hour charge for travel time. Any review and inspection completed by consultants on behalf of the City shall be charged to the applicant at the same rate charged by the consultants. Performance and maintenance bonds will not be released until payment of all fees is received.
- (3) Any review and inspection completed by consultants on behalf of the City shall be charged to the applicant at the same rate charged by the consultants. The applicant shall pay the difference when consultant fees charged to the City are in excess of the established Fee Schedule base amounts. Final approvals will be held until all fees charged by consultants are paid-in-full by the applicant.
- (4) The fee for review of a revised application shall be sixty (60) percent of the fee specified for the initial or first review of such application.
- (5) All plans must be folded to fit a legal sized file folder with the title showing in the lower right-hand corner.
- (6) Special meetings that require one or more of the City's consultants to attend shall require payment of the special meeting fee before the meeting is scheduled. Examples of special meetings include staff meetings and non-scheduled Planning Commission meetings requested by an applicant and/or developer.

1. Complete applications submitted by the deadlines posted above will be processed and placed on the next regularly scheduled Planning Commission meeting.
2. Incomplete applications or applications that do not comply with the minimum City Zoning Ordinance and/or Subdivision Regulations or applications that are not submitted by the above posted deadlines will not be placed on the next regularly scheduled Planning Commission meeting agenda.
3. The applicant will be notified if his or her application is not accepted for processing. The City Administrator and/or Zoning Administrator will discuss the reasons why the application was not accepted and the necessary steps required to meet the next meeting deadline.
4. Applicants may request a special Planning Commission meeting. Requests should be made with the City Administrator at least two weeks in advance of the requested special meeting date. The meeting will be set if approved by the Planning Commission chairperson and if a quorum can be present. A \$500 fee plus applicable application fee must be paid in advance of the meeting (See Fee Schedule and Footnotes to Fee Schedule).
5. Meeting dates are subject to change due to unforeseen scheduling conflicts and holidays. Applicants should call the City to check meeting dates in advance of the application deadlines.

# Surrounding Property Owners

Within 300' Of 150 North Main

Robert Edison – 245 W Pike St. South Lebanon Ohio 45065

Charity Bishop – 235 W Pike St. (Mailing Address 6049 S. Sr Rt 48 Maineville Ohio 45039

Union Two Holdings – 295 W Pike St. (Mailing Address P.O. Box 498991 Cincinnati Ohio 45249

Transcend Properties LLC - 197 N Main St & 185 N Main St (Mailing Address 9738 Nickle Ridge, Naples Fl 34120)

Warren County Board of DD - 125 w Forest Ave ( Mailing Address 42 King Way Lebanon Ohio 45036)

Paul Perkins - 255 W Pike St. (Mailing Address 5715 Morrow Cozaddale, Morrow Ohio 45152)

James Gillespie - 80 Main Street, South Lebanon, Ohio 45065

James Brouillard - 60 Main St. (Mailing Address 1066 Sheffield Dr. Mason Ohio 45040)

James Stein - o Forest Ave (Mailing Address 10570 Adventure Ln, Cincinnati Ohio 45242)

Dennis Hoff 121 North Main & 120 North Main (Mailing Address 6060 Mason Morrow Millgrove Rd, Morrow ohio 45152

