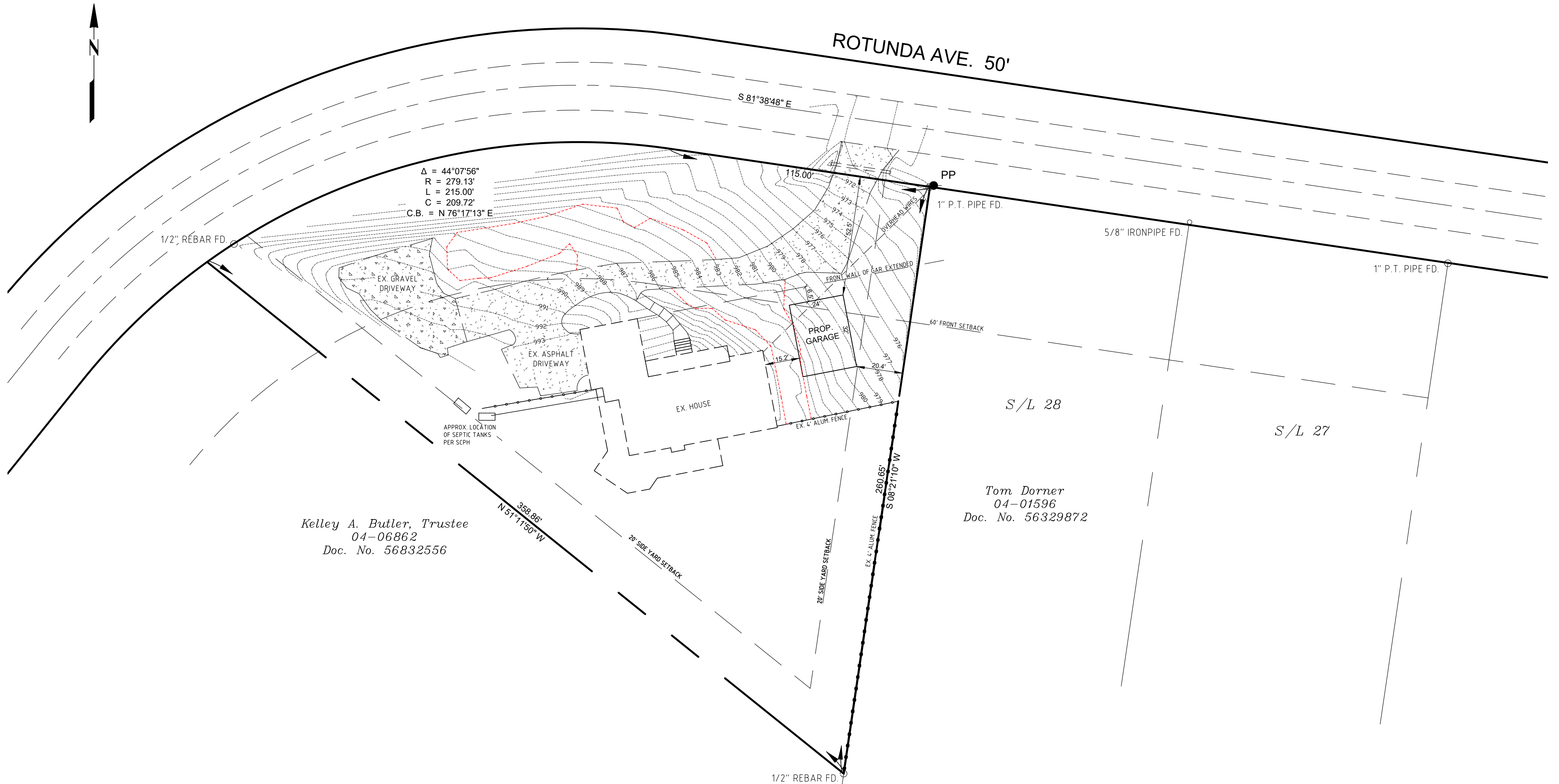


BASIS OF BEARING:
 BEARINGS ARE REFERENCED TO GRID NORTH OF THE
 OHIO STATE PLANE COORDINATE SYSTEM NORTH ZONE
 NAD83 (2011) DATUM AND ARE USED TO DENOTE ANGLES ONLY.



