



BATH TOWNSHIP ZONING

Summit County, Ohio

3864 West Bath Road - P.O. Box 1188 - Bath, Ohio - 44210-1188

Phone: 330.666.4007 - Fax: 330.666.0305

www.bathtownship.org

✓ 3.26 ct# 163

ZONING VARIANCE APPLICATION

For office use only:	ARC File No.:	BZA File No.:	26-05
Associated permits:			

Applicant Data

Name: DAVID TERRITO

Company Name: _____

Address: 2937 N REVERE RD AKRON 44333

Telephone No.: 216 276-5633 Email: dave@suttonbuilders.com

Property Data

Zoning District: (circle one) R-1 R-2 R-3 R-4 B-1 B-2 B-3 B-4 B-5

Corner Lot: Yes No Note: Corner lots are required to meet the front setback on both streets.

Property Address: 2937 N REVERE RD AKRON 44333 Parcel No.: 0407689

Allotment Name: _____ Lot No.: _____

Owner(s): DAVID TERRITO

Owner Address: 2937 N REVERE RD AKRON 44333

Telephone No.: (216) 276-5633

Variance(s) Requested

Below list the specific section from the Zoning Resolution from which the variance is being sought along with a description of each variance. The Zoning Resolution is available online at www.bathtownship.org through the zoning link.

1. Section: 701-C Description: Table 701-1 permitted inside or rear yards.

2. Section: _____ Description: _____

3. Section: _____ Description: _____

4. Section: _____ Description: _____

Contiguous Property Owners

The Township will notify all property owners within a 300' buffer of the parcel in question.

Required Site Plan Data and Architectural/Construction Drawings

1. Six (6) copies of site plan and plans along with a digital copy (ex: .pdf) of site plan and plans (11 x 17 preferred). The site plan must show the following:
 - A North arrow and scale
 - Existing structures and dimensions
 - Driveway and road access locations (existing and/or proposed)
 - Proposed structure(s) and dimensions
 - All setbacks
 - Roads
 - Lot dimensions
 - Easements and details
 - Septic system and well location (if applicable)
 - Indicate the location of lakes, ponds, wetlands, ravines, or other unusual topography
 - Riparian Corridor(s) must be clearly indicated on all lots containing applicable watercourses
 - All slopes greater than 18% must be indicated on a two (2) foot contour interval map with the contours extending at least 100 feet beyond the lot lines

2. If applicable, Six (6) copies of the building/construction plans along with a digital copy (ex: .pdf) showing major details including height data must be submitted with the application (11 x 17 preferred).

3. The "Bath Township Area Variance Supplemental Form" shall be filled out completely for each variance requested.

4. Digital copy of all required documents (i.e. emailed .pdf file)

Applicant Certification

Applicant Signature:  Date: 3-11-24

Fee – due at time of application (make check payable to Bath Township Trustees)

- for residential applications – two hundred and fifty dollars (\$250.00)
- for commercial/business applications – three hundred and fifty dollars (\$350.00)
- for major subdivisions or use variances – five hundred dollars (\$500.00)

For Office Use Only

Appearance Review Commission File No.: ARC - -

Board of Zoning Appeals File No.: BZA - -

Hearing Date: _____ Public Notice Date: _____

Published In: _____ Abutting Property Owners Notification Date: _____

- Approved Approved with Conditions Denied

Comments: _____

Zoning Inspector Signature: _____ Date: _____



BATH TOWNSHIP AREA VARIANCE SUPPLEMENTAL FORM

PROJECT OVERVIEW

Provide an overview of the project:

THE PROPOSED ACCESSORY GARAGE IS JUST OFF THE DRIVEWAY
TURNAROUND. IT WILL BE CONSTRUCTED IN THE SAME WAY & WITH THE
SAME MATERIALS AS THE RESIDENCE. THE USE IS SOLELY TO
COMPLIMENT THE EXISTING HOME IN APPEARANCE AS WELL
AS EVERYDAY USE.

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):

THE CURRENT RESIDENCE IS ON A NONCONFORMING LOT 500+
FT OFF THE ROAD. THE PROPOSED ACCESSORY STRUCTURE WILL
BE LOCATED TO THE SIDE OF THE RESIDENCE OFF THE TURNAROUND
400+ FT FROM THE ROAD & OBSCURED FROM VIEW W/ OLD GROWTH PINES.

