BZA-26-21

# BATH TOWNSHIP AREA VARIANCE SUPPLEMENTAL FORM

Name: Price
Address: 1328 Hillandale

## PROJECT OVERVIEW

Provide an overview of the project:

We plan to remove the existing shed behind our home and replace it with a 20' W x 22' L detached garage. The new structure is intended to block both sight and sound of the newly expanded freeway (Rt 77) behind our home as well as replace the deteriorating shed. The new structure will need to sit 8-ft from our home (principal structure) and 3-ft from our property line on the right-hand side. We are requesting both variances as we are limited by our septic system (rear) as well as not wanting the garage directly behind our house (right side).

Of note, we are considering a breezeway attachment between our principal structure and the new structure.

## 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):

Our home is located adjacent to Route 77. During the project the Ohio Dept of Transportation replaced the aluminum fence and in doing so removed all trees and brush along the fence. This eliminated a significant amount of the visual, safety and noise barrier of the freeway.

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.

If we had to place the structure 20 feet from our right property line it would be directly behind our home and would be compromised by the septic system.

C. Explain whether the variance is substantial or not:

Both zoning variances (15 ft from the principal structure & 20 ft from side property line) are not substantial as we are limited by the septic system in the rear of our home. Additionally, the garage would be directly behind our home and not accessible via the existing driveway.

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

Overall, this structure will be visually appealing to the property as it will match our principal structure/home. It will provide a barrier to the existing freeway behind our home. Furthermore, several of our neighbors on Hillandale have been approved variances to build their auxiliary buildings.

**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.*

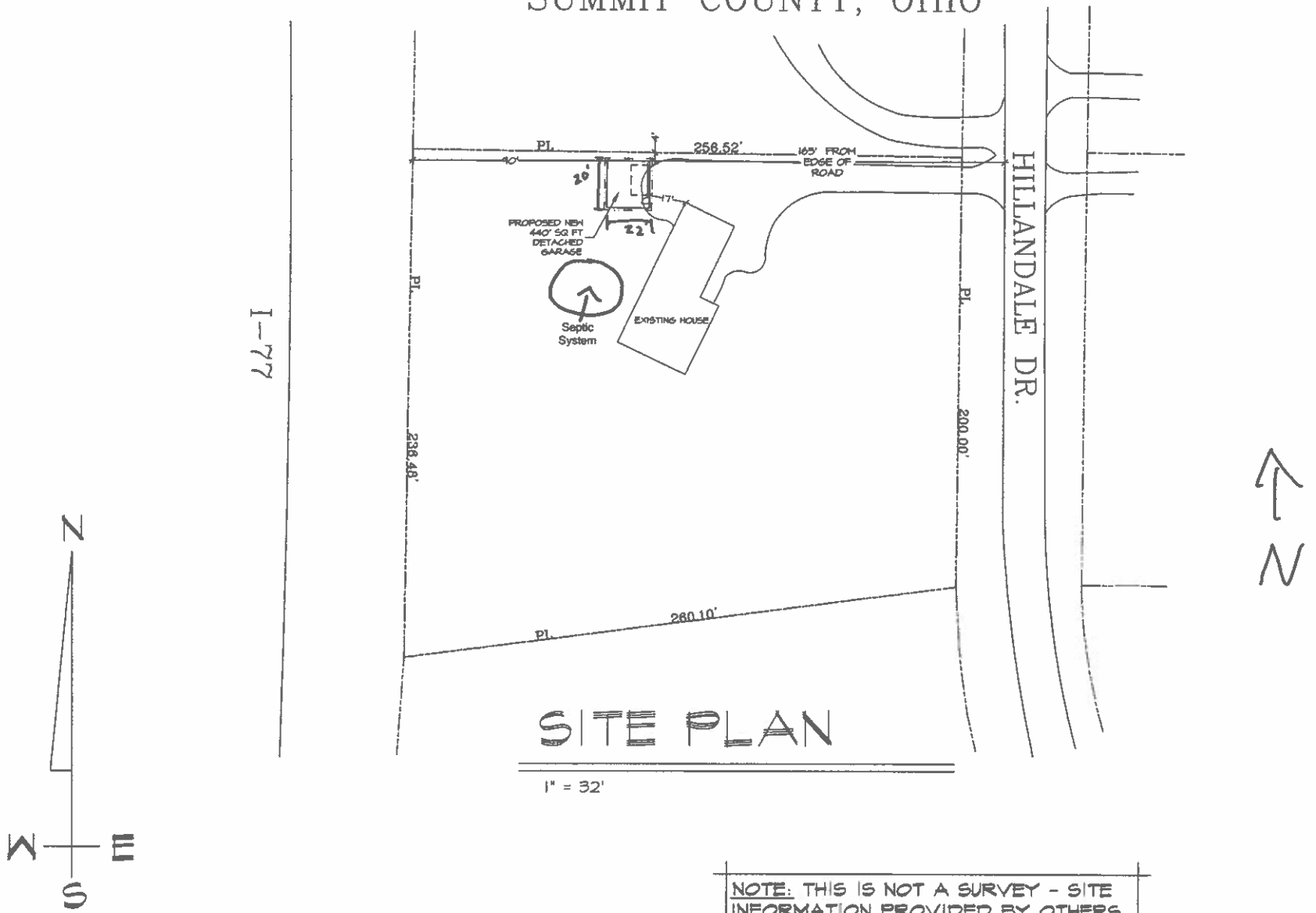
# SITE PLAN

PARCEL #0407512

1.000 ACRES

BATH TWP – REVERE LSD

SUMMIT COUNTY, OHIO




SITE PLAN

1" = 32'

NOTE: THIS IS NOT A SURVEY - SITE INFORMATION PROVIDED BY OTHERS.

DATE 10/20/26

REVISED DATE --

SCALE 1/8" = 1'-0"

A NEW GARAGE for: SHANE PRICE
1526 HILLANDALE DR. AKRON, OH 44685
SUMMIT COUNTY


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Drawn By: KEVIN MILLER



