



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: Eric Henkel

Company Name: _____

Address: 2825 Roundhill Rd

Telephone No.: 330-701-0331 Email: eh0624@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: 2825 Roundhill Rd Bath Parcel No.: 0403692

Allotment Name: _____ Lot No.: _____

Owner(s): Ingrid + Eric Henkel

Owner Address: 2825 Roundhill Rd Akron OH 44333

Telephone No.: 330-701-0331

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-B Description: (11) Size + Location requirements (D) The total building footprint area of all accessory buildings + structures on lot shall not exceed 1,500 sq ft.

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: 11/12/25

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:

Adding a ~~10~~ 30x30 covered pavilion to backyard along w/ a 20x45 pool. The variance is needed for pavilion.

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.

Not Applicable

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

The pavilion would exceed limit in (11)(D) but under limit in (11)(H) total accessory would not exceed max floor sqft. And would comply w/ all other requirements.

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.

Not applicable, in backyard and have minimal visibility to neighbors.

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

Not applicable, in backyard away from septic system.

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

Not applicable, did not have finalized plans of backyard when purchased.

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).

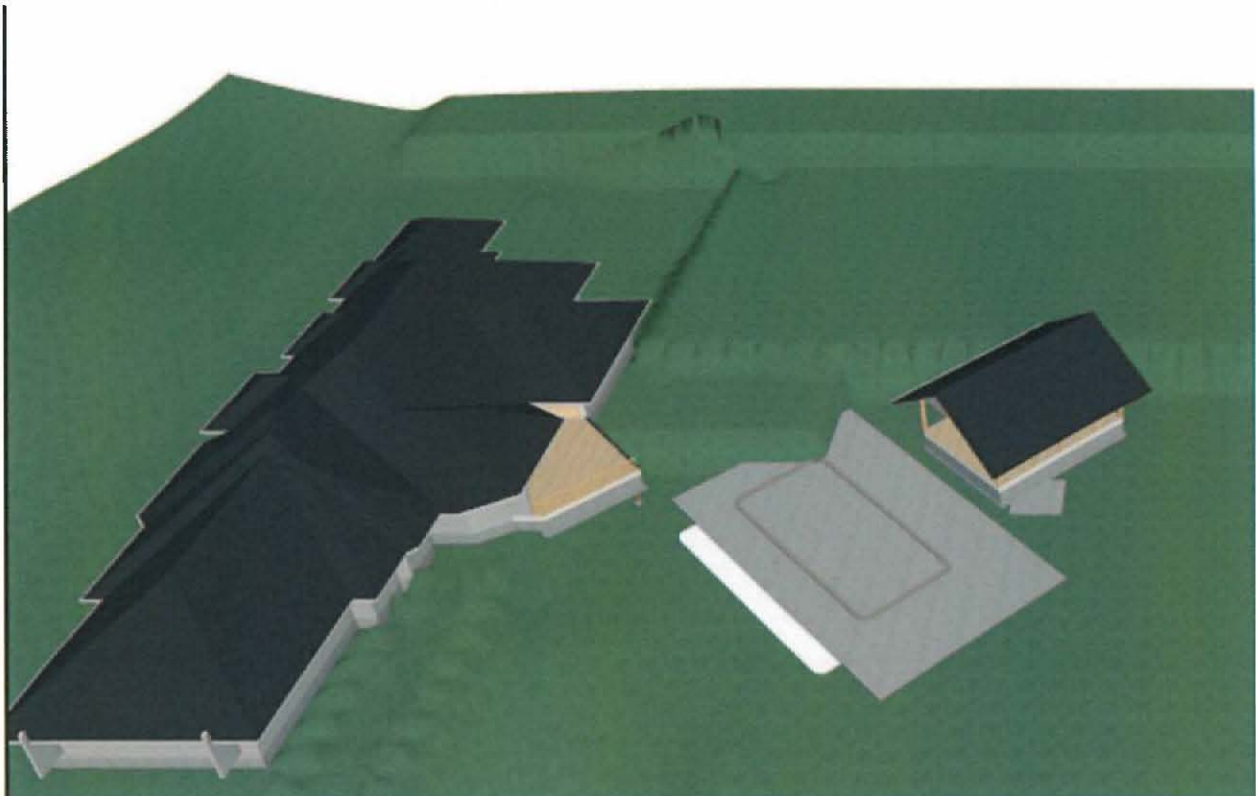
Do to size of existing detached garage (1,472 sq ft) only 26 sq ft capacity remains and reducing size to this amount is not functional. A variance would be required to have a functional pavilion.

