



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.:	25-21
Associated permits:			

Applicant Data

Name: Mike O'Leary
 Company Name: Boulders Homes Inc
 Address: 1915 Canterbury Rd
 Telephone No.: 330 805 3022 Email: MikeO'Leary@aol.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: 4245 Cliff Spar Parcel No.: _____

Allotment Name: _____ Lot No.: _____
 Owner(s): Boulders Homes Inc
 Owner Address: 1915 Can
 Telephone No.: _____

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: 602 Description: Riparian setback 10' to 15' ever so often

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: M Oley Date: 7-25-25

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:

difficult lot because of septic set back,
Slopes of land
Septic fields

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):

IT is a cul de sac lot. IT has to be so far
away from septic field 19'. IT slopes to the right
in 30'. it drops 9 feet.

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.

I have done 3 plans on this lot. I have been
building for 45 years this is the most difficult
lot I have encountered.

C. Explain whether the variance is substantial or not:

out of a 1 1/2 acre lot I am disturbing .48
because of septic, septic location, rear yard set back

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.

None

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

None

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

I knew about riparian setback but NOT how septic would impact lot

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.

The prior owner had his septic on the property line had to give him a 10' basement

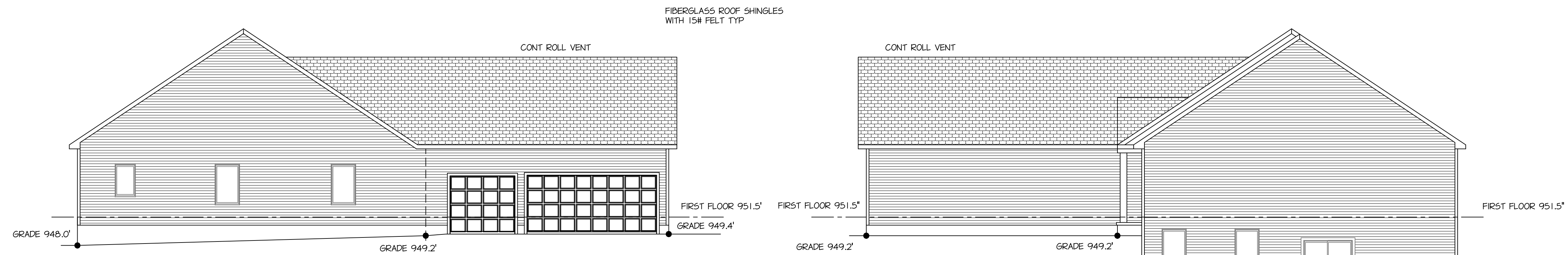
H. Demonstrate whether the applicant's predicament feasibly can be resolved through a method other than a variance (e.g., a zone-conforming but unworkable example, or by minimizing the variance).