Robert Edison  
245 W Pike St.  
South Lebanon, OH  
45065

Charity Bishop  
6049 S. St Rt 48  
Maineville, OH  
45039

Union Two Holdings  
P.O. Box 498991  
Cincinnati, OH  
45249

Transcend Properties LLC  
9738 Nickle Ridge  
Naples, FL  
34120

Warren Co. Board of DD  
42 King Way  
Lebanon, OH  
45036

Paul Perkins  
5715 Morrow Cozaddale Rd.  
Morrow, OH  
45152

James Gillespie  
80 Main St.  
South Lebanon, OH  
45065

James Brouillard  
1066 Sheffield Dr.  
Mason, OH  
45040

James Stein  
10570 Adventure Ln.  
Cincinnati, OH  
45242

Dennis Hoff  
6060 Mason Morrow Milgrove Rd.  
Morrow, OH  
45152

Robert Edison  
245 W Pike St.  
South Lebanon, OH  
45065

Charity Bishop  
6049 S. St Rt 48  
Maineville, OH  
45039

Union Two Holdings  
P.O. Box 498991  
Cincinnati, OH  
45249

Transcend Properties LLC  
9738 Nickle Ridge  
Naples, FL  
34120

Warren Co. Board of DD  
42 King Way  
Lebanon, OH  
45036

Paul Perkins  
5715 Morrow Cozaddale Rd.  
Morrow, OH  
45152

James Gillespie  
80 Main St.  
South Lebanon, OH  
45065

James Brouillard  
1066 Sheffield Dr.  
Mason, OH  
45040

James Stein  
10570 Adventure Ln.  
Cincinnati, OH  
45242

Dennis Hoff  
6060 Mason Morrow Milgrove Rd.  
Morrow, OH  
45152



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, Warren County GIS

Date: 8/7/2025

Cadastral Lines	
all other values	Corporate Line
Line Type	County Line
Auditors Trad Line	Farm Lot Line
Civil Township Line	Overpass Line
	Subdivision Limit Line
	Section Line
	Hardware
	ROW Unknown Width Line
	Subdivision Ltd Line
	Township and Range Line
	Trad Line
	VMS Line
	Vacated Road Line

1 inch = 24 feet

### 150 N. Main St. (RFP to B-1)

The provider makes no warranty or representation with respect to this information, its quality or suitability for a particular purpose. This information is provided AS IS, and the requester assumes the entire risk as to its quality and suitability. The provider will not be liable for direct, indirect, incidental, or consequential damages resulting from any defect in the information. The provider shall have no liability for any other information, Programs or data used with or combined with the requested information, including the cost of recovering information, programs or data.





City of South Lebanon  
10 N. High Street, South Lebanon, Ohio 45065  
513-494-2296  
fax: 513-494-1656  
[www.southlebanonohio.org](http://www.southlebanonohio.org)

## MEMORANDUM

**To:** Planning Commission Members

**From:** Jerry Haddix, City Administrator

**Date:** August 7, 2025

**Subject:** Case# 25-10P - Replat for Lot 34A, Willoughby's Addition, Section 1

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In 1998, the Clarence & Sandy Foley purchased lots 34 & 35 of the Willoughby's Addition with an address of 130 E. Broadway St. They subsequently constructed a new house on these two lots. Being a platted subdivision, these lots should have been replatted prior to construction to have a lot which conforms to the City's zoning regulations.

This property is located in the R-3 Single & Multi-Family Residential District. They are now seeking to replat and combine the lots 34 & 35 to create one conforming lot for the zone and buildings on the attached plat, meeting all of the lot size & setback requirements. This meets all of the requirements for a replat and Staff recommends approval of this replat..

Let me know if you have any questions or need additional information.

# CITY OF SOUTH LEBANON PLANNING COMMISSION APPLICATION

## 1. Application Type: (check the appropriate box) (all plans must be folded when submitted)

<input type="checkbox"/>	Draft Plan-Discussion Only	<input type="checkbox"/>	Preliminary PUD
<input type="checkbox"/>	Site Plan	<input type="checkbox"/>	Final PUD
<input type="checkbox"/>	Landscape Plan	<input type="checkbox"/>	Rezoning
<input type="checkbox"/>	Construction Drawings. (Please complete Fee Schedule form on Page 2)	<input type="checkbox"/>	Lot Split
<input type="checkbox"/>	Preliminary Plat (Please complete Fee Schedule form on Page 2)	<input type="checkbox"/>	Conditional Use
<input checked="" type="checkbox"/>	Final Plat or Replat	<input type="checkbox"/>	Special Meeting
<input type="checkbox"/>	Right-of-Way Dedication Plat	<input type="checkbox"/>	Other:

(See Page 3 for complete Fee Schedule and Submittal Requirement Information)