Kelley A. Butler, Trustee
 04-06862
 Doc. No. 56832556

Tom Dorner
 04-01596
 Doc. No. 56329872

- LEGEND**
- = PIN FOUND & DESCRIBED
 - = CAP "L R CULP 7834" PIN SET
 - = MONUMENT
 - PP = POWER POLE
 - = LANDSCAPING LINE



VARIANCE PLAN
616 ROTUNDA AVE.
 PART OF S/L'S 29 & 30, GHENT ROAD VIEW ACRES ALLOT.
 PPN 04-06863
BATH TOWNSHIP
SUMMIT COUNTY, OHIO
 AUGUST, 2025 SCALE: 1" = 30'

I HEREBY CERTIFY THAT I HAVE SURVEYED THE LAND SHOWN ON THIS PLAT AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND SHOWN HEREON.

[Signature]
 8/12/2025
 LAURIE CULP, P.S. 7834
 CULP SURVEYING, LLC
 3853 RIDGEVIEW DRIVE
 RICHFIELD, OHIO 44286
 330-815-3765





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.:	25-20
Associated permits:			

Applicant Data

Name: MICHELLE MAPP

Company Name: _____

Address: 616 ROTUNDA AVE AKRON

Telephone No.: 330-283-9522 Email: SHELLEYMAPP@HOTMAIL.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: 616 ROTUNDA AVE Parcel No.: 0406863

Allotment Name: _____ Lot No.: _____

Owner(s): MICHELLE MAPP

Owner Address: 616 ROTUNDA AVE

Telephone No.: 330-283-9522

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: _____ Description: _____

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: Michelle Mapp Date: 7-9-25

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:

I WOULD LIKE TO ADD A DETACHED GARAGE TO MY PROPERTY. DUE TO THE SHAPE AND WHERE THE SEPTIC SYSTEM IS LOCATED THIS IS MY ONLY OPTION. I WILL MAKE THE EXTERIOR AS ATTRACTIVE AS I HAVE MY HOME AND ADD THE SAME LANDSCAPING AROUND IT.

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):

AS I EXPLAINED ABOVE THE SHAPE OF THE PROPERTY DOES NOT ALLOW THE BUILDING TO GO IN ANOTHER PLACE ON THE PROPERTY.

- 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.

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

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.

No

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

No

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

No

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.

No

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).

No

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

No

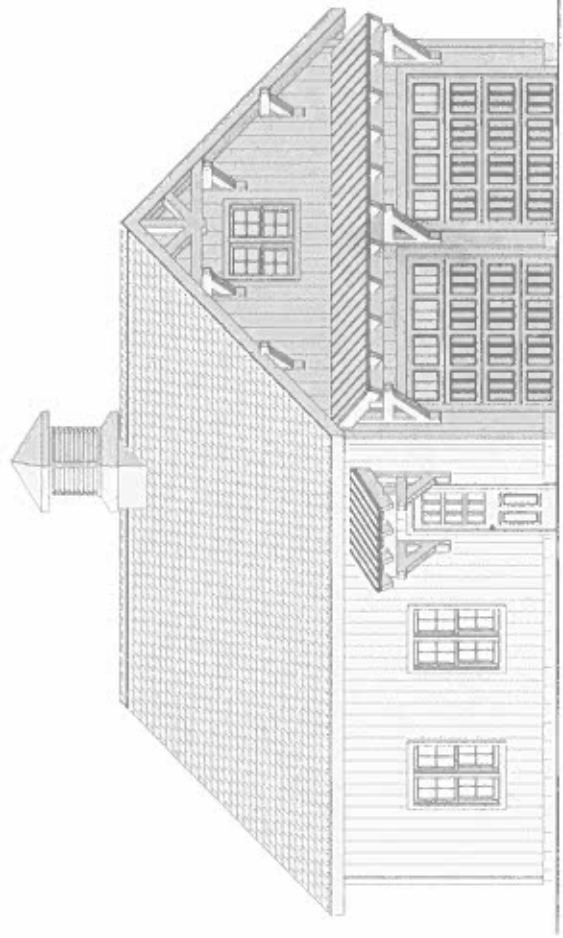
**No single factor listed above may control, and not all factors may be applicable in each case. Each case shall be determined on its own facts.*

