

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

FOR OFFICE USE ONLY

Case No. FTZA25-1V
Date Filed 8-7-25 Fees 350.00
FTZA Meeting Date 9-25-25
Newspaper 8-22-25

PLEASE PROVIDE NINE COPIES OF THIS FORM AND ALL MATERIALS

PROPERTY LOCATED AT: 6484 Creekside Way Hamilton Oh 45011

PARCEL IDENTIFICATION NUMBER: A0300-145000052

APPLICANT INFORMATION

APPLICANT: Distinct Decks

MAILING ADDRESS: 6810 Meadowridge Ln Cincinnati Oh
45237 PHONE: 513 739 3325

PROPERTY OWNER: Jim + Pat Rosenbaum

MAILING ADDRESS: 6484 Creekside Way Hamilton Oh
45011 PHONE: 513 478 8422

CONTACT PERSON: Distinct Decks

MAILING ADDRESS: 6810 Meadowridge Ln Cincinnati Oh
45237 PHONE: 513 739 3325

VARIANCE INFORMATION

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

rear yard setback

B. Please describe generally each variance requested.

rear yard setback for uncovered, attached deck
15'

PROPERTY OWNERS AFFIDAVIT

**STATE OF OHIO
COUNTY OF BUTLER**

I (we) JAMES E ROSENBAUM

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.

James E Rosenbaum
Signature

JAMES E ROSENBAUM
Printed Name

6484 CREEKSIDE WAY
Mailing Address

FAIRFIELD TWP, OHIO 45011
City, State, Zip Code

513 438-8422
Telephone

Subscribed and sworn before me this 30th day of June 20 25.

Rebecca Louise Sandie
Notary Public



Rebecca Louise Sandie
Notary Public, State of Ohio
My Commission Expires 6-10-26
Comm# 2021-HE-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: rear setback 431

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.

adding 3' to rear of residential deck
not detrimental to public welfare

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

adding 3' to rear of residential deck
same use

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.

deck is 9 1/2' wide, with a full size table & chairs
& a door that opens from a screened room,
it makes for a tight + uncomfortable space

431.5.d. There must be proof of hardship created by the strict application of this Resolution. It is not sufficient proof of hardship to show that greater profit would result if the variance were granted. Furthermore, the hardship complained of cannot be self-created; nor can it be established on this basis by one who purchases with or without knowledge of the restrictions; it must result from the application of this Resolution; it must be suffered directly by the property in question; and evidence of variances granted under similar circumstances need not be considered.

with a full size table + chairs + a door that opens from a screened room, makes for a tight + uncomfortable space
NOT self created

431.5.e The granting of the variance is necessary for the reasonable use of the land or building, and the variance as granted is the minimum variance that will accomplish this purpose.

with a full size table + chairs + a door that opens from a screened room, makes for a tight + uncomfortable space

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

adding 3' to rear of residential deck
will NOT : impair adequate light
increase congestion in public
increase danger of fire
endanger public safety

431.5.g. The granting of the variance requested will not confer on the applicant any special privilege that is denied by this regulation to other lands, structures, or buildings in the same district.