septic field makes it impossible

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

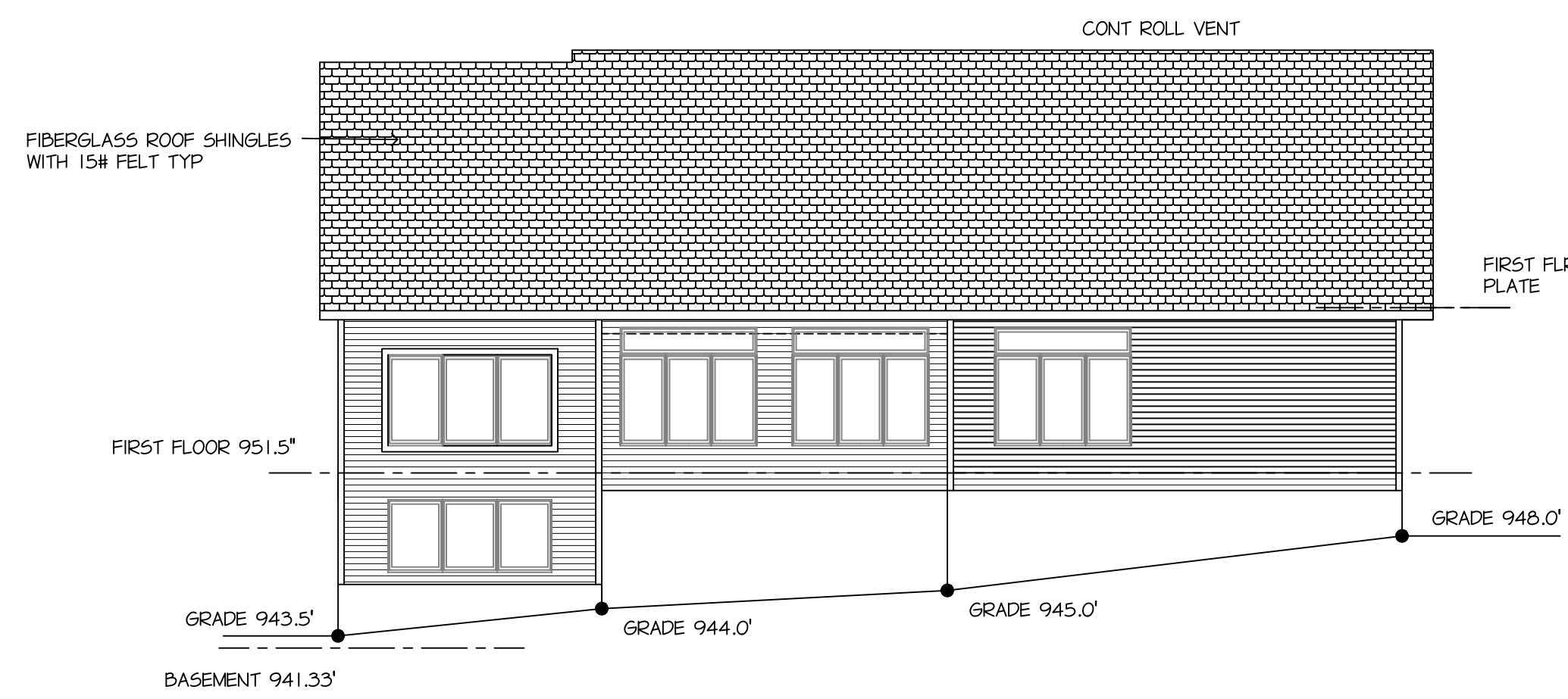
The area is grass now and will be adding 3' of dirt to give and replant grass no effort or repair

*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.