Shelley Mapp

24X32 HERITAGE GARAGE

January 2025

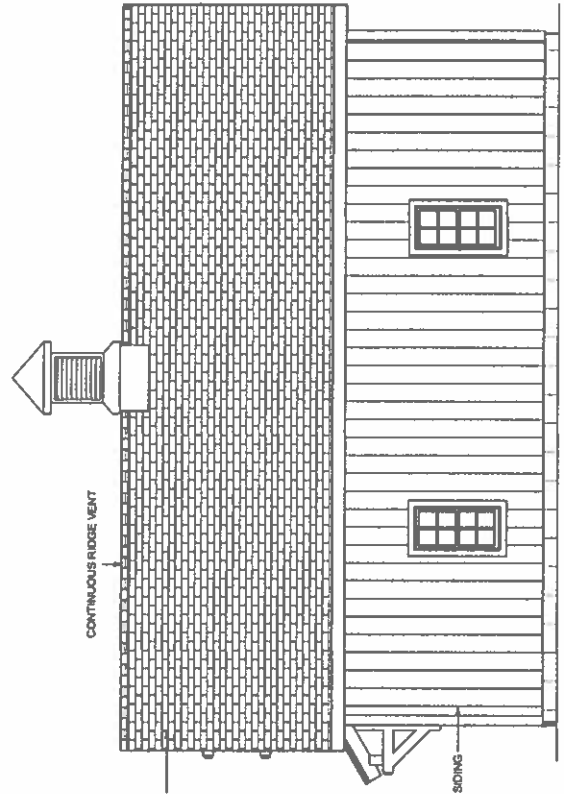
- DRAWING INDEX:
- A-1 ELEVATIONS
 - A-2 FOUNDATION PLAN
 - A-3 FIRST FLOOR PLAN
 - A-4 SECOND FLOOR PLAN
 - S-1 CROSS SECTIONS