- 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.

THE CURRENT HOME IS A SLAB ON GRADE RANCH W/O A
BASEMENT. THE ONLY ALTERNATIVE FOR EXTRA STORAGE &
EXTRA SPACE IS AN ACCESSORY STRUCTURE.

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

OTHER PROPERTIES HAVE ACCESSORY STRUCTURES. SOME
VISIBLE IN THE FRONT YARD. THIS STRUCTURE IS 400+ FT
OFF THE ROAD & IS NOT IN DIRECT VIEW FROM THE STREET
OR SURROUNDING NEIGHBORS.

- 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.

ANSWER SAME AS C.

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

THE ACCESSORY BUILDING IS TO THE SIDE OF THE CURRENT HOME AND DOES NOT INTERFERE WITH ANY OVERHEAD OR UNDERGROUND UTILITIES & DOES NOT HINDER INGRESS OR EGRESS TO THE HOME OR PROPERTY.

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

I HAVE GENERAL KNOWLEDGE OF ZONING LAW & RESTRICTIONS AND I UNDERSTAND HOW THOSE LAWS NEED TO APPLY FOR ALL SITUATIONS.

- 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.

I NOW UNDERSTAND ACCESSORY STRUCTURES IN A FRONT YARD OF A RESIDENCE NEED A VARIANCE TO OBTAIN A BUILDING PERMIT EVEN IF IT IS TO THE SIDE OF AN EXISTING RESIDENCE THAT DOES NOT FACE THE ROAD OR IN DIRECT VIEW FROM THE ROAD OR NEIGHBORS

- 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).

DUE TO THE CISTERN, SEPTIC, UNDERGROUND UTILITIES, TERRAIN, LONG DISTANCE FROM THE ROAD & HOME PLACEMENT ON THE LAWN, CONSTRUCTION OF THE ACCESSORY STRUCTURE ON THE TURNAROUND DRIVE SEEMS THE MOST COST EFFECTIVE & LOGICAL.

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

I USED THE "UNIVERSAL METHOD" OF DESIGN FOR BOTH INTERIOR & EXTERIOR OF THE HOME. THE UNIVERSAL METHOD ALLOWS FULL USEAGE OF ALL RESPECTS OF THE PROPERTY SINCE IT DOES NOT HINDER ANYONE REGARDLES OF AGE OR ABILITY.

**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.*

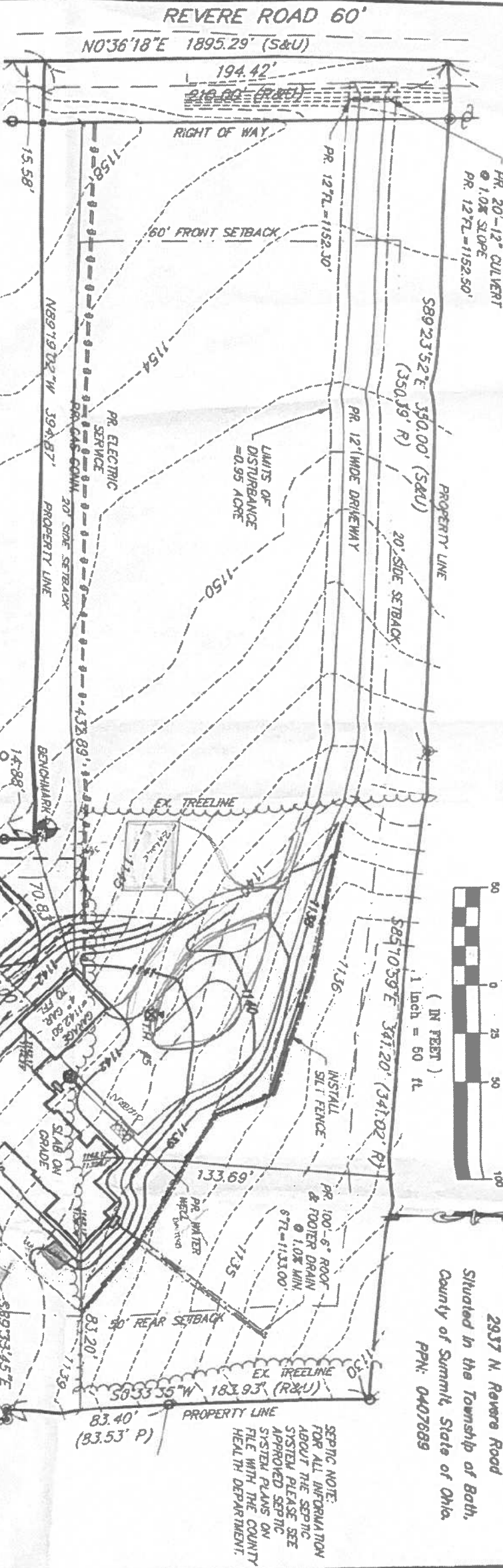
GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft