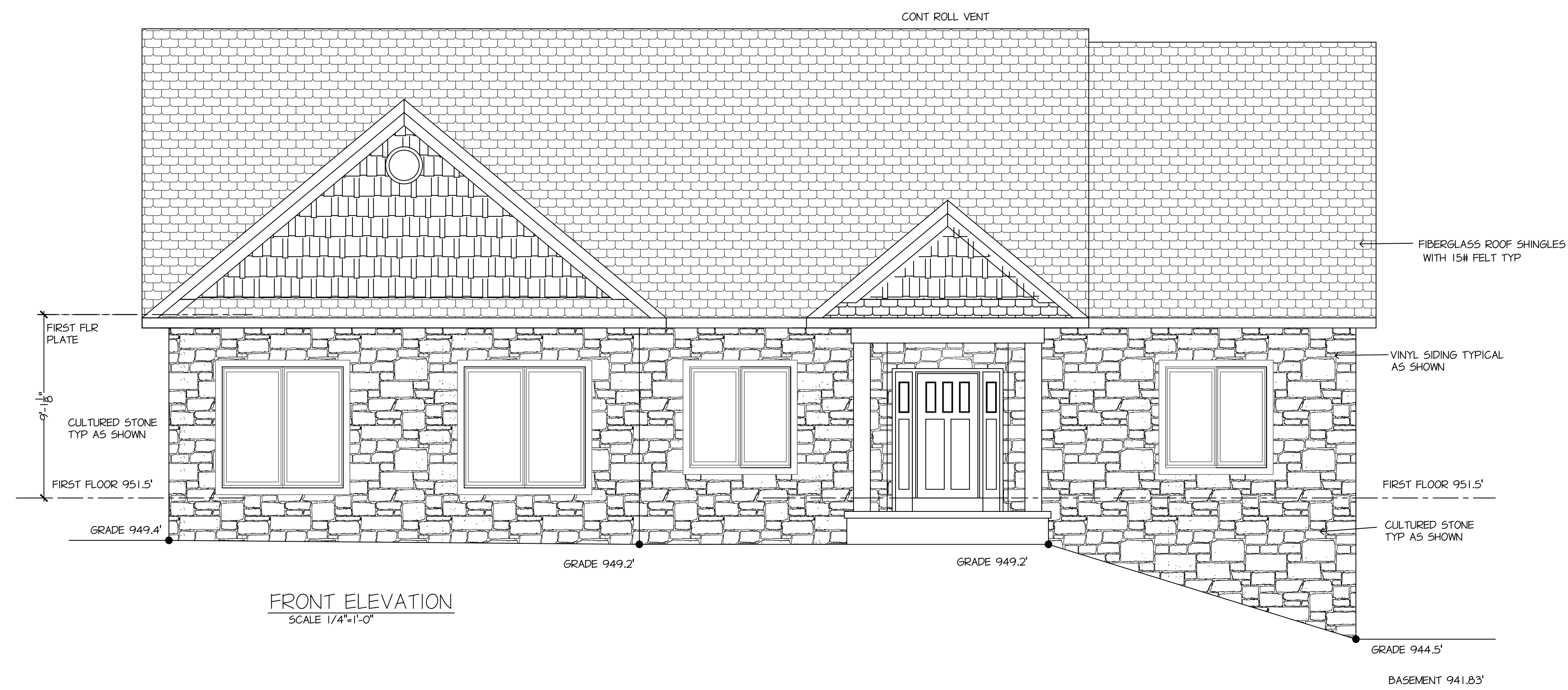


LEFT ELEVATION
SCALE 1/8"=1'-0"

RIGHT ELEVATION
SCALE 1/8"=1'-0"



REAR ELEVATION
SCALE 1/8"=1'-0"



FRONT ELEVATION
SCALE 1/4"=1'-0"

DATE

6-6-25

DRAWN BY:

BLD/JZ

ISSUED FOR:

6-11-25

6-25-25

SQUARE FEET:

FIRST FLOOR
2200.00 SQ. FT.

