



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

ZONING VARIANCE APPLICATION

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

Applicant Data

Name: Madison Dalla

Company Name: The Honey Hollow Daycare

Address: 3044 Yellow Creek Rd Akron OH 44333

Telephone No.: 330-612-3131 Email: madsoegads@gmail.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: 3044 Yellow Creek Rd Parcel No.: 0405526

Allotment Name: Bath Township Lot No.: 68 + 73

Owner(s): Tina Parist

Owner Address: 3044 Yellow Creek Rd

Telephone No.: 330-618-1136

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-D Description: Type - B daycare homes

2. Section: _____ Description: _____

3. Section: _____ Description: _____

4. Section: _____ Description: _____

Contiguous Property Owners

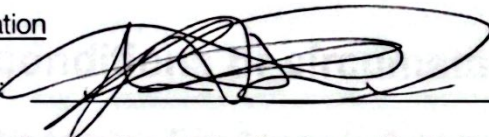
The Township will notify all property owners within a 300' buffer of the parcel in question.

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: _____

3-3-26

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: _____

PROJECT OVERVIEW

We are requesting to serve ten (10) children instead of six (6) in our Family Child Care Home. In Bath Township, a Type B Family Child Care Home (1–6 children) is permitted (see Table 701-1: Permitted Accessory Use Table). However, under Ohio regulations, our own two (2) children are included in the total group size. As our families grow, this requirement limits our ability to serve only six (6) children. Therefore, we respectfully request approval to serve up to ten (10) children.

We will remain family-based, small-scale, and fully operated within our home. No exterior structural changes, commercial signage, or alterations to the property will occur. The residence is located on over thirty (30) acres, providing significant natural buffering and separation from neighboring properties. As such, the modest expansion from six (6) to ten (10) children will not alter the character of the property or disrupt the surrounding neighborhood. Our request asks for a limited expansion of an already permitted Family Child Care Home.

PRACTICAL DIFFICULTIES

A. Special conditions or circumstances

While Bath Township permits a Type B home (1–6 children), state regulations require our own children to be included in the total count. As our families grow, this limits our ability to operate even a small-scale, residential child care program within the permitted classification.

The home itself is suitable in size, layout, and lot configuration to safely accommodate up to ten children. The circumstance is not due to an irregular lot, but rather the Ohio requirements that creates a practical limitation for us.

B. Reasonable return / beneficial use

Without the variance, the property can still be used as a residence. However, the ability to conduct a small, family-based child care home—already permitted—would be unnecessarily restricted due to the child-count.

The variance would allow reasonable residential use consistent with state-licensed family child care, without altering the primary residential character of the property.

C. Whether the variance is substantial

The requested variance is not substantial. It represents an increase from six (6) to ten (10) children within a licensed family child care home setting. The Child Care remains home-based, small-scale, and residential. There are no structural expansions, no commercial build-out, and no transformation into a daycare center facility.

The difference is numerical and regulatory, not structural or commercial in any way.

D. Impact on neighborhood character

The essential character of the neighborhood will not be altered. The home will remain a single-family residence with no exterior changes, signage, or expansion of the building footprint.

A Type B Child Care Home serving six (6) children is already permitted. This request does not create a new use, but modestly increases the number of children from six (6) to ten (10) within the same residential setting. The nature of daily activities will remain the same. Given that the property consists of over thirty (30) acres, there is a significant natural buffer, and the increase will not disrupt neighboring properties or change the residential character of the area.

E. Effect on governmental services

The variance will not adversely affect water, sewer, garbage, fire, or street services. The home will continue to function as a residence. The modest increase in children does not materially increase demand on public services.

F. Knowledge of zoning restriction

When the property was purchased in 2021, there were no plans for a Child Care Home.

G. Whether conditions were self-created

The practical difficulty is not the result of any physical alteration to the property by us or prior owners. It comes from the state regulation that counts the provider's own children in the total group size. The property itself remains fully compliant as a residential dwelling.

