



BATH TOWNSHIP AREA VARIANCE SUPPLEMENTAL FORM

567-2011
DARIA HENRYLEE
2925 ROUNDAILL DR

PROJECT OVERVIEW

Provide an overview of the project:

Placement of a temporary office pod in front of existing residence

PRACTICAL DIFFICULTIES

The following factors shall be considered and weighed by the BZA to determine practical difficulty. If a factor is not applicable, please note that factor as "Not Applicable":

- A. Explain special conditions or circumstances that exist which are peculiar to your land or structure involved and which are not applicable generally to other lands or structures in the same Zoning District. (Examples of this are: exceptional irregularity, narrowness, shallowness or steepness of the lot, or adjacency to nonconforming and inharmonious uses, structures or conditions):

Lot is long and narrow, backyard includes riparian setback.

- B. Explain how the property in question would not yield a reasonable return on investment or there could not be any beneficial use of the property without the variance.

N/A

- C. Explain whether the variance is substantial or not:

Variance is not substantial due to the portable and temporary nature of the pod.

Additionally, the existing home is well set back and screened from neighbors views.

D. Explain whether the essential character of the neighborhood would be substantially altered or if adjoining properties would suffer a substantial detriment as a result of the variance.

No, the views of the home and pod are well screened from adjoining properties.

E. Explain whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, garbage, fire, street services.).

No, the temporary pod would not affect the delivery of services.

F. Did the applicant purchase the property with or without knowledge of the applicable zoning restriction?

N/A

G. Explain whether the special conditions or circumstances (listed in response to question A above) were a result of actions of the applicant or prior owners.

No, the lot conditions were not a result of the homeowners' actions.

H. Demonstrate whether the applicant's predicament feasibly can be resolved through a method other than a variance (e.g., a zone-conforming but unworkable example, or by minimizing the variance).

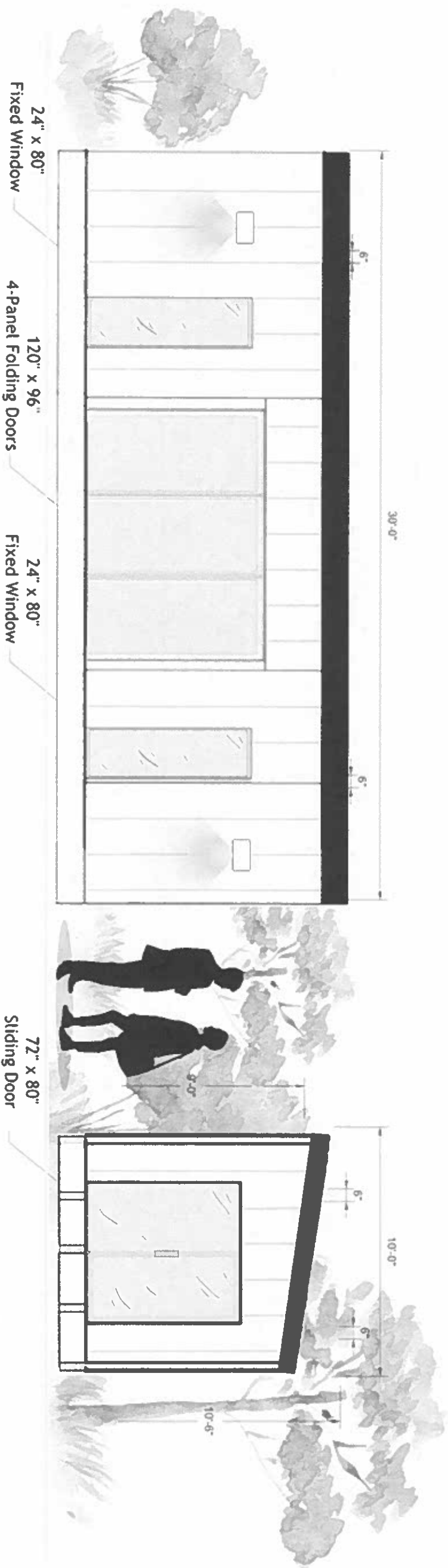
The temporary structure would require the removal of existing fencing and/or landscaping to be placed within the back yard. Removing permanent infrastructure for a temporary structure is not feasible.

I. Explain whether the spirit and intent behind the zoning requirement would be observed and/or substantial justice done by granting the variance.

The spirit and intent of the zoning requirement, to maintain access for essential services and provide reasonable privacy from adjoining properties would be observed by granting the variance.

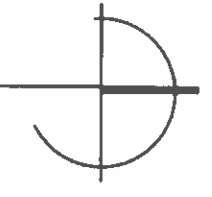
No single factor listed above may control, and not all factors may be applicable in each case. Each case shall be determined on its own facts.