LOT IMPROVEMENT PLAN

2337 N. Revere Road
Sited in the Township of Bath,
County of Summit, State of Ohio
PPN: 0407689

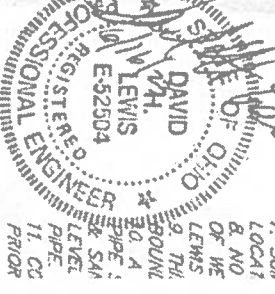


DATE	DESCRIPTION	BY
06/14/23	REVISED PER COMMENTS	DAVID LEWIS
06/14/23	1 ST REV. TO DL	DAVID LEWIS

PROPOSED GRADE
SYMALE = DRAINAGE FLOW/SWALE
X DENOTES CONSTRUCT CLAY BULKHEAD DAM IN ALL UTILITY TRENCHES
PR = PROPOSED
EX = EXISTING
FTL = FINISHED FLOOR

1. GRADES SHALL COMPLY WITH THE APPROVED GRADING PLAN ON FILE WITH CORRESPONDING GOVERNMENT OFFICE. ALL UTILITIES ARE PER DESIGN PLAN.
2. MAINTAIN POSITIVE YARD DRAINAGE (TO COURSES OR STREET) ACROSS ENTIRE LOT.
3. ALL SWALES MUST MAINTAIN A MINIMUM SLOPE OF 1%.
4. CONTRACTOR TO DETERMINE DEPTHS OF EXISTING UTILITIES AND VERIFY IF PROPER CONNECTIONS CAN BE MADE TO HOUSE. CONTACT CORRESPONDING GOVERNMENT OFFICE IF DISCREPANCIES EXIST.
5. CONTRACTOR TO VERIFY ALL UTILITIES PROTECT.

Lewis Land Professionals, Inc.
Civil Engineering & Surveying
8691 Wadsworth Rd, Suite 100 Wadsworth, Ohio 44281
Phone: (330) 335-8232
www.landprosinc.com



SUMMIT COUNTY PUBLIC HEALTH
1867 W. Market Street Akron, OH 44313-6901
BUILDING AND ZONING APPROVAL
Apr 01 2025
Inspector: _____ Date _____
Phone Number: 330-926-5683