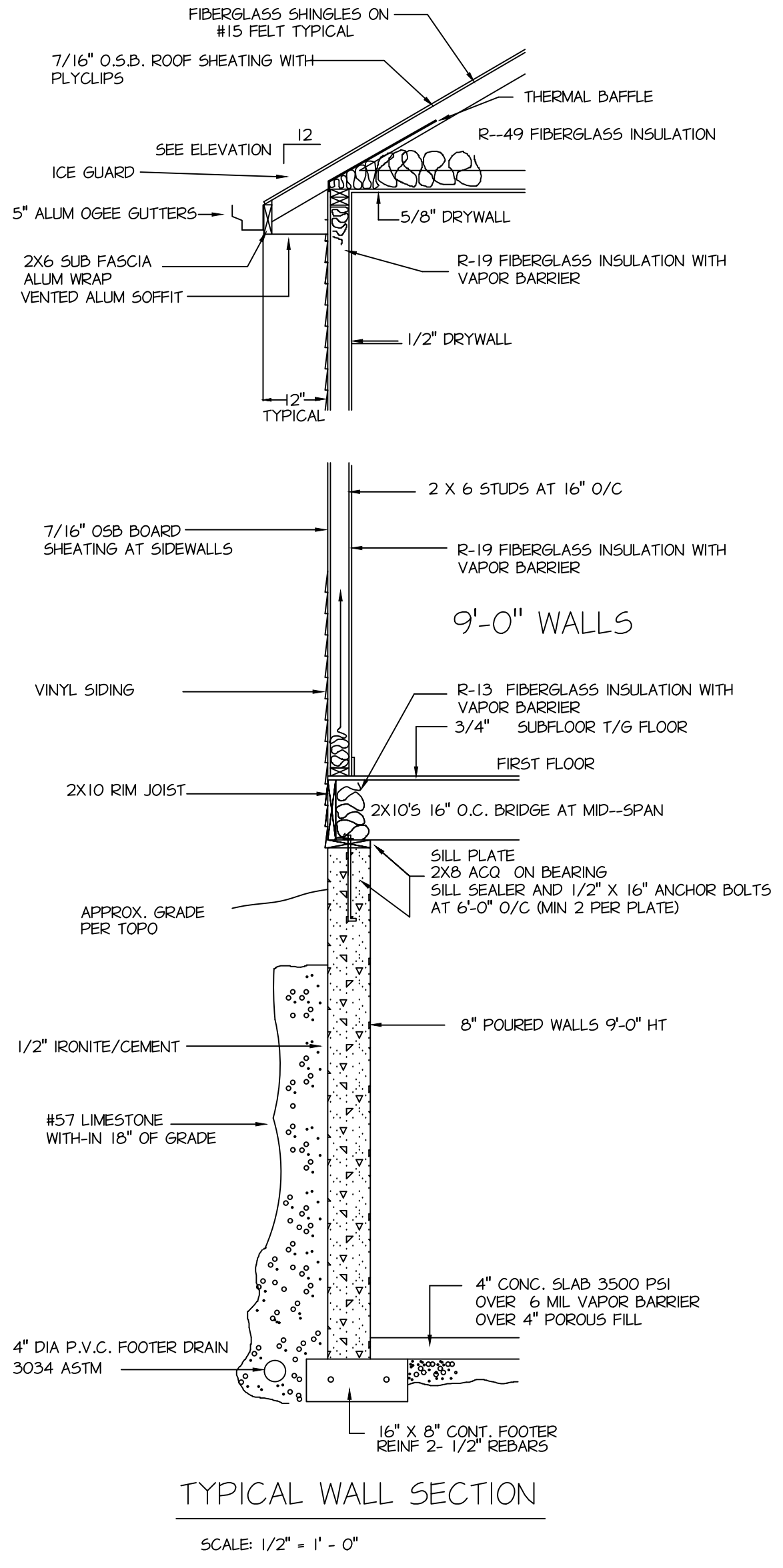