## 2. Development Information:

<b>Development/Business Name:</b> <u>Willoughby's Addition to S. Lebanon Section 1</u>			
<b>Type of Business/Project Description:</b> <u>Lot Consolidation - Willoughby's Lot 34 &amp; 35</u>			
<b>Location:</b> <u>South Lebanon</u>		<b>Size of Building:</b>	
<b>Current Zoning:</b>		<b>Rezone to:</b>	
<b>Total Acreage:</b> <u>.3210</u>		<b>Acres to be Rezoned:</b>	
<b>Number of Employees:</b>		<b>Number of Fleet Vehicles:</b>	
<b>Current Owner of the Property</b>		<b>Project Contact (Architect, Engineer, Planner)</b>	
<b>Name:</b> <u>Clarence Scott &amp; Sandra Foley</u>		<b>Name:</b>	
<b>Address:</b> <u>130 E. Broadway</u>		<b>Address:</b>	
<b>City:</b> <u>S. Lebanon</u>	<b>State:</b> <u>OH</u>	<b>City:</b>	<b>State:</b> <b>Zip:</b>
<b>Telephone:</b>	<b>Fax:</b>	<b>Telephone:</b>	<b>Fax:</b>
<b>Applicant(s):</b> <u>Clarence Scott &amp; Sandra Foley</u>			
<b>Address:</b> <u>130 E. Broadway</u>			
<b>City:</b> <u>S. Lebanon</u>	<b>State:</b> <u>OH</u>	<b>Zip:</b> <u>45065</u>	
<b>Telephone:</b> <u>513-520-5737</u>	<b>Fax:</b>		
<b>Please Print Applicant's Name Here:</b> <u>Clarence Scott &amp; Sandra Foley</u>			
<b>* Applicant's Signature:</b> <u>Clarence Scott &amp; Sandra Foley</u>			

\* Applicant is responsible for payment of all fees (See Fee Schedule and Footnotes on Pages 3 and 4 respectively.)

## TO BE COMPLETED BY THE CITY OF SOUTH LEBANON

Application Number: \_\_\_\_\_ Date of Planning Commission Meeting: \_\_\_\_\_

Fee Paid: \_\_\_\_\_ Drawn: \_\_\_\_\_ Check #: \_\_\_\_\_ Date: \_\_\_\_\_ Initial: \_\_\_\_\_

Legal Notices Advertised: \_\_\_\_\_ Mailed to Surrounding Property Owners: \_\_\_\_\_

### 3. Rezoning and Preliminary PUD Plan Requests

**Surrounding Property Owners:** Please list the names and addresses of all **Owners of Real Property** within 300 feet of any part of the property as such names and addresses appear on the most recent tax duplicate on 2 sets of mailing labels. (See submittal requirements on page 3).

### 4. Signatures Required

*By signing this application, I attest under penalty of law that all the information given above is correct to the best of my knowledge.*

Please **Print** Applicant's Name: Clarence Scott + Sandra Foley

Applicant's Signature: Clarence Scott Foley Sandra Foley Date: 7-28-25

Property Owner's Signature: Clarence Scott Foley Sandra Foley Date: 7-28-25

### 5. Fee Determination for Construction Drawings and Preliminary Plat Submittals

Please create a detailed breakdown of the estimated infrastructure breakdown cost for the project and attach it to this application. For Construction Drawings complete Item 1 and for Preliminary Plats complete Item 2.

Total Infrastructure Cost \$ \_\_\_\_\_ (A)

#### 1 – Construction Drawing Fee Breakdown

1.25% of Total Infrastructure Cost\* (Line A x 0.0125) \$ \_\_\_\_\_ (B)

1.50% of Total Infrastructure Cost\*\* (Line A x 0.015) + \$ \_\_\_\_\_ (C)

Application Fee + \$ 150.00 (D)

**Total Construction Drawing Fee (Line B + C + D)** \$ \_\_\_\_\_ (E)

#### 2 – Preliminary Plat Fee Breakdown:

0.25% of Total Infrastructure Cost\* (Line A x 0.0025) \$ \_\_\_\_\_ (F)

Application Fee + \$ 150.00 (G)