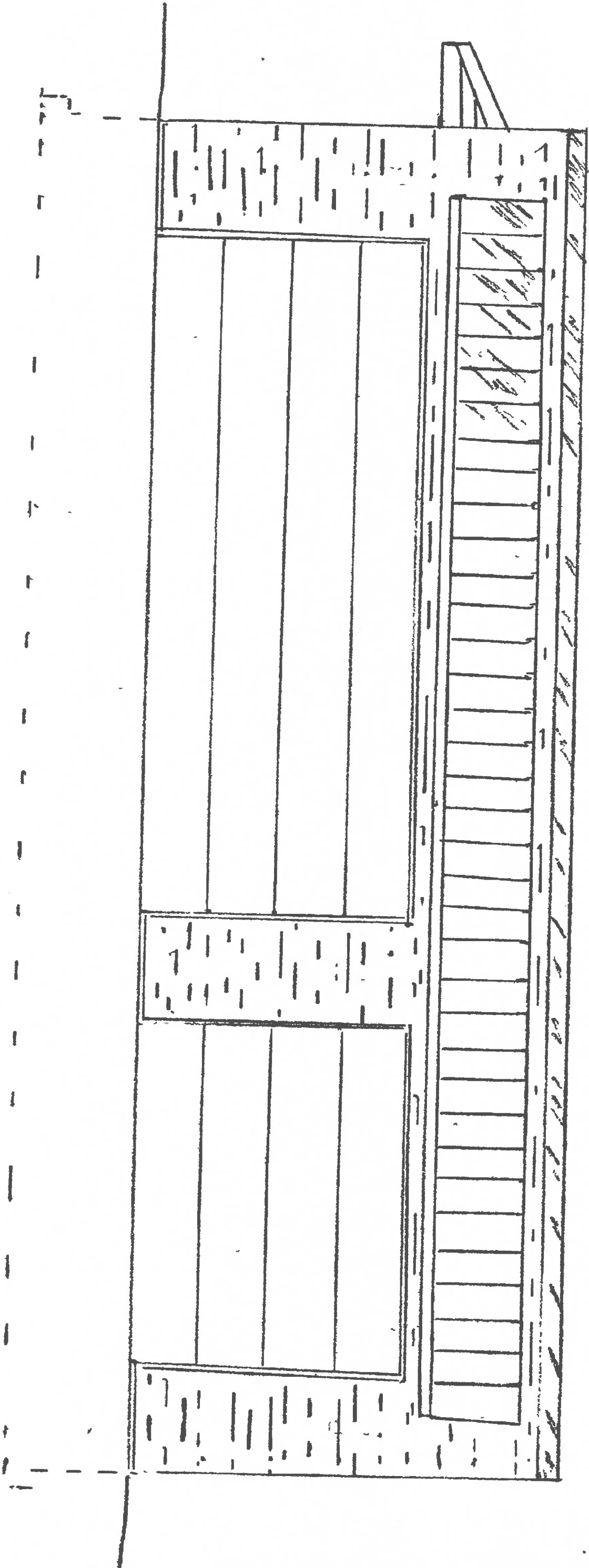
FINISHED 1ST FLOOR = 1142.83'
TOP OF WALL = 1142.83'
GARAGE FLOOR = 1142.50'
BASEMENT FLOOR = N/A
BOTTOM OF FOOTER = 1138.83'

CONTRACTOR NOTE:
CONTRACTOR SHALL REFER TO ARCHITECTURAL BUILDING PLANS FOR ACTUAL DIMENSIONS BETWEEN FLOORS & BOTTOM OF FOOTER, WALL SECTIONS, UNEXCAVATED AREAS & FOUNDATION WINDOW OPENINGS.

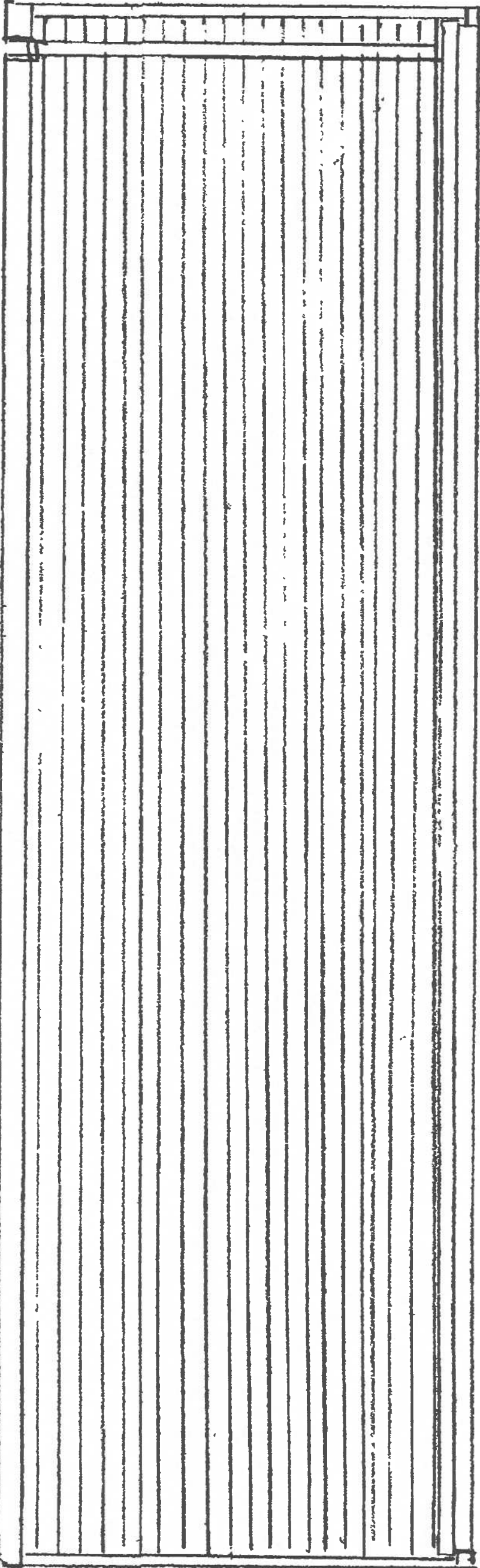
SEPTIC NOTE:
FOR ALL INFORMATION ABOUT THE SEPTIC SYSTEM PLEASE SEE APPROVED SEPTIC SYSTEM PLANS ON FILE WITH THE COUNTY HEALTH DEPARTMENT.

