

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

<b>FOR OFFICE USE ONLY</b>	
Case No.	<u>FTZA26-2V</u>
Date Filed	<u>4-15-26</u> Fees <u>400.00</u>
FTZA Meeting Date	<u>May 28, '26</u>
Newspaper	<u>May 1, 2026</u>

**PLEASE PROVIDE NINE COPIES OF THIS FORM AND ALL MATERIALS**

PROPERTY LOCATED AT: 3802 Princeton Rd. Fairfield Twp. 45011

PARCEL IDENTIFICATION NUMBER: A0300018000064

**APPLICANT INFORMATION**

APPLICANT: Joseph & Mekka Russo

MAILING ADDRESS: 3802 Princeton Rd.  
Fairfield Twp. Ohio 45011 PHONE: 513-668-7429

PROPERTY OWNER: Joseph & Mekka Russo

MAILING ADDRESS: 3802 Princeton Rd.  
Fairfield Twp. Ohio 45011 PHONE: 513-668-7429

CONTACT PERSON: Mekka Russo

MAILING ADDRESS: 3802 Princeton Rd.  
Fairfield Twp. Ohio 45011 PHONE: 513-668-7429

**VARIANCE INFORMATION**

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

610.5 Required Conditions

B. Please describe generally each variance requested.

Attached

- C. Please state the zoning district(s) of the property: A1
- D. For **each** variance requested, please complete the attached form "Exhibit A" (located in the application)
- E. Please provide nine copies of the following:
  - a. List of adjacent property owners.
  - b. Tax map with subject property highlighted
  - c. Legal description of the property.
  - d. Site plan showing the parcel and proposed use of the property.
- F. Please enclose application fee.

**AFFIDAVIT**

I hereby depose and affirm that I have familiarized myself with the rules and regulations of the Fairfield Township Zoning Resolution in preparing this application. I certify that I have read the foregoing document and supplements attached thereto, and hereby attest to the truth and exactness of the information supplied herewith.

J.J. R. Merina  
Applicant

STATE OF OHIO  
COUNTY OF Butler

Subscribed and sworn to before me this 15th day of April, 2026.

Rebecca Louise Sandke  
Notary Public

My commission expires 06/10/2026



Rebecca Louise Sandke  
Notary Public, State of Ohio  
My Commission Expires 6-10-26  
Comm# 2021-RE-832667

**Fairfield Township Zoning/Administration acknowledgement of receipt.**

\_\_\_\_\_  
Signature Title Date

PROPERTY OWNERS AFFIDAVIT

STATE OF OHIO  
COUNTY OF BUTLER

I (we) Joseph & Mekka Russo

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.

Joseph J. Russo Mekka Russo  
Signature

Joseph J. Russo Mekka Russo  
Printed Name

3802 Princeton Rd.  
Mailing Address

Fairfield Twp., OH 45011  
City, State, Zip Code

513-268-7429  
Telephone

Subscribed and sworn before me this 15th day of April 2026.

Rebecca Louise Sandle  
Notary Public



Rebecca Louise Sandle  
Notary Public, State of Ohio  
My Commission Expires 6-10-26  
Comm# 2021-RE-832667

**Exhibit A**

Please describe how the variance requested conforms to standards stated in Section 431.5(a-g) set forth below (a response to each of the subsections 431.5 (a-g) must be provided for each variance requested, additional sheets and/or additional copies of this page may be used).

Section to which a variance is requested: 3 Foot Variance

431.5.a. The granting of the variance shall be in accord with the general purpose and intent of the regulations imposed by this Resolution on the district in which it is located and shall not be injurious to the area or otherwise detrimental to the public welfare.

Attached

431.5.b. The granting of the variance will not permit the establishment of any use which is not otherwise permitted in the district.

Attached

431.5.c There must exist special circumstances or conditions, fully described in the findings, applicable to the land or buildings for which the variance is sought, which are peculiar to such land or buildings and do not apply generally to land or buildings in the area, and which are such that the strict application of the provisions of this Resolution would deprive the applicant of the reasonable use of such land or building. Mere loss in value shall not justify a variance; there must be deprivation of beneficial use of land.