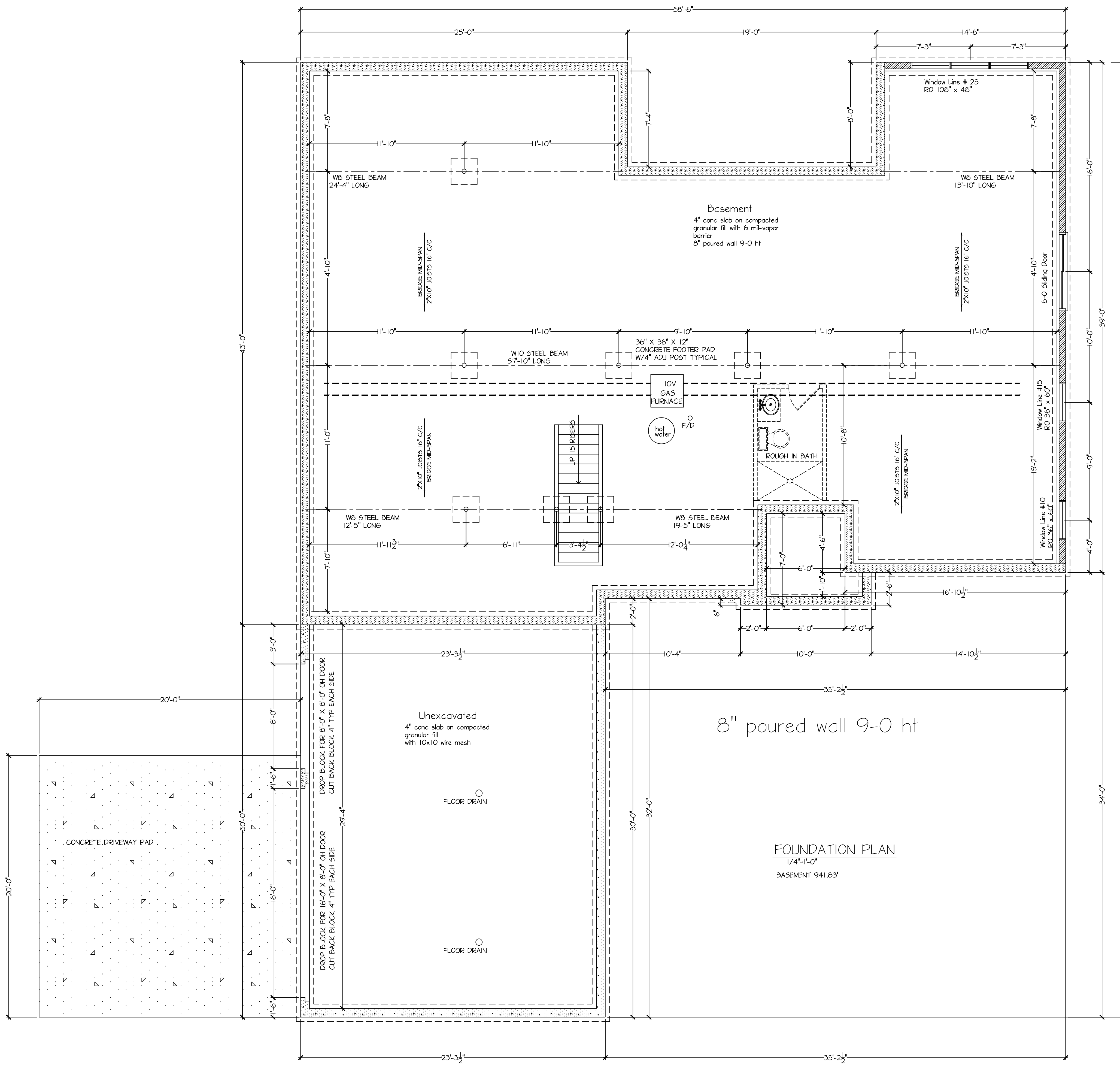
FINISHED BASEMENT
N/A