**Total Preliminary Plat Fee (Line F + G)** \$ \_\_\_\_\_ (H)

**Total Paid with Application/Submittals (Line E+H)** \$ \_\_\_\_\_

\* Due upon submittal

\*\* Due prior to construction

## 6. Fee Schedule and Submittal Requirements

Article/Ord. Reference	Item	Fees <sup>(3)(4)</sup>	Submittal Requirements
Article 20 Article 14	Preliminary Plats Final PUDs	\$150 + 0.25% of estimated infrastructure construction costs <sup>(1)</sup>	12 Copies <sup>(5)</sup> + 1 Copy (Ledger Paper)
Article 20	Construction Drawings	\$150 + 2.75% of estimated infrastructure construction costs <sup>(1)</sup> (Include estimate with application)  (1.25% due at time of submittal and 1.5% due before construction begins) <sup>(2)</sup>	4 Copies <sup>(5)</sup> 2 Drainage Calculations 2 Detailed Spreadsheet of the Estimated Infrastructure Costs
Article 20	Final / Dedication Plats	\$350	10 Copies <sup>(5)</sup> + 1 Copy (Ledger Paper)
Article 20	Lot Split / Minor Subdivision / Replats	\$75 per lot	3 Survey Plats <sup>(5)</sup> & Legal Descriptions  1 New Deed + 1 Original Deed
Article 18	Site Plans	\$400 + \$5 per unit Multi-family  \$400 + \$20 per acre Commercial/ Office/Industrial/Institutional	12 Copies <sup>(5)</sup> + 1 Copy (Ledger Paper)
Article 17	Landscape Plans	\$150 + \$10 per acre	12 Copies <sup>(5)</sup> + 1 Copy (Ledger Paper)
Article 7	Zoning District Map Change  Zoning Text Change	\$400 + \$10 per acre	20 Copies <sup>(5)</sup> + 1 Copy (Ledger Paper)  1 List of Surrounding Property Owners + 2 Sets of Mailing Labels
Article 5	Variances / Appeals	\$400	8 Copies + 1 Copy (Ledger Paper) 1 List of Surrounding Property Owners + 1 Set of Mailing Labels
Article 14	Preliminary PUD Plans	\$2,500 + \$20 per acre	12 Copies <sup>(5)</sup> + 1 Copy (Ledger Paper) 1 List of Surrounding Property Owners + 2 Sets of Mailing Labels
Article 14	Final PUD Plans	Site Plan Review Fees Apply	Site Plan Review Submittal Requirements Apply
Article 6	Conditional Use / Similar Use	\$250 + applicable site plan fee	15 Copies + 1 Copy Ledger Paper <sup>(5)</sup>
Article 3	Zoning Permit	\$250 + \$0.03 per square foot of building area (City water tap and inspection fee required if utilizing City Water [proof of payment of County tap fee if utilizing County Water]; City sewer tap and inspection fee also required)	5 Copies
Article 3	Temporary Use Permit	\$50	5 Copies
Article 3	Certificate of Occupancy	\$50	3 Copies
Ord. No: 2008-14; Permit App.	Flood Hazard Area Development Permit	\$50	3 Copies of Permit Application w/ applicable submittal requirements (stated on Page 2 of 2 of Permit Application + Engineering "No Rise" Certification (if applicable))
	Special Meeting	\$500 + Application Fee, if any <sup>(6)</sup>	Depends Upon Type of Application or Meeting Requested

#### FOOTNOTES TO FEE SCHEDULE




- (1) Infrastructure construction costs include all infrastructure costs associated with a development including, but not limited to, drainage facilities, sanitary sewers, waterlines, grading, excavation, and street improvements.
- (2) Any inspection conducted outside the normal eight-hour workday of Monday through Friday, excluding holidays, 8:00 a.m. until 4:30 p.m., shall be charged at one and a half (1.5) times the standard rate. The City reserves the right to charge fees in addition to the fees specified in the table above if, due to the applicant's responsibility, excessive review and/or field inspections are necessary, and as determined by the City Engineer. Such fees for review and field inspection by City staff shall be charged at the standard rate of forty dollars (\$40) per hour, plus a three-fourths (.75) hour charge for travel time. Any review and inspection completed by consultants on behalf of the City shall be charged to the applicant at the same rate charged by the consultants. Performance and maintenance bonds will not be released until payment of all fees is received.
- (3) Any review and inspection completed by consultants on behalf of the City shall be charged to the applicant at the same rate charged by the consultants. The applicant shall pay the difference when consultant fees charged to the City are in excess of the established Fee Schedule base amounts. Final approvals will be held until all fees charged by consultants are paid-in-full by the applicant.
- (4) The fee for review of a revised application shall be sixty (60) percent of the fee specified for the initial or first review of such application.
- (5) All plans must be folded to fit a legal sized file folder with the title showing in the lower right-hand corner.
- (6) Special meetings that require one or more of the City's consultants to attend shall require payment of the special meeting fee before the meeting is scheduled. Examples of special meetings include staff meetings and non-scheduled Planning Commission meetings requested by an applicant and/or developer.




