



GREENFIELD TOWNSHIP ZONING

4663 CARROLL CEMETERY RD

CARROLL, OH 43112

Legal Notice to Property Owners

To: TO WHOM IT CONCERNS

Date: July 30, 2024

LEGAL NOTICE

The Greenfield Township, Fairfield County, Ohio, Zoning Board of Appeals gives notice that a Public Meeting will be held on August 1, at 5:00 p.m., at the Greenfield Twp. Fire Department, 3245 Havensport Rd, Carroll, Ohio 43112. The purpose of this meeting is the final review & acceptance of the BZA's bylaws, as well as final review of meeting minutes for the hearing held on July 9, 2024.

Owner: Dustin Glass
Property Address: 1799 Ginder Rd.
Lancaster, Ohio 43130

Tax Parcel ID#: 0130096100
Current Classification: R-1

Items under consideration within the R-1 section of the zoning code:

415.03 Accessory Structures

Within this Section, accessory structures are limited as follows:

The total area of all accessory uses or structures on a residential parcel shall not exceed two percent (2%) of the area of the lot on which the structure or use is located, or a maximum of four thousand (4,000) square feet, whichever is smaller.

The variance request is in support of an addition to an existing structure of 480 feet. The existing structure is 1280 feet. This is in excess of the 1332.92 allowed by this code. The variance request is in support of the additional 427.08 square feet beyond the 2 % limitation.

A copy of the application for the conditional use is on file with the Zoning Inspector and is available for inspection and copying upon request to the Zoning Inspector at 4663 Carroll Cemetery Rd., Carroll, OH 43112, 740-756-9378.

All persons have a right to appear in person or by representation to question the owner or give testimony for or against the change or appeal,

Sincerely,

Tom Erlenwein
Zoning Inspector