adding 3' to rear of residential deck

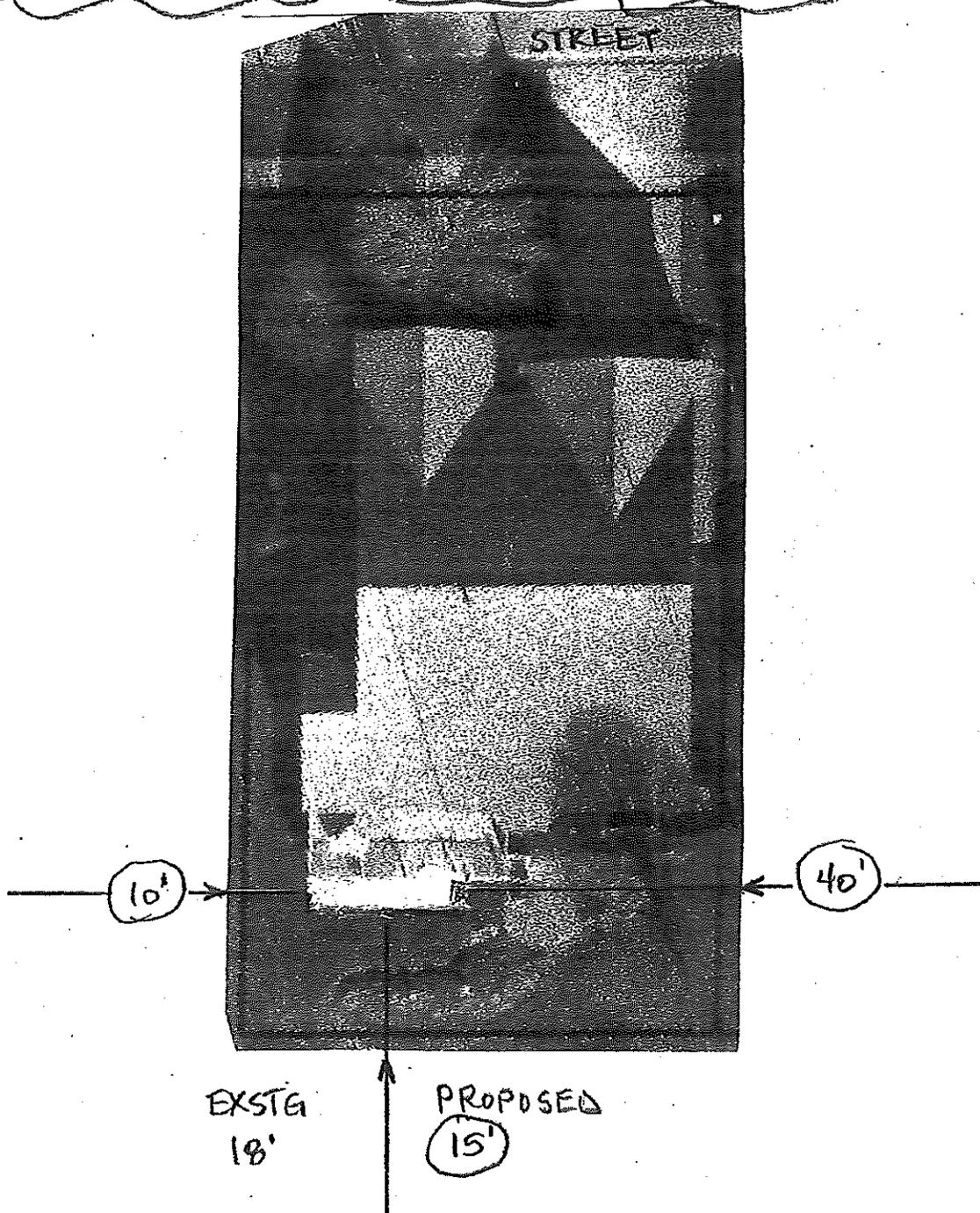
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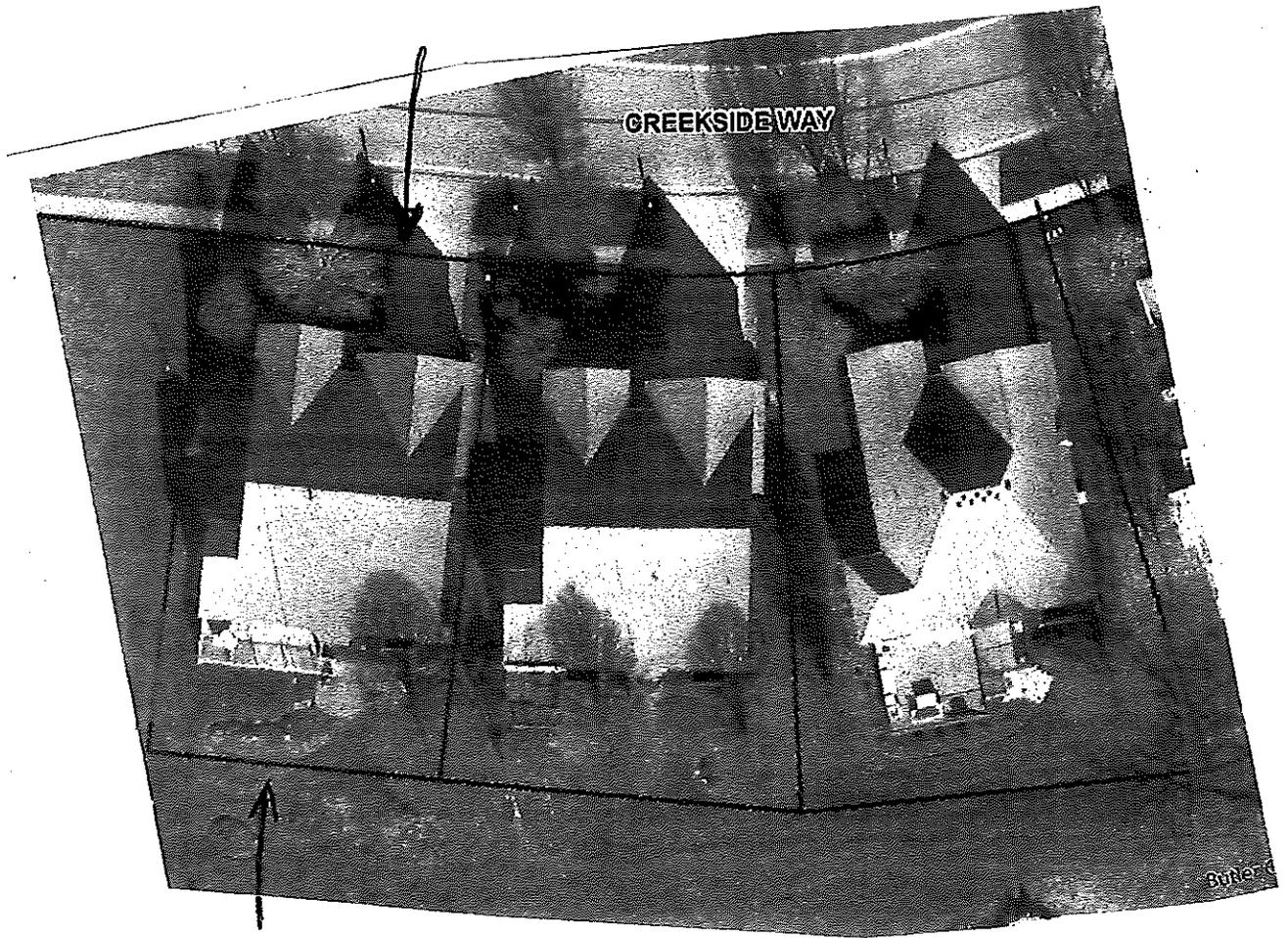
2