Signature: 
Derek Kuryla (Sep 17, 2026 12:02:28 EDT)
Email: dkuryla@kgkandco.com



North Elevation (Front)

East Elevation (Side)



The Station Pod

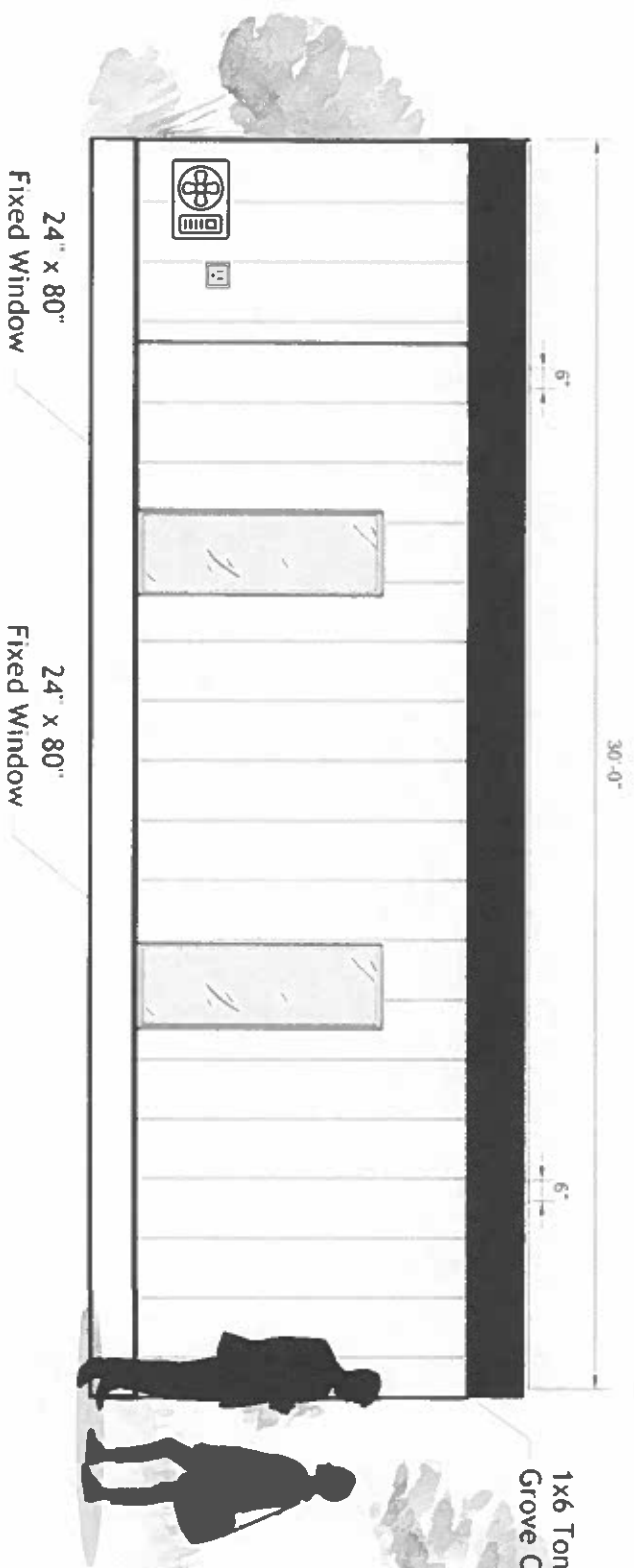
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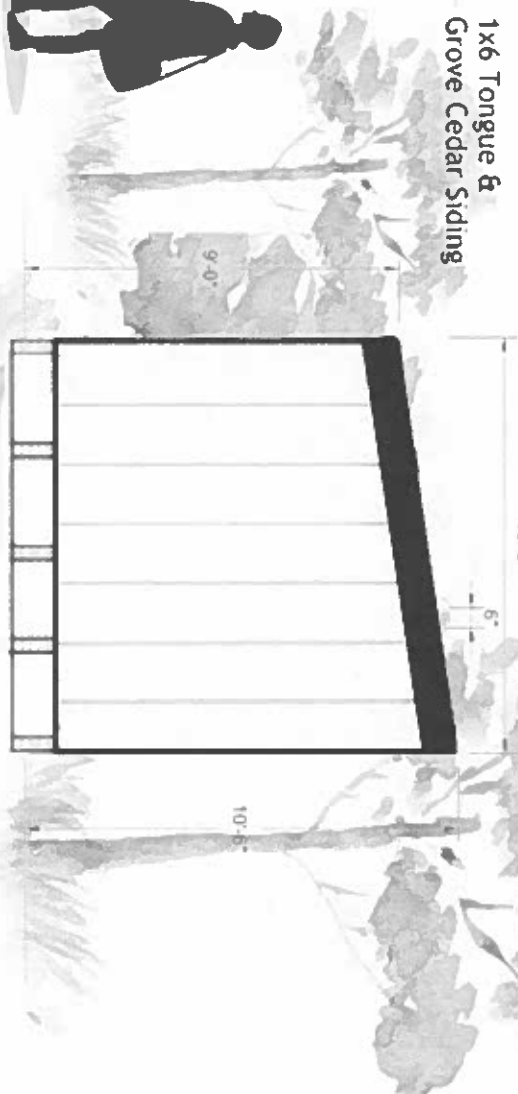
Project Name: The Station