Attached

## Variance Information

B. The applicant is requesting a variance of (3) feet from the 220-foot minimum road frontage requirement for the property located at 3802 Princeton Road, Fairfield Township, Ohio 45011.

The parcel currently has 217.45 feet of total frontage along Princeton Road and is proposed to be divided into two residential lots. To provide legal and functional access to the rear parcel through a 20-foot panhandle driveway, the remaining frontage on the original lot would be reduced to approximately 197 feet, which is three feet less than the required 200ft. Minimum.

This variance pertains only to the road frontage dimensions and does not request any change in zoning use, building setbacks, or lot area. Both resulting parcels will remain in single-family residential use and will comply with all other applicable provisions of the Fairfield Township Zoning Resolution.

431.5.a

The granting of this variance is fully consistent with the general purpose and intent of the zoning regulations governing this district and will not be injurious to the surrounding area or detrimental to the public welfare. The request involves a minimal three-foot reduction in required road frontage and does not alter the residential character, density, or appearance of the neighborhood.

The proposed lot split and future construction of a single-family residence will comply with all other zoning, building, and safety standards. Adequate access, setbacks, and open spaces will be maintained to preserve light, air, and privacy for neighboring properties.

This variance simply allows a practical and reasonable use of the property within the spirit of the Fairfield Township Zoning Resolution—promoting orderly residential development, protecting property values, and supporting the overall health, safety, and welfare of the community.

431.5.b

The granting of this variance will not allow any use that is not otherwise permitted within the zoning district. The property will remain in residential use, consistent with the current zoning classification and the established character of the surrounding area.

This request pertains solely to a minor adjustment in the required road frontage to accommodate a practical lot split. It does not involve any change in the type or intensity of use. Both resulting parcels will fully comply with all other zoning standards and permitted residential uses as outlined in the Fairfield Township Zoning Resolution. The variance simply allows a reasonable modification to lot dimensions while preserving the residential integrity and intent of the district.

431.5.c

Unique physical conditions exist on this property that do not generally apply to other parcels in the area. The lot at 3802 Princeton Road has an existing frontage of 217.45 feet and a configuration that limits how the land can be divided while maintaining legal and functional access to the proposed rear lot. Providing a 20-foot panhandle for access reduces the remaining frontage on the original parcel to approximately 197 feet—just three feet short of the required 200 feet.

These circumstances are inherent to the property's existing shape and dimensions and were not created by the owner. Strict application of the frontage requirement would prevent the reasonable and beneficial use of the land by making a practical lot split impossible. This request is not based on any potential loss of value but on the need to allow equitable and functional use of the property consistent with other residential lots in the district and with the overall intent of the Fairfield Township Zoning Resolution.

431.5.d

The applicant requests a variance of three (3) feet from the required 200-foot minimum road frontage standard. The existing parcel has 217.45 feet of frontage and is proposed to be split to create a rear "panhandle" lot with a 20-foot access strip. As a result, the remaining original parcel would retain approximately 197 feet of frontage, leaving it 3 feet short of the requirement.

The hardship arises from the existing shape and configuration of the property, which limits how the land can be divided while maintaining adequate access to the proposed rear lot. This is a physical constraint inherent to the property, not a condition created by the applicant. Adjusting the lot lines to achieve full compliance would eliminate safe or practical access to the rear lot and would unreasonably prevent a reasonable and harmonious division of the land.

This small variance represents less than 1.5% deviation from the frontage standard. Granting the variance would:

- Allow for a reasonable and practical use of the property consistent with surrounding residential lots.
- Preserve the character and appearance of the neighborhood, as frontage along Princeton Road will remain substantially similar to nearby parcels.
- Avoid unnecessary hardship, given that the deficiency is minor, non-self-created, and caused by the lot's existing geometry.
- Maintain compliance with all other zoning and subdivision regulations.

For these reasons, the applicant respectfully requests approval of the variance to permit the proposed lot configuration.

431.5.e

The requested variance is necessary to allow the reasonable and practical use of the property and represents the minimum relief required to accomplish that purpose. The existing parcel configuration and frontage create a physical limitation that prevents compliance with the 200-foot frontage requirement while maintaining appropriate access to the proposed rear lot through a 20-foot panhandle.