H. Whether the predicament can be resolved otherwise

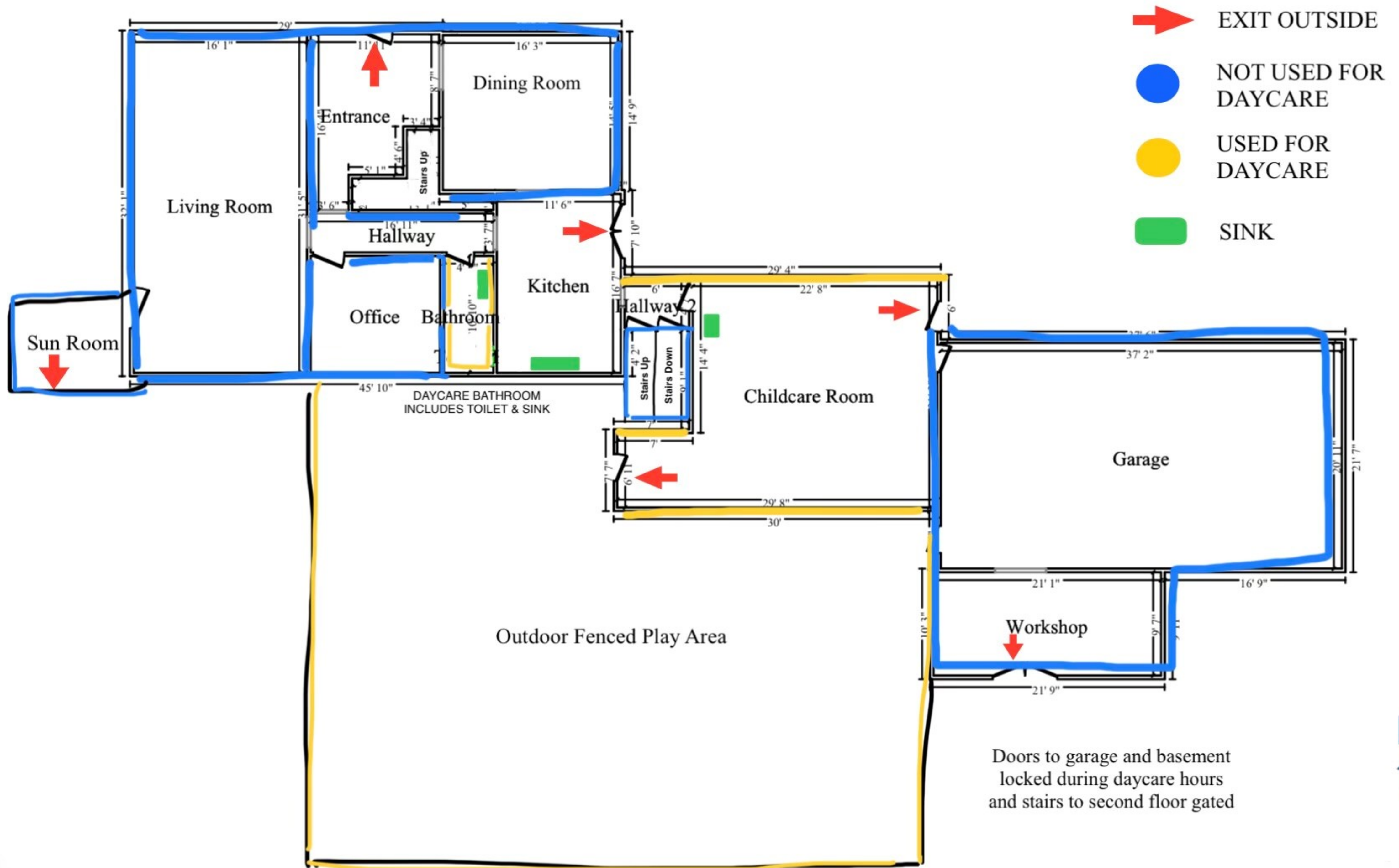
There is no feasible alternative method to resolve the limitation other than granting the variance. Reducing enrollment below the Type B threshold would prevent reasonable operation of a small family child care home once our own children are included in the count. The request is already minimized to ten (10) children, which remains within the scope of a residential, family-based setting.

I. Spirit and intent of zoning

Granting the variance would uphold the spirit and intent of the zoning code by preserving residential character while allowing a recognized home-based use. The property will remain a single-family residence. The operation will comply with Ohio Department of Job and Family Services licensing requirements and safety standards.