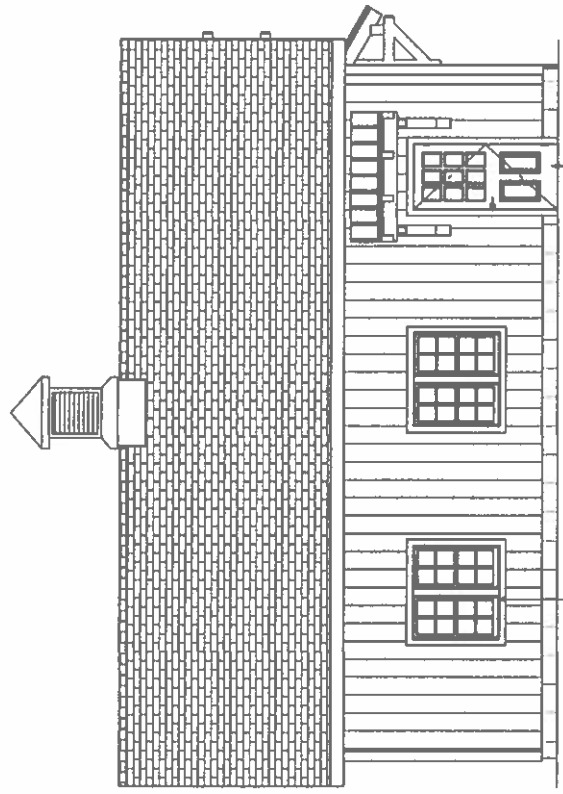
Shelley Mapp

Bath, OH

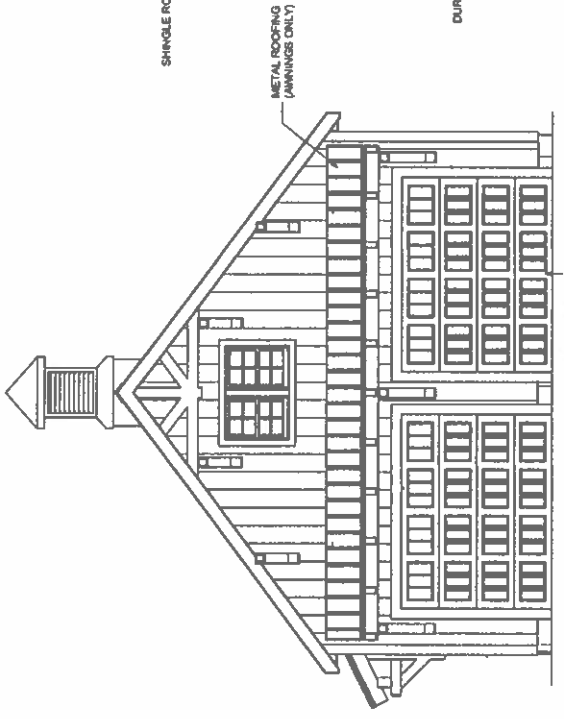




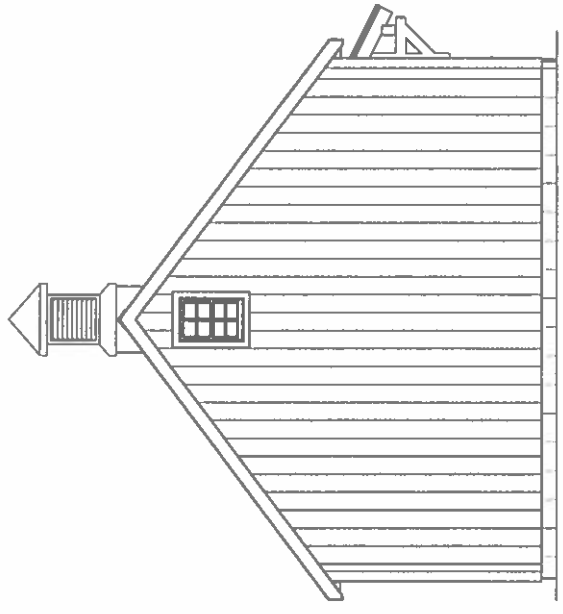
RIGHT EXTERIOR ELEVATION
 36'-1"



LEFT EXTERIOR ELEVATION
 36'-1"



FRONT EXTERIOR ELEVATION
 36'-1"



REAR EXTERIOR ELEVATION
 36'-1"