FINISHED LIVING AREA
2200.00 SQ. FT.

LOCATION : 4245 CLIFFSPUR BATH OHIO
CUSTOMER:

SHEET NO.

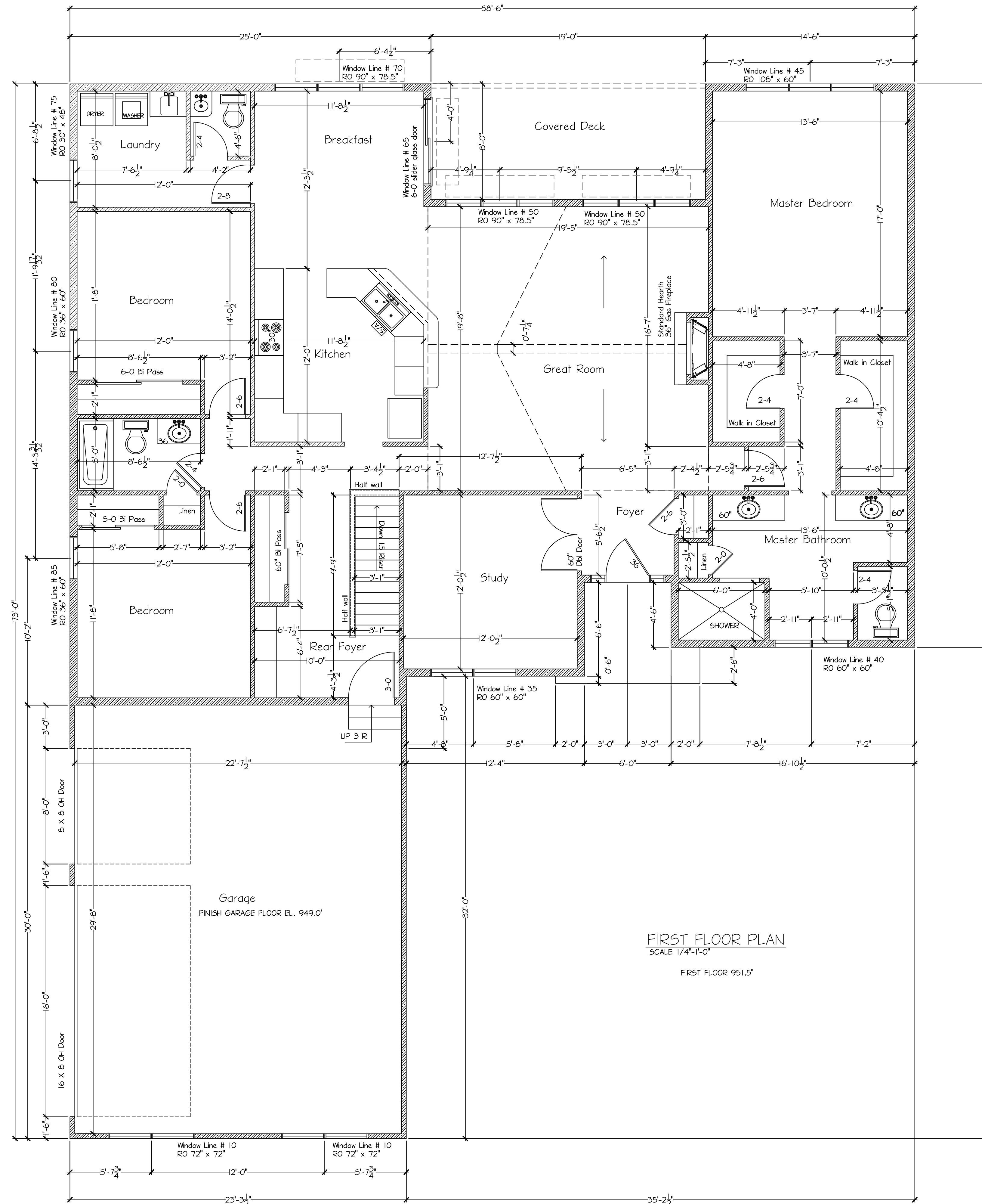
1 of 3



DATE
6-6-25
DRAWN BY:
BLD/JZ
ISSUED FOR:
6-11-25
6-25-25
SQUARE FEET:
FIRST FLOOR 2200.00 SQ. FT.
FINISHED BASEMENT N/A
FINISHED LIVING AREA 2200.00 SQ. FT.

LOCATION : 4245 CLIFFSPUR BATH OHIO
 CUSTOMER:

