



Bath Township
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

Boards, Commissions, and Other Applications

Date: 06/09/2026

Applicant / Owner

Applicant Name:	Stevan Keiper	Owner Name:	Tom Wyatt
Applicant Address:	2140 Remsen Rd Medina ohio	Address:	625 Timberline Drive
Applicant Phone:	3304169443	City, State, Zip:	Akron, Ohio, 44333
Applicant Email:	steve@ewcoho.com	Phone:	3306904083
Property Address:	625 TIMBERLINE DR	Email:	twyatt@twyattlw.com
City, State, Zip	,		
Parcel:	0406594		
Lot:			
Zoning District:	R-2		
Company Name:	Evergreen woodcraft		
Company Phone:			

Project

Permit Type:	Zoning Variance Residential	Front Setback:	0
Project Cost:	0	Side Setback (L):	0
Existing Sq. Ft.:	0	Side Setback (R):	0
Additional Sq. Ft.:	0	Height:	.00
Corner Lot?:	No	Sign Sq. Footage:	
Allotment Name:		Minimum Lot Area:	
Type of Review:	Building/Elevation	Lots Created:	
Other:		Smallest Lot Size:	
Subdivision Type:	Major Subdivision – Open Space	Largest Lot Size:	
Total Site Area:		Minimum Road Frontage:	
Open Space Area:		Minimum Lot Width at Front Setback	
% Open Space:		Line:	
Permitted Density:		<u>Minor Subdivisions</u>	
Density Bonus:		Lot 1:	
Total Home Sites:		Lot 2:	
Proposed Sewer:	Central	Lot 3:	
Proposed Water:	Central	Lot 4:	
		Lot 5:	

Setback from Principle Structure: 0

Are there existing oil/gas wells or tank batteries on the parcel(s)? No

Are there any existing structures on the parcel(s)? No

Are there any easements on the parcel(s)? No

Do all proposed lots have the minimum required frontage on a dedicated road? No

For subdivisions, do all proposed lots meet the requirement of Section 802 regarding no slopes greater than 30% within the building envelope? No

Provide an overview of the project: 28x42 detached garage on north side of existing home

A. Special Conditions: The Flag shaped lot makes it very difficult to maintain the required "front" setback from the rear of the adjacent property. The property has significant slope and the lower area of the property is wet and access is difficult much of the year. in order to have a drain from the new garage bathroom to the septic, we need to be above the septic system on the hill.

B. Explain Benefits: Without the variance the garage would have to be placed at the bottom of the hill, approximately 200 ft from the house and in a difficult spot to access.

C. Substantial: No, the variances are not substantial

D. Neighborhood: No the property will still be private and separated by trees and pasture. The property has significantly more acreage than the required 2.5

E. Governmental Services: No it will not affect any governmental services

F. Knowledge at time of Purchase: The applicant purchased the home directly from the builder, the house location was similarly limited by terrain. There were no plans for a detached garage at time of purchase.

G. Special Circumstances: N/A

H. Resolution Method Demonstrated: It is our belief that there is no other feasible option for location

I. Spirit and Intent: The property and neighborhood will not be altered or affected. the new garage will not be visible from any adjacent property or from the street.

The new garage will match the house in design and material finishes.

Zoning Text or Map Amendment

Present Land Use:

Existing Zoning:

Proposed Zoning District:

Legal Description of Proposed Rezone:

Proposed Land Use:

Previously attempted rezoning of property? No

If yes, when?

Condition Use / Variance Requested

Section: 701.1 Description: Request variance for overall square footage for accessory building to be raised from 1500 to 1584 Practical Difficulty:

Section: 504-1 Description: Request variance for front setback to be lowered from 60ft to 48ft Practical Difficulty:

Section: Description: Practical Difficulty:

Section: Description: Practical Difficulty:

Contractor Info

Name

Address

Phone

License

Application Certification

Right of Revocation:

Deed Restrictions:

I do hereby certify that the information contained herein is true and correct.