FOUNDATION PLAN

Shelley Mapp
 616 Rounda Ave
 Bath, OH 44333

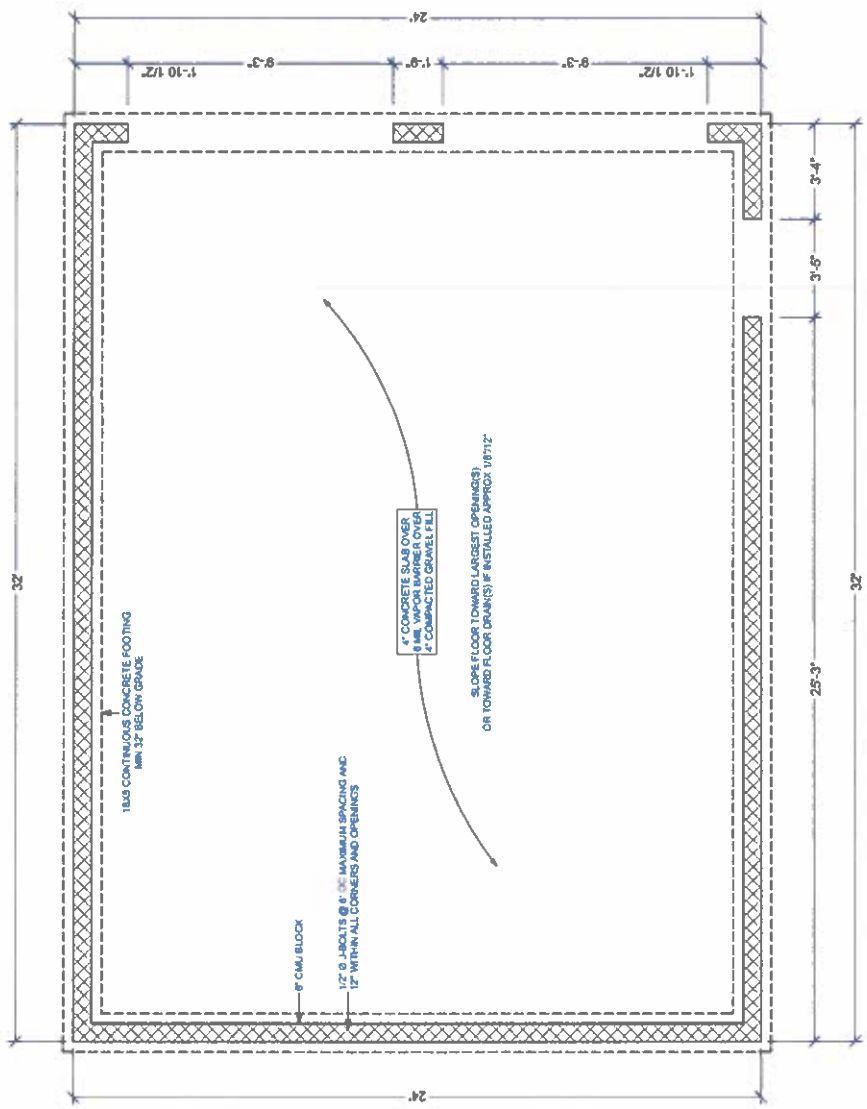
REVISED:
 1/11/2023

DRAWN BY:
 KM

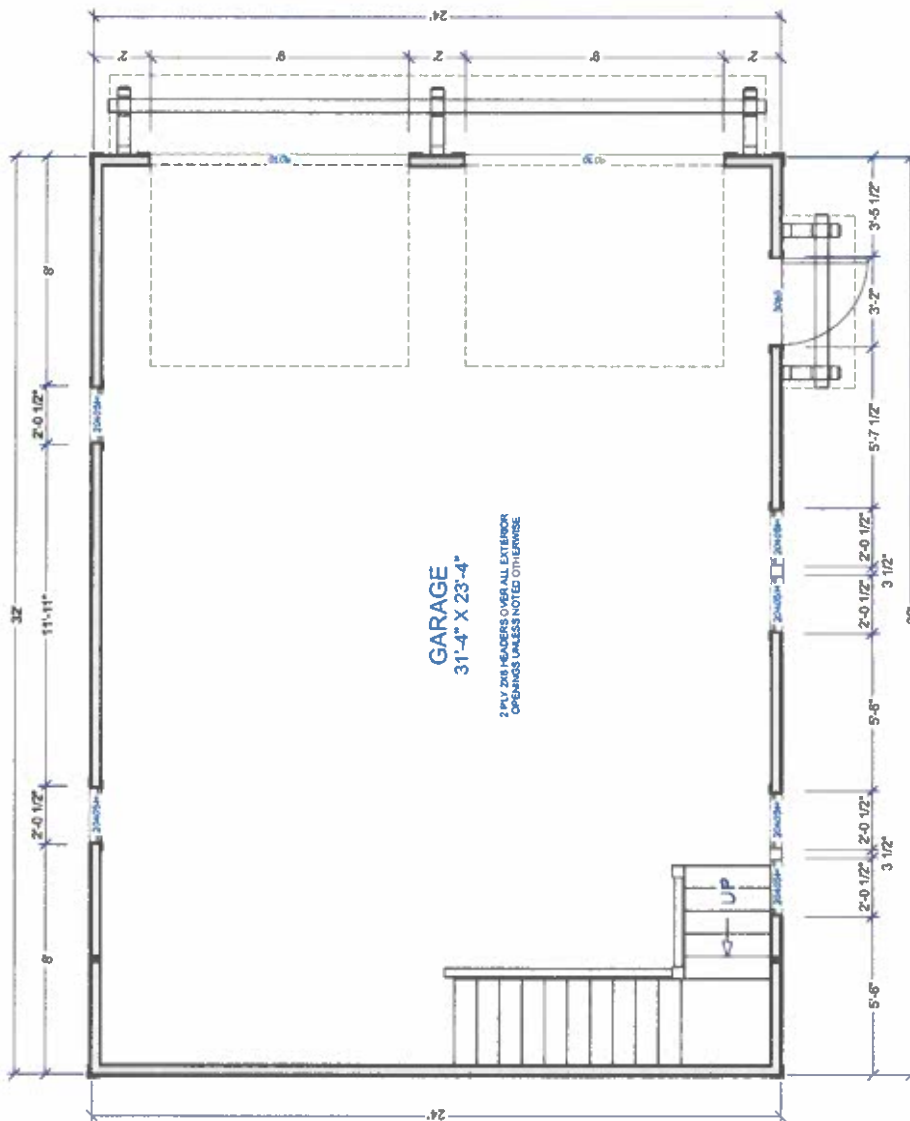
SHEET SIZE:
 24" X 36"