1. Complete applications submitted by the deadlines posted above will be processed and placed on the next regularly scheduled Planning Commission meeting.
2. Incomplete applications or applications that do not comply with the minimum City Zoning Ordinance and/or Subdivision Regulations or applications that are not submitted by the above posted deadlines will not be placed on the next regularly scheduled Planning Commission meeting agenda.
3. The applicant will be notified if his or her application is not accepted for processing. The City Administrator and/or Zoning Administrator will discuss the reasons why the application was not accepted and the necessary steps required to meet the next meeting deadline.
4. Applicants may request a special Planning Commission meeting. Requests should be made with the City Administrator at least two weeks in advance of the requested special meeting date. The meeting will be set if approved by the Planning Commission chairperson and if a quorum can be present. A \$500 fee plus applicable application fee must be paid in advance of the meeting (See Fee Schedule and Footnotes to Fee Schedule).
5. Meeting dates are subject to change due to unforeseen scheduling conflicts and holidays. Applicants should call the City to check meeting dates in advance of the application deadlines.



WE THE UNDERSIGNED, BEING ALL THE OWNERS AND LIEN HOLDERS OF THE LANDS HEREIN PLATTED, DO HEREBY, VOLUNTARILY CONSENT TO THE EXECUTION OF THE SAID PLAT AND DO DEDICATE THE STREETS, PARKS, OR PUBLIC GROUNDS AS SHOWN HEREON TO THE PUBLIC USE FOREVER.


WE THE UNDERSIGNED BEING THE OWNER OF LOTS 34 & 35 OF WILLOUGHBY'S ADDITION TO SOUTH LEBANON, P.B. 2, PG. 180 & 181, IN SECTION 31, TOWN 5, RANGE 3, UNION TOWNSHIP, CITY OF SOUTH LEBANON, WARREN COUNTY, OHIO, DO VOLUNTARILY CONSENT TO THE EXECUTION OF THE PLAT INTO LOT 34-A.


, WITNESS

, WITNESS

CLARENCE SCOTT FOLEY


, WITNESS

, WITNESS

SANDRA K. FOLEY

BE IT REMEMBERED THAT ON THIS 25<sup>th</sup> DAY OF July, 2025, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY CAME CLARENCE SCOTT FOLEY AND SANDRA FOLEY, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED.

03/10/2027  
MY COMMISSION EXPIRES:

  
\_\_\_\_\_  
NOTARY PUBLIC, STATE OF OHIO



- |   |  |   |   |
|---|--|---|---|
| ① | NICHOLAS LIPNOS & AMBER SHIPTA<br>DOC. NO.: 2024-010142<br>AUDITOR'S PARCEL: 13-31-108-004<br>SURVEY: LOT 36, WILLOUGHBY'S ADDITION<br>TO SOUTH LEBANON, P.B. 2, PG. 180-181 | ② | CMGM, LLC<br>DOC. NO.: 2023-003036<br>AUDITOR'S PARCEL: 13-31-108-007<br>SURVEY: LOT 33, WILLOUGHBY'S ADDITION<br>TO SOUTH LEBANON, P.B. 2, PG. 180-181 |
|---|--|---|---|

AREA CLOSURE: LT 34-A						
PI ID	Ang Rt	Bearing	Distance	PI ID	Northing	Easting
501		N 04°30'48"E	146.89	502	7967.191	4877.127
502	88°55'48"	S 84°25'00"E	96.18	503	7957.833	4972.850
503	91°02'06"	S 04°32'54"W	144.08	504	7814.207	4961.425
504	90°38'13"	N 86°05'19"W	96.08	501	7820.761	4865.569
501	89°23'53"					
Perimeter: 483.23 Accum.Perimeter: 483.23						
Approx: Sq. Feet: 13984 Acres: 0.3210						
Approx: Acres: - Sq. Feet: 13984 Acres: 0.3210						
Correct Ending Coordinates, North: 7820.756 East: 4865.568						
Ending Coordinates, North: 7820.761 East: 4865.569						
Error, N: 0.00 E: 0.00 Total: 0.00 Brg: S 10°57'52"W						
Distance Traversed: 483.23 Closure: 104485						