SHEET NO.
2 of 3



DATE
6-6-25

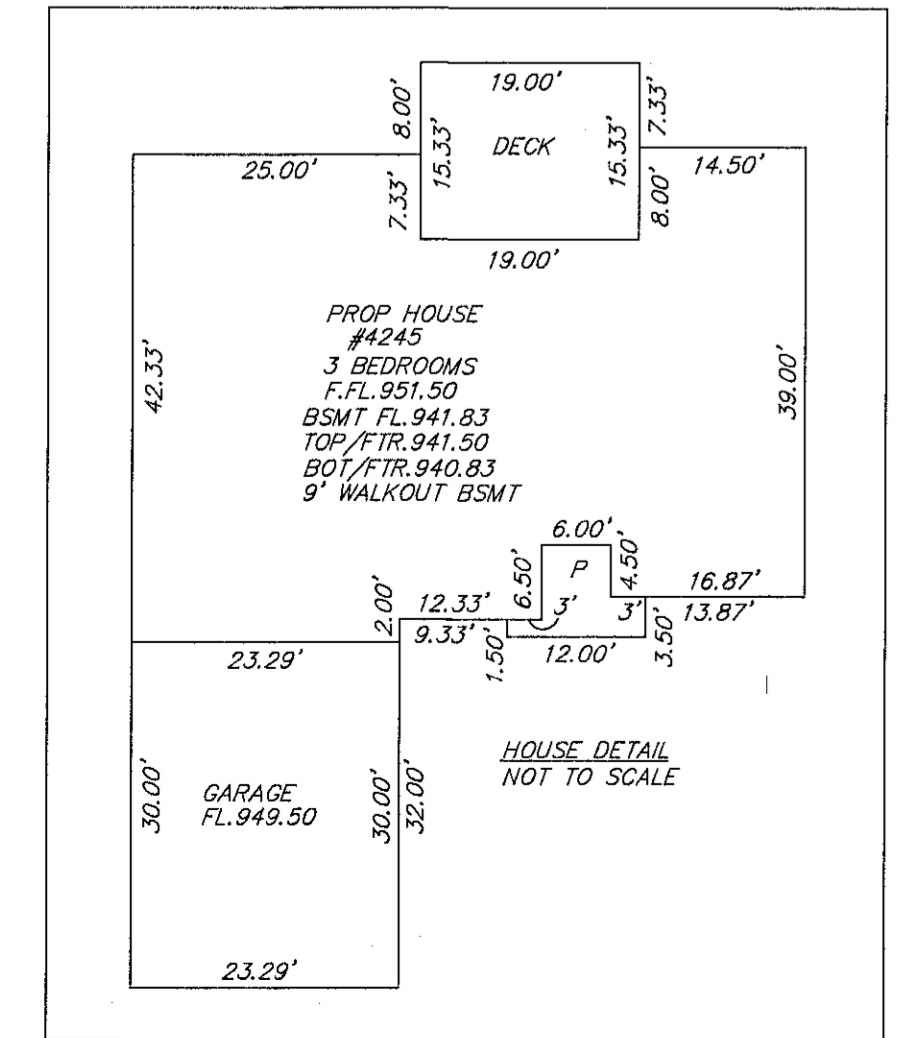
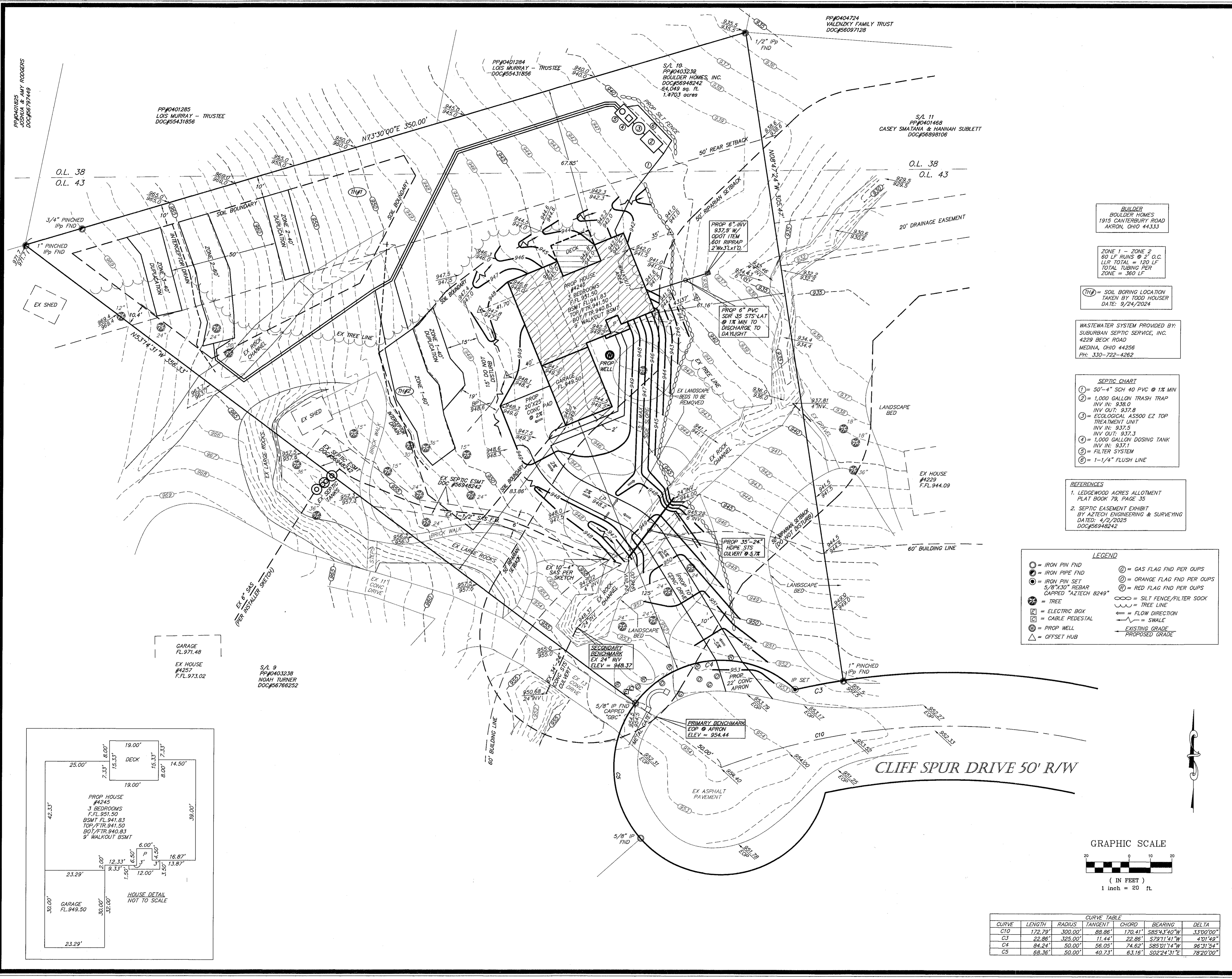
DRAWN BY:
BLD/JZ
ISSUED FOR:
6-11-25
6-25-25

SQUARE FEET:
FIRST FLOOR
2200.00 SQ. FT.
FINISHED BASEMENT
N/A
FINISHED LIVING AREA
2200.00 SQ. FT.

LOCATION : 4245 CLIFFSPUR BATH OHIO
CUSTOMER:

SHEET NO.