The variance requested—only three (3) feet, or less than two percent of the required frontage—will enable a functional lot split consistent with surrounding residential development. Strict enforcement of the frontage standard would deprive the applicant of a reasonable use of the property without serving any corresponding public benefit. This minimal variance provides the least possible adjustment needed to achieve a fair, compliant, and beneficial use of the land while fully preserving the intent and integrity of the zoning resolution.

431.5.f

The proposed variance will not impair the adequate supply of light or air to adjacent properties, substantially increase congestion on public streets, increase the danger of fire, endanger public safety, or diminish property values in the surrounding area.

While construction of one additional single-family residence is planned on the newly created parcel, the new home will fully comply with all applicable zoning, setback, and building requirements. Adequate spacing and open areas will be maintained to ensure proper light, air, and privacy for neighboring properties.

Access to both parcels will be provided by the existing frontage along Princeton Road and a 20-foot panhandle driveway designed to maintain safe ingress and egress without increasing traffic or creating safety concerns.

The proposed lot configuration and future development are in harmony with the surrounding residential character and will not adversely affect adjacent properties. The requested frontage variance is minimal and allows for an orderly, safe, and compatible use of the property consistent with the intent of the Fairfield Township Zoning Resolution.

431.5.g

The granting of this variance will not confer upon the applicant any special privilege that is denied to other properties within the same zoning district. The request is limited to a minor three-foot reduction in the required road frontage—less than two percent of the standard—and results solely from the existing physical configuration of the property.

This variance is intended only to allow a practical and reasonable lot split consistent with the established residential character of the area. It does not seek any exemption, use, or benefit unavailable to other property owners under similar circumstances.

Approval of this request represents an equitable application of the zoning regulations and provides the minimum relief necessary to permit reasonable use of the property while fully maintaining the purpose and intent of the Fairfield Township Zoning Resolution.

**Printable page**

PARID: A0300018000064  
RUSSO JOSEPH J & MEKKA M

3802 PRINCETON RD

**Parcel**

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Parcel Id	A0300018000064
Address	3802 PRINCETON RD
Building/Unit #	
Class	RESIDENTIAL
Land Use Code**	510 R - SINGLE FAMILY DWELLING, PLATTED LOT
Neighborhood	R0030005
Total Acres	5.0000
Taxing District	A03
District Name	FAIRFIELD TWP-FRFLD CSD-FFD #2
Gross Tax Rate	91.27
Effective Tax Rate	42.015008
Non Business Credit	.086607
Owner Occupied Credit	.021651

**\*\*Land Use Code is for Auditor assessment purposes only. It is not a true representation of legal zoning designation. For more information on zoning and legal property usage, please contact the local zoning department.**

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**Dwelling**

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Year Built	1990
Stories	1
Construction	BRICK
Basement	PART
Bedrooms	3
Full Baths	2
Half Baths	1
Above Grade Living Area (Sq. Ft.)	2,195
Finished Basement (Sq. Ft.)**	0
Total Living Area (Sq. Ft.)	2,195

**\*\*Finished Basement may be an estimate.**

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**Current Value**

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Land (100%)		\$72,000
Building (100%)		\$302,400
Total Value (100%)		\$374,400
CAUV		\$0
Assessed Tax Year	2025	
Land (35%)		\$25,200
Building (35%)		\$105,840
Assessed Total (35%)		\$131,040

**Incentive District Parcels [What is this?](#)**

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Parcel Identifier	Value Type	value
A0300018000064	Base Parcel	374,400
	Total Value	374,400

## Current Year Real Estate Taxes

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TAX TYPE	Prior Year	First Half Tax	Second Half Tax	Total
Real Estate	0.00	2,459.89	2,459.89	4,919.78
Special Assessments	0.00	6.50	6.50	13.00
Tot Payments	0.00	-2,466.39	0.00	-2,466.39
Total:	0.00	0.00	2,466.39	2,466.39

## Homestead Credits How do I qualify?

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Owner Occupied Credit	YES
Disabled Veteran Exemption	NO
Homestead Exemption	NO

## CAUV & Agricultural District What is this?

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CAUV	NO
Agricultural District	NO

## Owner and Legal *Future ?*

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Owner 1	RUSSO JOSEPH J &
Owner 2	MEKKA M
Legal 1	344 ENT
Legal 2	
Legal 3	
Future	

## Taxbill Mailing Address Can I change my mailing address?

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Mailing Name 1	JOSEPH J & MEKKA M RUSSO
Mailing Name 2	
Address 1	3802 PRINCETON RD
Address 2	
Address 3	FAIRFIELD TOWNSHIP OH 45011

## Transfers *(Date represents time of transfer)*

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Date	Sale Amount
11-SEP-2023	
23-MAR-2022	\$450,000
13-JAN-2022	

List of Adjacent property owners.