The request balances neighborhood integrity with reasonable residential use and provides a community benefit by offering local, small-scale child care services.

Main Floor

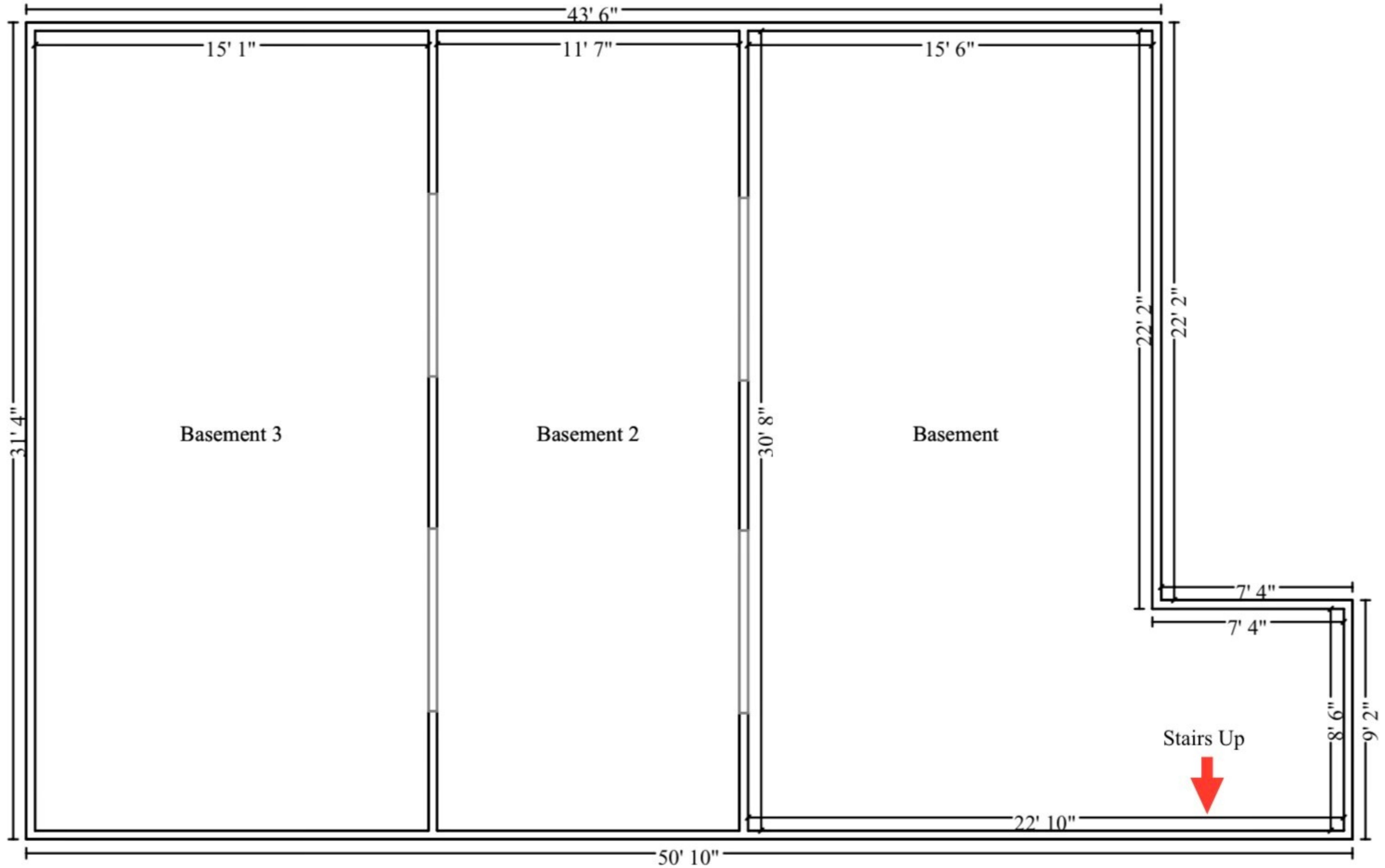


Doors to garage and basement locked during daycare hours and stairs to second floor gated



Basement

NOT USED FOR CHILD CARE



Second Floor

NOT USED FOR CHILD CARE

