



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.:	25-08
Associated permits:			

Applicant Data

Name: PAUL COUCH

Company Name: WEST SIDE CHURCH OF CHRIST

Address: 645 N. REVERE AKRON 44333

Telephone No.: 330-867-1667 Email: akronwscofc@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: 645 N. REVERE RD. Parcel No.: 0403254

Allotment Name: _____ Lot No.: _____

Owner(s): _____

Owner Address: 645 N. REVERE RD.

Telephone No.: 330-867-1667

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: 503-1 Description: 100' SETBACK REDUCTION FROM LOT LINES

2. Section: 504-1 Description: 2.5 AC. LOT SIZE REDUCTION

3. Section: 504-1 Description: 150' MIN LOT WIDTH REDUCTION AT THE BUILDING SETBACK

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: 4/15/25

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 CHURCH WOULD LIKE TO SPLIT THE LOT TO CREATE
A SEPARATE PARCEL AND SELL THE PARISH HOUSE.

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):

NOT APPLICABLE

- 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.

HOLDING ON TO THE PARISH HOUSE BECOMES A GREATER
FINANCIAL BURDEN & LIABILITY.

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

THE VARIANCE ALLOWS THE NEW LOT TO BE CONSISTENT
AND UNIFORM WITH THE OTHER SINGLE FAMILY PARCELS ON
REVERE.

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.

THE NEIGHBORHOOD WILL NOT BE SUBSTANTIALLY ALTERED

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

THE VARIANCE DOES NOT ADVERSELY AFFECT ANY GOVERNMENT SERVICES

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

YES, THE APPLICANT IS KNOWLEDGEABLE OF THE ZONING RESTRICTIONS

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.

NOT APPLICABLE

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).

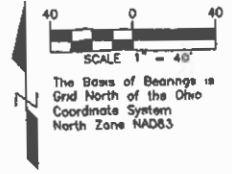
THE VARIANCE(S) ARE NECESSARY TO SELL THE PARISH

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

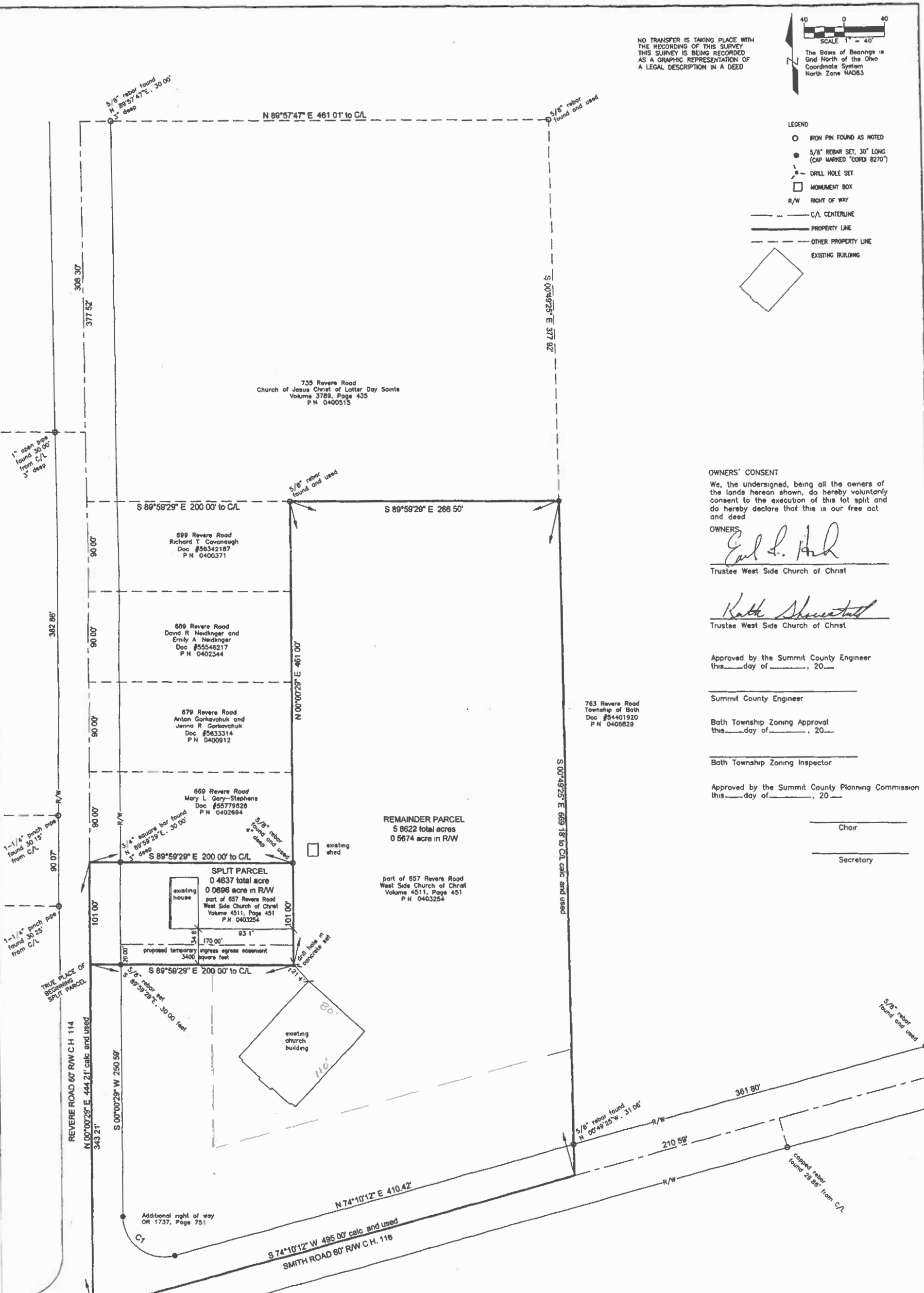
THE INTENT OF THE VARIANCE REQUIREMENTS WOULD BE
UPHELD AND APPROPRIATELY OBSERVED IN COMPLIANCE WITH
TOWNSHIP REGULATIONS