Architectural plans - Not production plans

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South Elevation (Back)



West Elevation (Side)

The Station Pod

Scale: 1/2" = 1'-0"

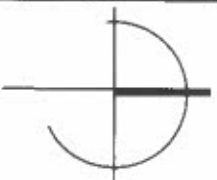
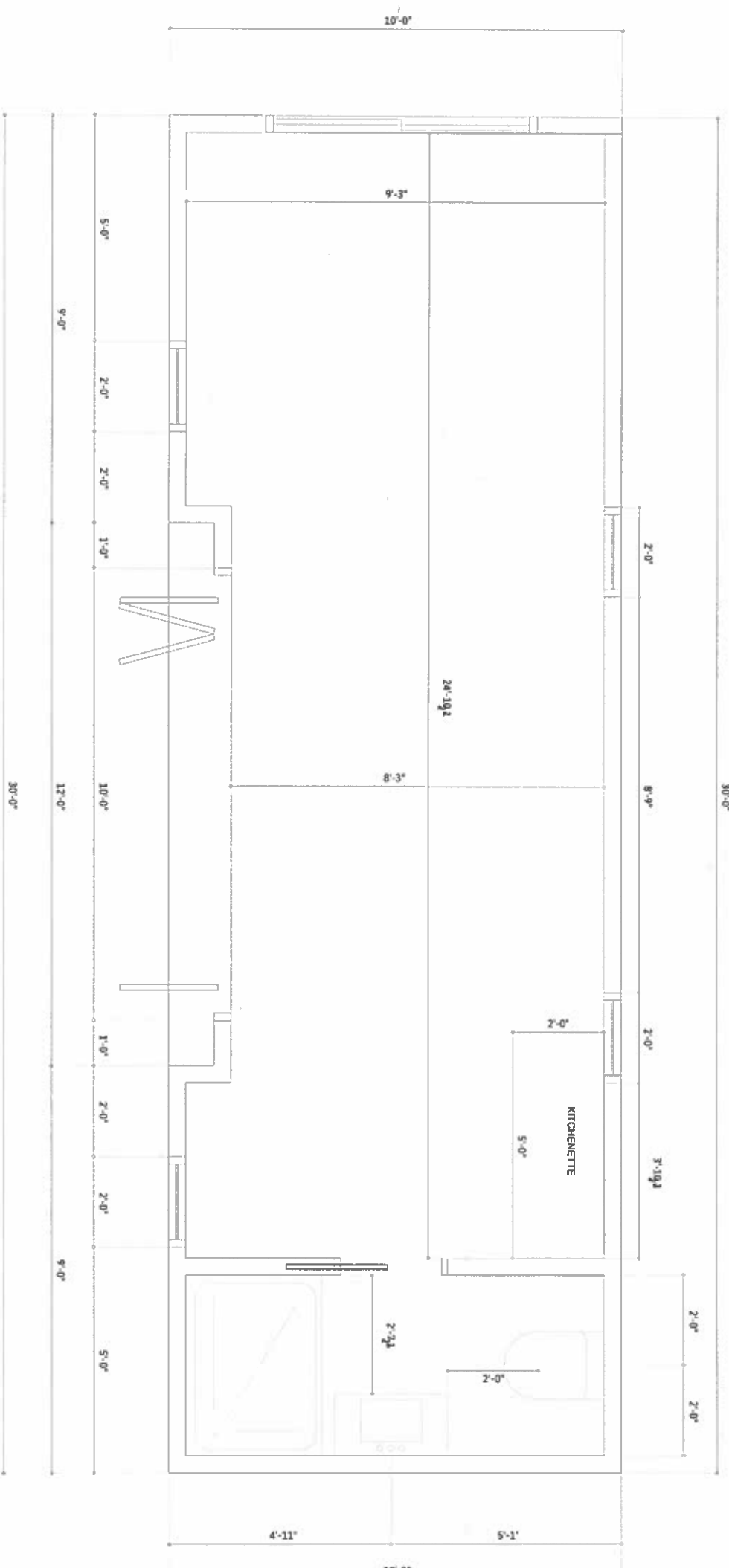


Project Name: The Sixteen
Architectural plans - Not production plans

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NOTE:

1. 72" W X 80" H SLIDER DOORS CENTERED ON
SIDE WALL
2. 120" W X 92" H SLIDER DOORS CENTERED ON
FRONT
3. 2 - 24" W X 80" H FIXED WINDOWS ON FRONT
WALL
4. 2 - 24" W X 80" H FIXED WINDOWS ON REAR
WALL
5. 12" RECESSED DECK AREA TO BE
CONSTRUCTED TO ALLOW FOR WATER
DRAINAGE



Floor Plan

Scale: 1/4" = 1'-0"

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Landscape Improvement
4938 Everett Rd.
Akron, OH 44333

Dana & Henry, Inc.
4428 Forest Rd.
Aurora, OH 44202
© 200-596-6612
E: danahenry@aol.com
F: henry_11@earthlink.net



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