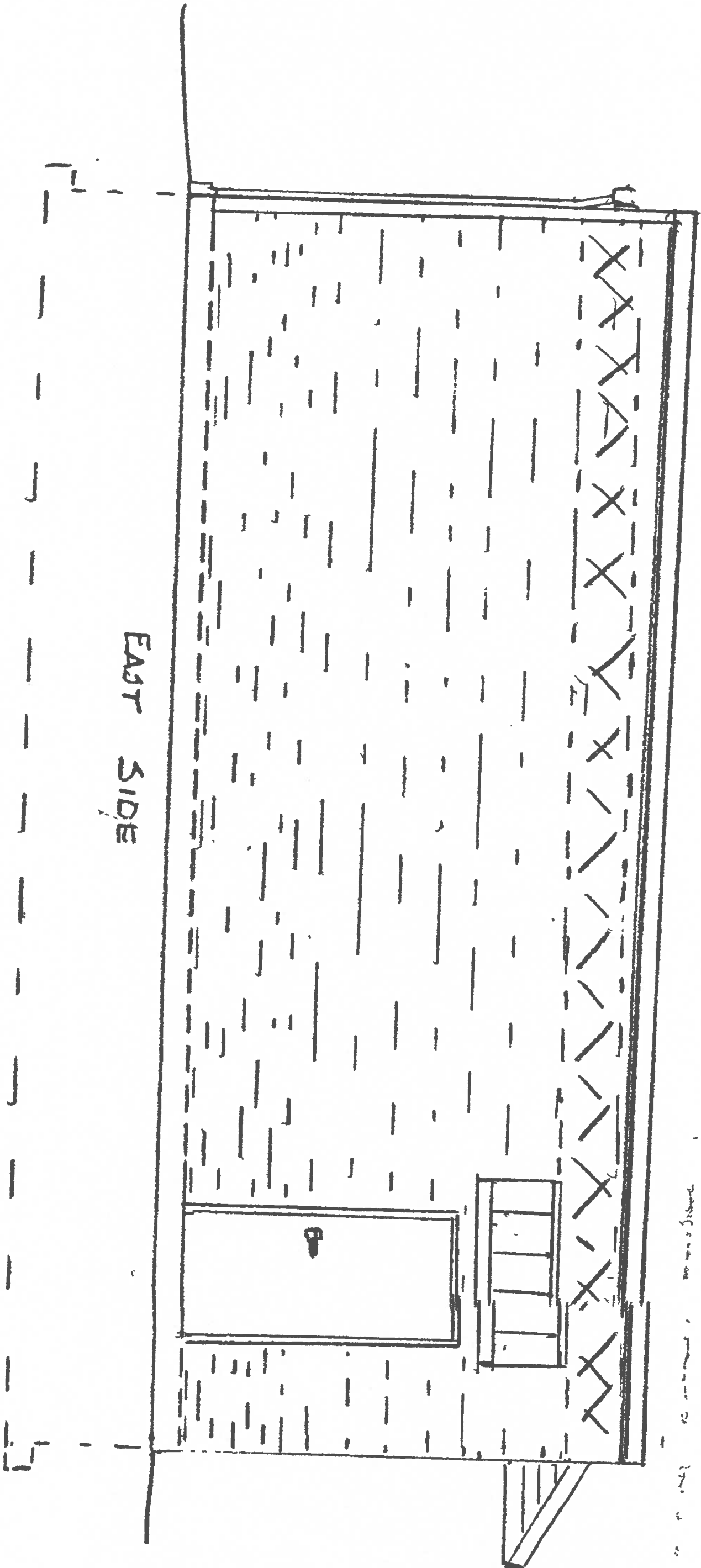
Lewis Land Professionals Inc. (LLP) does not guarantee the location of utilities shown as LLP does not perform subsurface investigations for underground utilities or structures. All utilities are shown per GPS field markings found on site at time of topographic survey or per plans provided. It is the contractor's responsibility to verify location of connections prior to excavation. Dimensions to property lines are shown to foundation wall only and do not include overhangs or footer locations. Foundation dimensions shown are for rough field layout only; see Architectural House Plans for all dimensions. The contractor/owner must verify all foundation dimensions & proposed grades shown on this topographic survey. Gaps between hubs shall be compared for discrepancies. Any error resulting from failure to check shall not be the responsibility of Lewis Land Professionals, Inc.