**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.*

NO TRANSFER IS TAKING PLACE WITH THE RECORDING OF THIS SURVEY. THIS SURVEY IS BEING RECORDED AS A GRAPHIC REPRESENTATION OF A LEGAL DESCRIPTION IN A DEED.



- LEGEND
- IRON PIN FOUND AS NOTED
 - 5/8" REBAR SET, 30" LONG (CAP MARKED "ORDR 8270")
 - ⊙ DRILL HOLE SET
 - MONUMENT BOX
 - R/W RIGHT OF WAY
 - C/L CENTERLINE
 - PROPERTY LINE
 - - - OTHER PROPERTY LINE
 - ◇ EXISTING BUILDING



OWNERS' CONSENT

We, the undersigned, being all the owners of the lands hereon shown, do hereby voluntarily consent to the execution of this lot split and do hereby declare that this is our free act and deed.

OWNERS

Earl L. Park
Trustee West Side Church of Christ

Kath Shoverstall
Trustee West Side Church of Christ

Approved by the Summit County Engineer
this ___ day of ___, 20__

Summit County Engineer

Bath Township Zoning Approval
this ___ day of ___, 20__

Bath Township Zoning Inspector

Approved by the Summit County Planning Commission
this ___ day of ___, 20__

Chair

Secretary

REMAINDER PARCEL
5.8622 total acres
0.5674 acres in R/W

part of 657 Revere Road
West Side Church of Christ
Volume 4511, Page 451
P N 0403254

I certify that this survey was made in accordance with Chapter 4733-37 of the Ohio Administrative Code governing minimum standards for boundary surveys. Dimensions on this Plat are expressed in feet and decimal parts thereof.



Jeffrey A. Cord, P.S. 8270
180 Hazel Drive
Northfield, Ohio 44067
330-388-8146
CordSurvey@gmail.com

Jeffrey A. Cord 10-18-24
date

LOT SPLIT FOR
657 REVERE ROAD

SITUATED IN BATH TOWNSHIP, SUMMIT COUNTY, OHIO
AND KNOWN AS BEING PART OF
LOT 91 OF BATH TOWNSHIP

SCALE 1" = 40' DATE SEPTEMBER 2024

CURVE	RAD	ARC	CH BRG	CHORD	DELTA	TAN
C1	40.00'	73.89'	N 52°54'40" W	63.82'	105°50'16"	52.93'