

Variance Application
FAIRFIELD TOWNSHIP
BOARD OF ZONING APPEALS
6032 Morris Road
Fairfield Township, OH 45011
(513) 887-4400

FOR OFFICE USE ONLY	
Case No.	<u>FTZA25-2V</u>
Date Filed	<u>12-12-25</u> Fees <u>350.00</u>
FTZA Meeting Date	<u>1-22-2026</u>
Newspaper	<u>Journal</u>

PLEASE PROVIDE NINE COPIES OF THIS FORM AND ALL MATERIALS

PROPERTY LOCATED AT: 3743 Conley Bottom Ct, Fairfield Township, OH 45011

PARCEL IDENTIFICATION NUMBER: A0300-164.000-024

APPLICANT INFORMATION

APPLICANT: Kimberly Lanzaotta
MAILING ADDRESS: 3743 Conley Bottom Ct, Fairfield Township, Oh 45011
PHONE: 513-265-4346

PROPERTY OWNER: Kimberly & James Lanzaotta
MAILING ADDRESS: 3743 Conley Bottom Ct, Fairfield Township, Oh 45011
PHONE: JIM-513-795-3934
KIM-513-265-4346

CONTACT PERSON: Kimberly Lanzaotta
MAILING ADDRESS: See above
PHONE: 513-265-4346

VARIANCE INFORMATION

A. I hereby request the Board of Zoning Appeals to grant a variance(s) from Section(s)
616.26b Yards

B. Please describe generally each variance requested.
A 10' variance to the 30' setback is requested to construct a modest 16' X 13' structural Three-Season-Room addition, accessible through an existing exterior door at the rear of the home, off of the Master Bedroom. The addition will extend 8'5"1/8" into the existing 30' setback.

PROPERTY OWNERS AFFIDAVIT

STATE OF OHIO
COUNTY OF BUTLER

I (we) Kimberly A Lanzarotta

Hereby certify that we are all of the owners and of the real estate which is subject of the pending zoning application; that we hereby consent to the Zoning Appeals Board acting on my/our request for the subject real estate. I/we understand that our application will be considered and processed in accordance with the regulations as set forth by the Fairfield Township Zoning Department and Zoning Resolution; that we agree to accept, fulfill, and abide by those regulations and all stipulations and conditions attached to the decision by the Zoning Appeals Board. As owner(s) of the real estate which is the subject of the pending zoning application, I hereby consent to the Fairfield Township Zoning Department temporarily placing a sign advertising the zoning request on the subject property. The statements and attached exhibits are in all respects true and correct to the best of my/our knowledge and belief.

Kimberly A Lanzarotta
Signature

Kimberly A Lanzarotta
Printed Name

3743 Conley Bottom Ct
Mailing Address

Fairfield Township, Oh 45011
City, State, Zip Code

513-265-4346
Telephone

Subscribed and sworn before me this 12th day of December 2028,

Alex Shepard
Notary Public



ALEXIS SHEPARD
Notary Public
State of Ohio
My Comm. Expires
September 7, 2030

Lanzarotta

File: OH201021731-0

LEGAL DESCRIPTION
(Exhibit A)

Situated in Sections 15 & 16, Town 2, Range 3, Fairfield Township, Butler County, Ohio and more particularly described as Entire Lot 8313, inclusive, as the same is known and designated on the recorded plat of Rentschler Estates, Section Two, recorded at Plat Book 3891, pages A and B of the Butler County, Ohio records.

Being the same property conveyed from Dixon Builders I, LLC, an Ohio limited liability company to James A. Lanzarotta & Kimberly A. Lanzarotta, husband and wife on June 5, 2008 in Official Records Book 8545, Page 1207 of the Butler County Records.

Property Address: 3743 CONLEY BOTTOM Court, Fairfield, OH 45011
Parcel ID: A0300-164.000-024

Adjacent Property Owners:

FRALEY MATTHEW D TR ETAL MATTHEW D FRALEY CO TR PAUL JASON FRALEY CO TR	3753 CONLEY BOTTOM CT
HAMERSKY FAM REV LIV TR DTD 8-12-24 MARK W AND JESSI E HAMERKSY TRS	3733 CONLEY BOTTOM CT
AMY J & TIMOTHY E RITZIE	3732 CONLEY BOTTOM CT
JENNIFER R & CHRISTOPHER M KRAEMER	3752 CONLEY BOTTOM CT
NICHOLAS A & LAUREN E BROWN	5396 FOXGLOVE DR

Tax Map:



431.5.a

Since the property resides within an existing residential subdivision, granting the variance request complies with the general purpose and intent of the regulations of the district and would neither be injurious to the area nor cause any detriment to the public welfare.

431.5.b

Constructing a home addition within an existing residential subdivision maintains use of the property permitted within the district, without establishing any additional use not otherwise permitted.

431.5.c

The irregular shape of the lot, the position and orientation of the existing home within the lot, and the location of the Master Bedroom, off which the addition would be constructed are the special circumstances and conditions for which the variance is being sought. As can be seen from the property arial map and the site plan provided, the rear property line is at a significant angle relative to the house orientation. This angle creates a considerable difference in the distance to the rear property line between the two sides of the house. The 16' x 13' home addition is on the side of the house where this distance is the shortest, causing it to extend into the 30' setback by 8' 5-7/8". If the property line were parallel to the rear of the house, similar to other area properties, the home addition would not extend into setback. This can be seen from the arial map and site plan by examining the similar room from the original construction on the opposite side of the house. Therefore, these peculiar property conditions would deprive the applicant of reasonable use of the land available to other area property owners.

431.5.d

The unique circumstances and conditions of the lot and existing house orientation on the lot, compared to area properties described in section 432.5.c, define the hardship created by the strict application of the Resolution for the reasonable use of this property.

431.5.e

Granting a 10' variance to the 30' setback is necessary for reasonable use of the land and building to enable construction of the home addition which otherwise would extend into the setback by 8' 5-7/8".

431.5.f

The variance requested impairs neither light nor air to adjacent properties, has no impact on public streets, creates no increase in danger of fire, and does not endanger public safety. There are five adjacent properties: two across Conley Bottom Ct to the north, one each to the east and west, and one behind to the south. Since the home addition will be on the west side of the house at the rear, the property to the east and the two across Conley Bottom Ct would be unaffected having no visibility to the addition. Visibility to the addition from the adjacent property to the west is significantly obstructed by a line of five existing Green Giant Arborvitae trees along the adjoining property line. The irregular shaped lot to the south is the largest in the subdivision and located in the cul-de-sac where the house is over 125' southwest from the adjoining rear property line. View to the addition is likewise limited due to a line of White Pine privacy trees planted between a fence on that property and the adjoining property line along with large existing landscaping around the fenced in pool on the property seeking the variance.



431.5.g

Due to the irregular shape of the lot, and the orientation of the existing home within the lot, granting this variance request confers no special privilege denied by the regulation to any other lands, structures, or building in the same district. However, granting of this variance will allow full utilization of the existing property.