Stevan Keiper

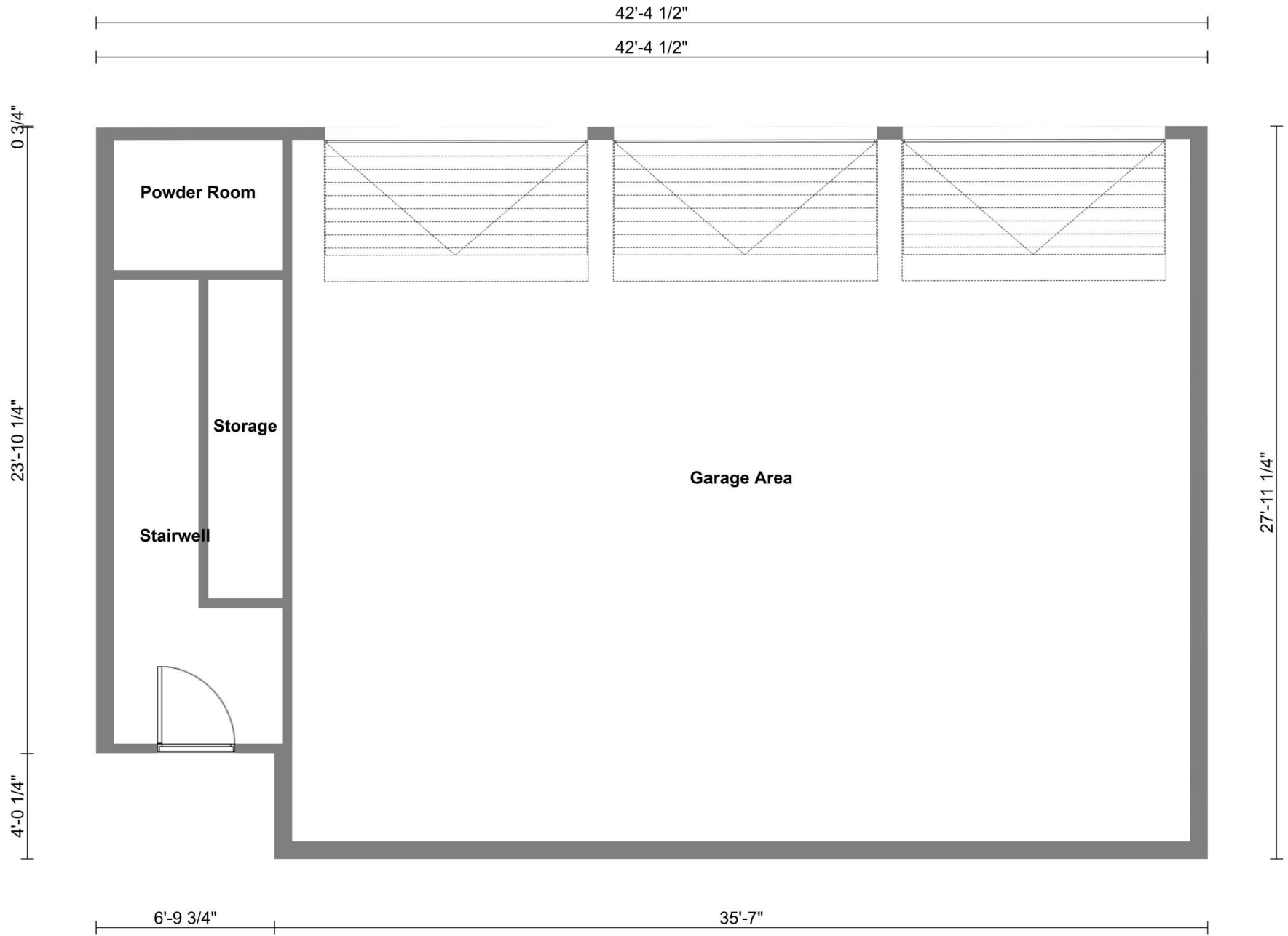
Name

06/09/2026

Date







**Wyatt Garage Zoning Set 6.2.26 625 Timberline Trail Akron
Evergreen Woodcraft 330.416.9443 2140 Remsen Rd Medina**