1. Mark A & Kimberly S. Sparks

2. Cody R & Rachelle L Cain

3. Jeffrey P & Susana Giullano

4. Daniel Whitney

5. Jeffrey & Laura Teague

6. Sarah Bagley



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LEESMAN ENGINEERING & ASSOCIATES, INC.

2720 Topichills Dr. ♦ Cincinnati, OH 45248 ♦ Phone 513-417-0420 ♦ Email: email@leesmanengineering.com

REMAINDER PARCEL  
2.8470 acres

Situated in Section 14, Town 2, Range 3, Fairfield Township, Butler County, Ohio, and being more particularly described as follows;

Commencing at the southwest corner of Section 14, Town 2, Range 3;

Thence North 89°29'39" East a distance of 1,930.61' to a set mag nail and the true point of beginning;

Thence following the next two (2) tracts along the new division line;

1. North 00°30'21" West a distance of 475.00' to a set iron pin;
2. South 89°29'39" West a distance of 197.45' to a set mag nail;

Thence North 00°30'21" West a distance of 463.70' along the common property line shared with Mark A & Kimberly S Sparks as recorded in O.R. 6363 P.G. 1 to a found iron pin;

Thence North 59°26'25" West a distance of 251.23' along the common property line shared with Jeffrey P & Susana Giuliano as recorded in O.R. 5219 P.G. 646, Daniel Whitney as recorded in OR 9204 PG 567, Jeffrey & Laura Teague as recorded in O.R. 5259 PG 422, and Sarah Bagley as recorded in O.R. 10195 PG 411 to a found iron pin;

Thence South 00°30'21" East a distance of 1064.52' along the common property line shared with Cody R & Rachelle L Cain as recorded in O.R. 9552 P.G. 405 to a found mag nail;

Thence South 89°29'39" West a distance of 197.45' along the centerline of Princeton Drive to a set mag nail and returning to the point of beginning.

Said parcel of land contains 2.8470 acres, more or less, subject however to all covenants, conditions, restrictions, reservations, and easements containing in any instrument of record pertaining to the above described tract of land. This description was prepared from a field survey performed by Steven J. Leesman Ohio License #8352 on March 19, 2026 with bearings based upon Volume 20, Page 187 of the Butler County Recorder's Office. All pins set are 5/8" x 36" with cap S.J. Leesman 8352. Together with and subject to easements and restrictions of record and all legal highways.

STEVEN J. LEESMAN  
OH#8352

DATE

NEW PARCEL

2.1531 acres

Situated in Section 14, Town 2, Range 3, Fairfield Township, Butler County, Ohio, and being more particularly described as follows;

Commencing at the southwest corner of Section 14, Town 2, Range 3;

Thence North 89°29'39" East a distance of 1733.16' to a found mag nail and the true point of beginning;

Thence North 00°30'21" West a distance of 475.00' along the common property line shared with Mark A & Kimberly S Sparks to a set iron pin;

Thence following two (2) courses along the new division;

1. North 89°29'39" East a distance of 197.45' to a set iron pin;
2. South 00°30'21" West a distance of 475.00' to a set mag nail;

South 89°29'39" West a distance of 197.45' to a found mag nail and returning to the true point of beginning.

Said parcel of land contains 2.1531 acres, more or less, subject however to all covenants, conditions, restrictions, reservations, and easements containing in any instrument of record pertaining to the above described tract of land. This description was prepared from a field survey performed by Steven J. Leesman Ohio License #8352 on March 19, 2026 with bearings based upon Volume 20 Page 187 of the Butler County Recorder's Office. All pins set are 5/8" x 36" with cap S.J. Leesman 8352. Together with and subject to easements and restrictions of record and all legal highways.

STEVEN J. LEESMAN  
OH#8352

DATE