PROPERTY OWNER: JIM & PAT ROSENBAUM 513 478 8422
* PROJECT LOCATION 6484 CREEKSIDE WAY 45011

CONTRACTOR: DISTINCT DECKS (513) 739-3325
* DESIGNER 6810 Meadow Ridge Ln Cincinnati OH 45237

PROPOSED 3' DECK EXPANSION





6484

Jim + Pat
Rosenbaum
proposed 15'

6474

Lillian + Dsuagwu
Chika
11'
deck permit
2007

6464

Louise Hollmeyer
Mazer Nanette
12'
deck permit
2019

Exhibit A
Property Description

THE FOLLOWING DESCRIBED REAL PROPERTY LOCATED IN BUTLER COUNTY, OHIO:

ENTIRE LOT NUMBERED SEVEN THOUSAND NINE HUNDRED FIFTY-ONE (7951) AS THE SAME IS KNOWN AND DESIGNATED ON THE LIST OF LOTS IN FAIRFIELD TOWNSHIP, BUTLER COUNTY, OHIO, AND AS SHOWN ON THE PLAT OF WALDEN PONDS SUBDIVISION, SECTION NINE, BLOCK B, AS RECORDED IN PLAT ENVELOPE 3631, PAGES A AND B OF THE BUTLER COUNTY, OHIO PLAT RECORDS.

THERE ARE EXCEPTED FROM THE GENERAL WARRANTY COVENANTS AND THE REAL PROPERTY IS CONVEYED SUBJECT TO THE FOLLOWING:

1. THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR WALDEN PONDS SUBDIVISION, AS RECORDED IN BOOK 5520, PAGE 509 OF THE BUTLER COUNTY, OHIO OFFICIAL RECORDS.

Parcel ID: A0300145000052

AM
09.30.2024

File #: 2024-54647

Property Address: 6484 Creekside Way, Hamilton, OH 45011

Distinct Decks
6810 Meadow Ridge Ln
Amberley Village, Oh 45237
513-739-3325

6/30/2025

Jim & Pat Rosenbaum
6484 Creekside Way

Board of Zoning Appeals,

We are grandparents who enjoy having family over for gatherings. Current deck is 9 1/2 feet wide. With a full size table & chairs, & a door that opens from a screened room, it makes for a tight & uncomfortable space.

Hardly the space one would hope for with a golf course view. We feel the additional 3 feet would correct these issues.

Sincerely,

Jim E Rosenbaum
Pat Rosenbaum