SHEET:
 A-2

SCALE
 1/2" = 1'



SCALE
1/2" = 1'





DRAWINGS PROVIDED BY:

SECOND FLOOR PLAN

Shelley Mapp
616 Rotunda Ave
Bath, OH 44333

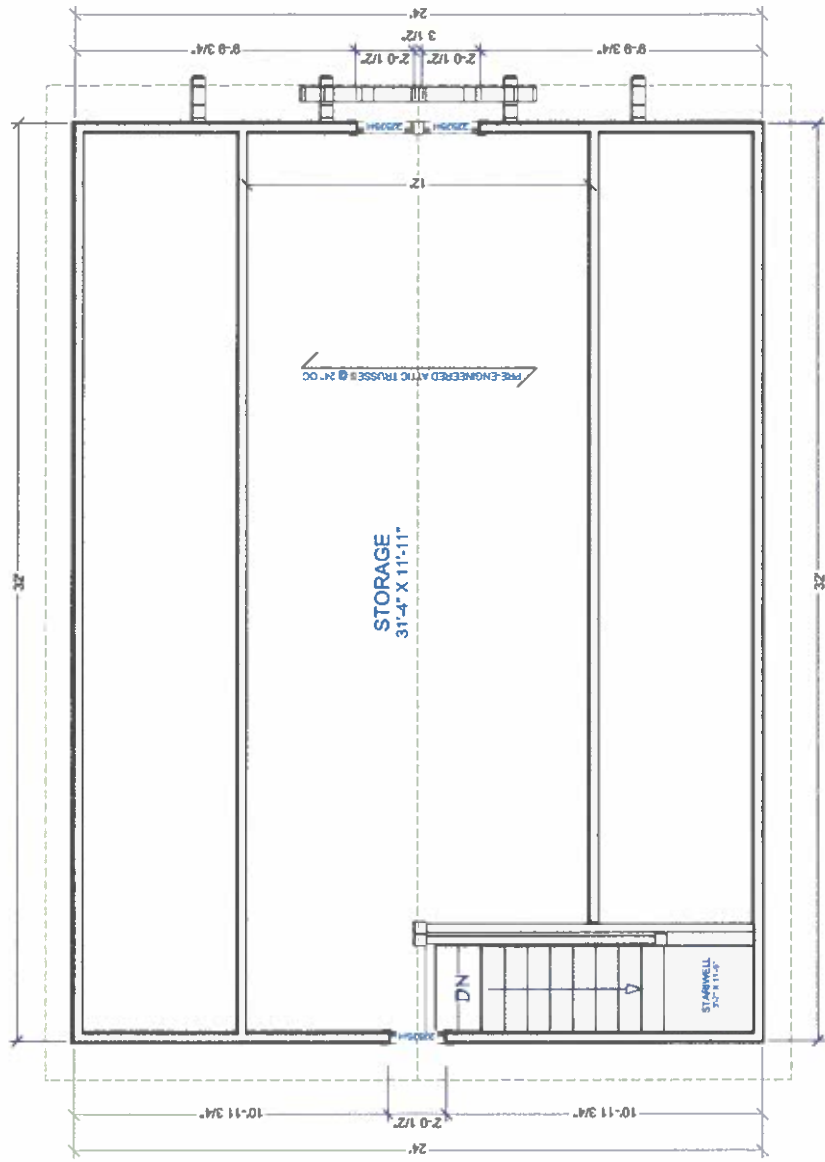
REVISED:
1/17/2023

DRAWN BY:
KM

SHEET SIZE:
24" X 36"

SHEET:
A-4

SCALE
1/2" = 1'



CROSS SECTIONS

Shelley Mapp
616 Rotunda Ave
Bath, OH 44333

REVISED:
1/21/2013

DRAWN BY:
KM

SHEET SIZE:
24" X 36"

SHEET:
S-1

