

3252 Fairhill Dr

- **Variance:** To construct a pavilion that is 313 square feet, vs the 250 square feet that is permitted. Per Section: 1153.15 (g)(3)

1153.15 ACCESSORY USES AND STRUCTURES.

(g) Detached Decks, Patio Fireplaces, Play Structures, Gazebos, & Pergolas. A detached deck, patio fireplace, play structure, pergola, gazebo, or similar structure shall be considered a permitted accessory use and shall be subject to the following regulations:

- (1) No detached deck or horizontal surface shall exceed three (3) feet in height, but The maximum height of all other structures shall be twelve (12) feet. All such structures shall be at least seven (7) feet from any property line;
- (2) The part of a play structure that is under a roof shall not be greater than fifty (50) square feet in area. For the purposes of this sub-section, slides, swings and similar play equipment shall not be included in the calculation for total surface area; and,
- (3) The total area of any built-in, horizontal surface that is an integral part of the structure (platform area including any covered area and any elevated platforms) shall not exceed two hundred fifty (250) square feet.