THE CITY OF SOUTH LEBANON ASSUMES NO LEGAL OBLIGATION TO MAINTAIN OR REPAIR ANY STORMWATER DETENTION/RETENTION FACILITIES, OPEN DRAINAGE DITCHES, OR OPEN CHANNELS, AREA DESIGNATED AS "DRAINAGE EASEMENTS", STORMWATER QUALITY PROVISIONS, OR BMPs. THE EASEMENT AREA OF EACH LOT AND ALL IMPROVEMENTS WITHIN IT SHALL BE MAINTAINED CONTINUOUSLY BY THE LOT OWNER. WITHIN THE EASEMENTS, NO STRUCTURE, PLANTING, FENCING, CULVERT, OR OTHER MATERIAL SHALL BE PLACED OR PERMITTED TO REMAIN WHICH MAY OBSTRUCT, RETARD, OR DIVERT THE FLOW THROUGH THE WATERCOURSE. DETENTION/RETENTION & STORMWATER QUALITY STRUCTURES AND FACILITIES SHALL BE MAINTAINED IN PERPETUITY BY THE LOT OWNERS OF THE DEVELOPMENT.

SITUATED IN SECTION 31, TOWN 5, RANGE 3, UNION TOWNSHIP, CITY OF SOUTH LEBANON, WARREN COUNTY, OHIO, CONTAINING 0.3210 ACRES, AND BEING ALL OF LOTS 34 & 35 OF WILLOUGHBY'S ADDITION TO SOUTH LEBANON, AS RECORDED IN PLAT BOOK 2, PAGE 180 & 181, AS CONVEYED TO CLARENCE SCOTT FOLEY & SANDRA K. FOLEY, AS RECORDED IN O.R. 4831, PG. 41 IN THE WARREN COUNTY RECORDER'S OFFICE.

**LEGEND**  
STANDARD SYMBOLS THAT MAY  
APPEAR ON THIS DRAWING:

### LEGEND

STANDARD SYMBOLS THAT MAY  
APPEAR ON THIS DRAWING:

○	IP FOUND-1/2"
◎	IP FOUND-1"
●	IP SET - 5/8"
●	IP SET - 1"
☼	IRON PIPE FOUND
PK	PK FOUND
✱	MAG NAIL SET
✱	RR SPIKE FOUND
✱	RR SPIKE SET
□	CONC. MON. FOUND
■	HUB & TACK SET
△	STONE FOUND
×	CROSS NOTCH SET
⊕	BENCH MARK
⊕	SET LATH

AREA TABLE (ACRES)	
LOT 34	0.1597
LOT 35	0.1613
TOTAL AREA:	0.3210

CLARENCE SCOTT FOLEY & SANDRA K. FOLEY  
O.R. 4831, PG. 41  
PARCEL: 13-31-108-005 (LOT 35)  
13-31-108-006 (LOT 34)  
SURVEY: SR 103-94

FRONT YARD SETBACK: 25.0'  
SIDE YARD SETBACK TOTAL: 16.0'  
ONE SIDE: 6.0'  
REAR YARD SETBACK: 30.0'  
MAX. BUILDING HEIGHT: 35'

- (1) BASIS OF BEARINGS IS THE SURVEY OF RECORD SR 103-94  
BY KING-HASSELBRING & ASSOCIATES, INC., RECORDED 3/30/1998.
- (2) OCCUPATION AS SHOWN.
- (3) ALL MONUMENTS ARE IN GOOD CONDITION.
- (4) SOURCE DOCUMENTS AS SHOWN.
- (5) FEMA FLOOD ZONE: ZONE 'X'  
FEMA FLOOD INSURANCE MAP: 39165C0227F  
CITY OF SOUTH LEBANON, WARREN COUNTY: 390563  
EFFECTIVE DATE: 04/23/2025
- (6) OTHER SOURCE DOCUMENTS:
  1. DEED OF RECORD: O.R. 4831, PG 41
  2. WILLOUGHBY'S ADDITION TO SOUTH LEBANON, P.B. 2, PG. 180 & 181
  3. SR 130-94

I HEREBY CERTIFY THAT THIS MAP IS A TRUE AND COMPLETE  
SURVEY MADE UNDER MY SUPERVISION IN JULY, 2025 AND  
THAT ALL MONUMENTS AND LOT CORNER PINS ARE SET AS SHOWN.

*[Signature]* 8/23/2025  
J. MICHAEL KING, PS PE OHIO REG. SUR. NO. 6549



REV. 07/22/2025 25-12014

OLEY\_BROADWAY\_RP.DWG

OLEY\_BROADWAY.CRD