NORTH FRONT



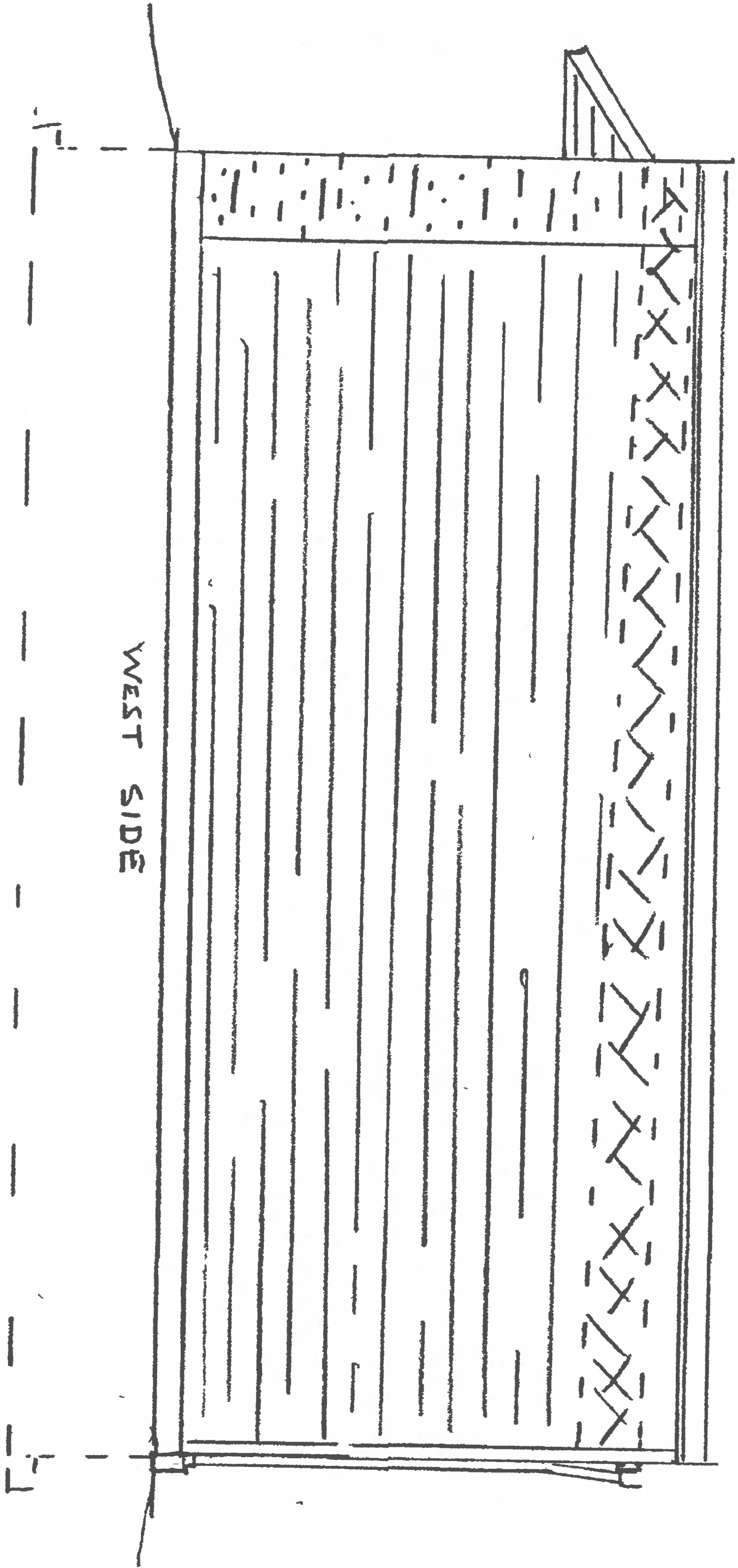
SOUTH REAR



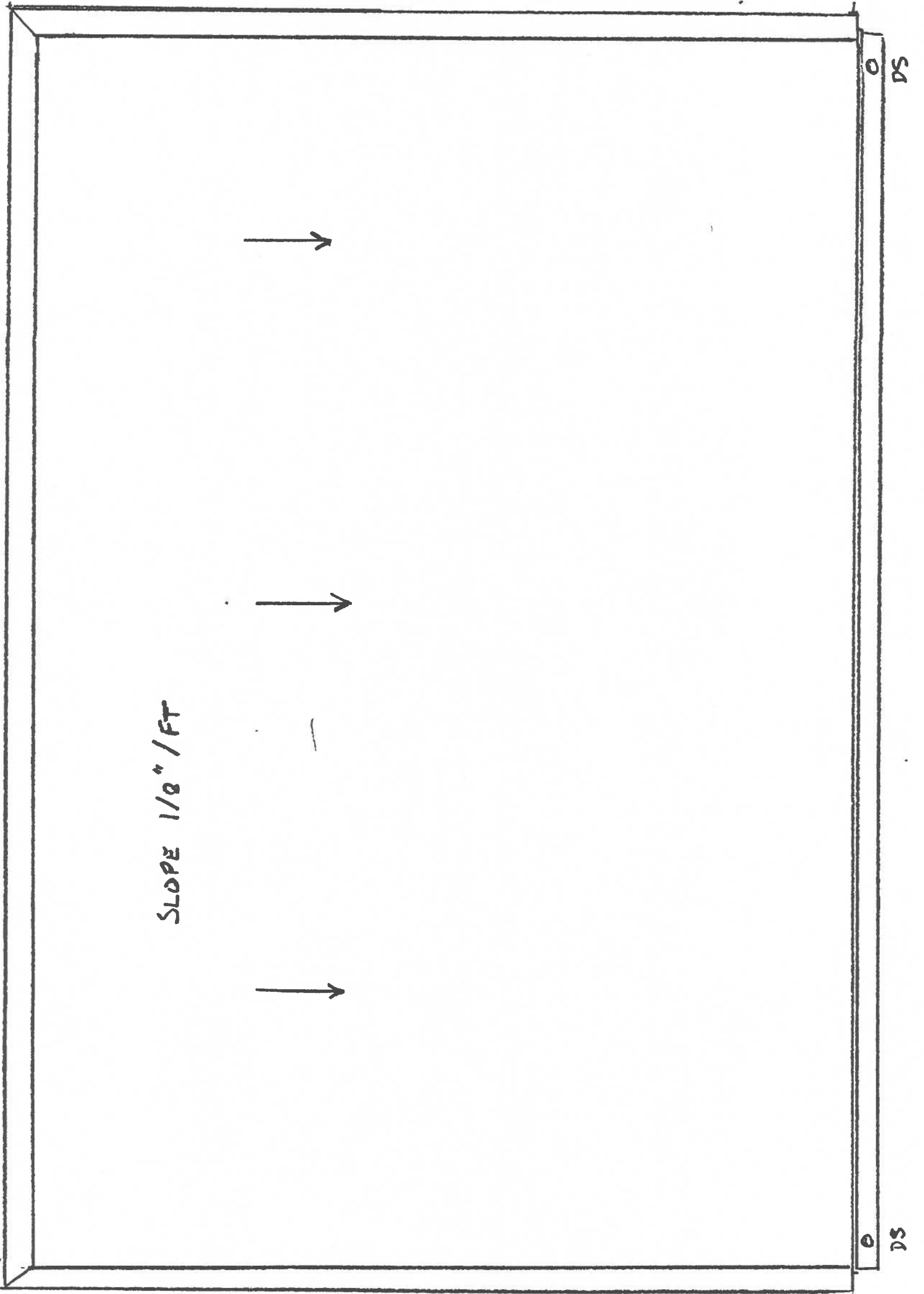


EAST SIDE

Hand-drawn architectural floor plan of a rectangular room.



WEST SIDE



ROOF PLAN

FOUNDATION PLAN