3 of 3



GARAGE FL. 971.48
 EX HOUSE #4257
 F.F.L. 973.02

S/L 9
 PP#0403238
 NOAH TURNER
 DOC#56766252

BUILDER
 BOULDER HOMES
 1915 CANTERBURY ROAD
 AKRON, OHIO 44333

ZONE 1 - ZONE 2
 60 LF RUNS @ 2" O.C.
 LIT. TOTAL = 120 LF
 TOTAL TUBING PER
 ZONE = 360 LF

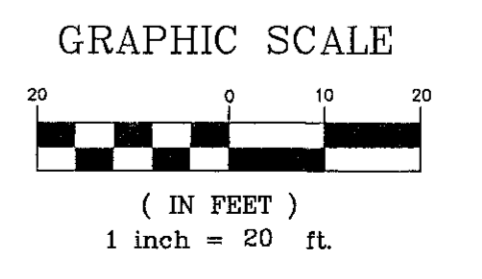
(TH) = SOIL BORING LOCATION
 TAKEN BY TODD HOUSER
 DATE: 9/24/2024

WASTEWATER SYSTEM PROVIDED BY:
 SUBURBAN SEPTIC SERVICE, INC.
 4229 BECK ROAD
 MEDINA, OHIO 44256
 PH: 330-722-4262

SEPTIC CHART
 ① = 50'-4" SCH 40 PVC @ 1 1/2" MIN
 INV IN: 938.0
 ② = 1,000 GALLON TRASH TRAP
 INV IN: 938.0
 INV OUT: 937.8
 ③ = ECOLOGICAL ASS000 E2 TOP
 TREATMENT UNIT
 INV IN: 937.5
 INV OUT: 937.3
 ④ = 1,000 GALLON DOSING TANK
 INV IN: 937.1
 ⑤ = FILTER SYSTEM
 ⑥ = 1-1/4" FLUSH LINE

REFERENCES
 1. LEDGEWOOD ACRES ALLOTMENT
 PLAT BOOK 79, PAGE 35
 2. SEPTIC EASEMENT EXHIBIT
 BY AZTECH ENGINEERING & SURVEYING
 DATED: 4/2/2025
 DOC#56948242

LEGEND
 ○ = IRON PIN FND
 ● = IRON PIPE FND
 ⊙ = IRON PIN SET
 5/8"x30" REBAR
 CAPPED "AZTECH 8249"
 ○ = GAS FLAG FND PER OUPS
 ⊙ = ORANGE FLAG FND PER OUPS
 ⊙ = RED FLAG FND PER OUPS
 ○ = TREE
 □ = ELECTRIC BOX
 □ = CABLE PEDESTAL
 ○ = PROP WELL
 △ = OFFSET HUB
 ○ = SILT FENCE/FILTER SOCK
 ○ = TREE LINE
 → = FLOW DIRECTION
 ~ = SWALE
 --- = EXISTING GRADE
 - - - = PROPOSED GRADE



CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C10	172.79'	300.00'	88.86'	170.41'	S85°43'40"W	33°00'00"
C3	22.86'	325.00'	11.44'	22.86'	S79°11'41"W	4°01'49"
C4	84.24'	50.00'	56.05'	74.62'	S85°01'14"W	96°31'54"
C5	88.36'	50.00'	40.73'	63.16'	S02°24'31"E	78°20'20"



I CERTIFY THAT THIS PLAN WAS PREPARED
 BY ME AND IS CORRECT TO THE BEST OF
 MY KNOWLEDGE AND BELIEF
 6-12-2025
 STAN R. LOCH P.E. #63332 DATE

5425 WARNER ROAD - SUITE 12
 VALLEY VIEW, OHIO 44125
 440-602-9071



ENGINEERING and SURVEYING
 Civil Engineering · Land Surveying

SHEET CONTENT

SITE PLAN
 FOR
 BOULDER HOMES
 4245 CLIFF SPUR DRIVE
 PP#0403239
 S/L 10
 LEDGEWOOD ACRES ALLOTMENT
 PLAT BOOK 79, PAGE 35
 BATH TOWNSHIP
 SUMMIT COUNTY, OHIO

REVISIONS		
NO.	DATE	DESCRIPTION
1	6/12/2025	CHANGED HOUSE PER BUILDER

HORIZ. SCALE	VERT. SCALE
1" = 20'	
DRAWN BY	DATE
CL	5/22/2025
CHECKED BY	DRAWING NO
SRL	20244048
JOB NO	SHEET
20244048	1 OF 2