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

The variance would still maintain the spirit of ordinance
as total accessory structure would still be less than total sq ft
of main level and comply w/ all other requirements. Additionally
it's in backyard and out of view of most neighbors and
will adhere to ~~appearance~~ aesthetics of house and garage.

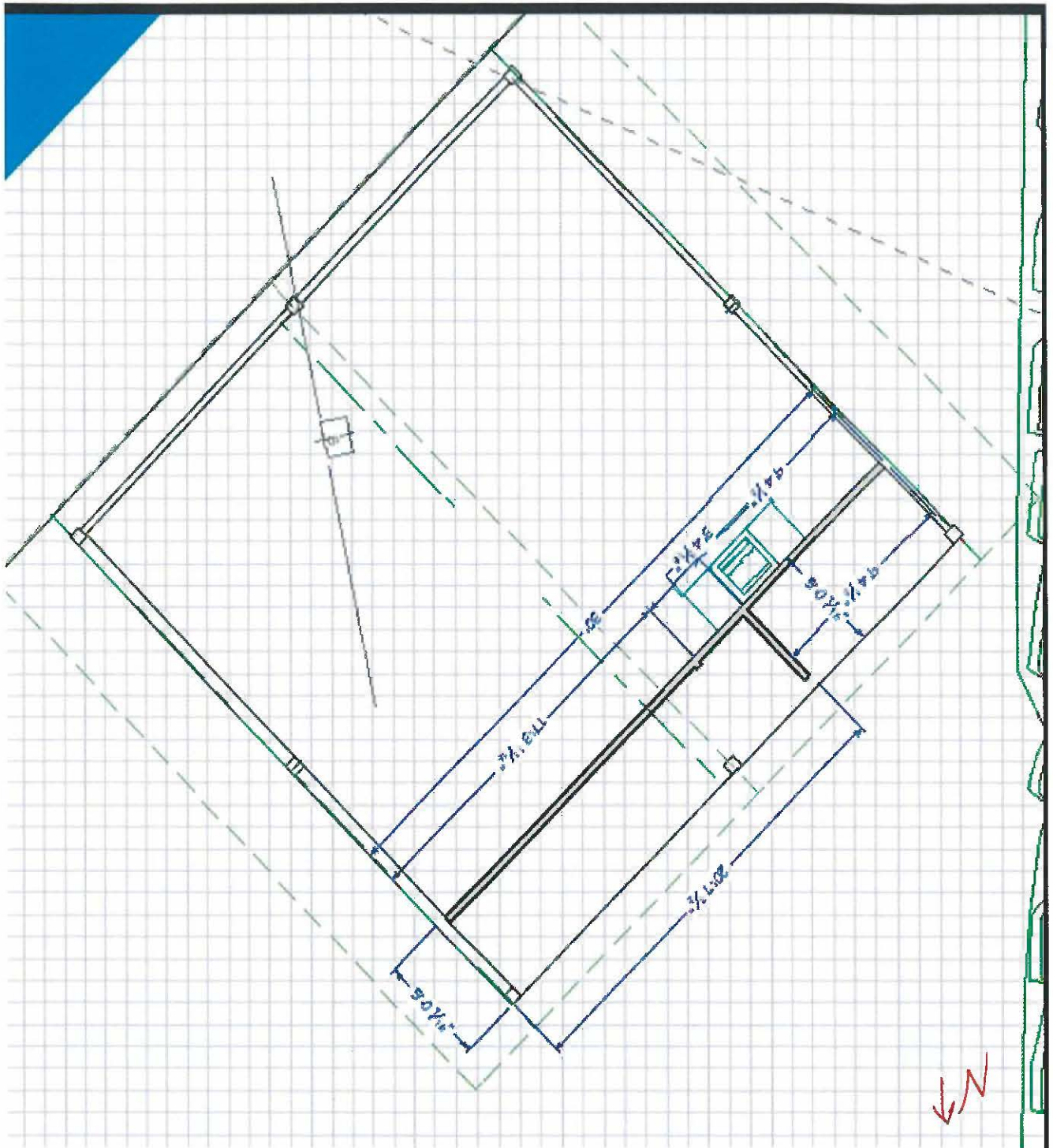
*No single factor listed above may control, and not all factors may be applicable in each case. Each case shall be determined on its own facts.

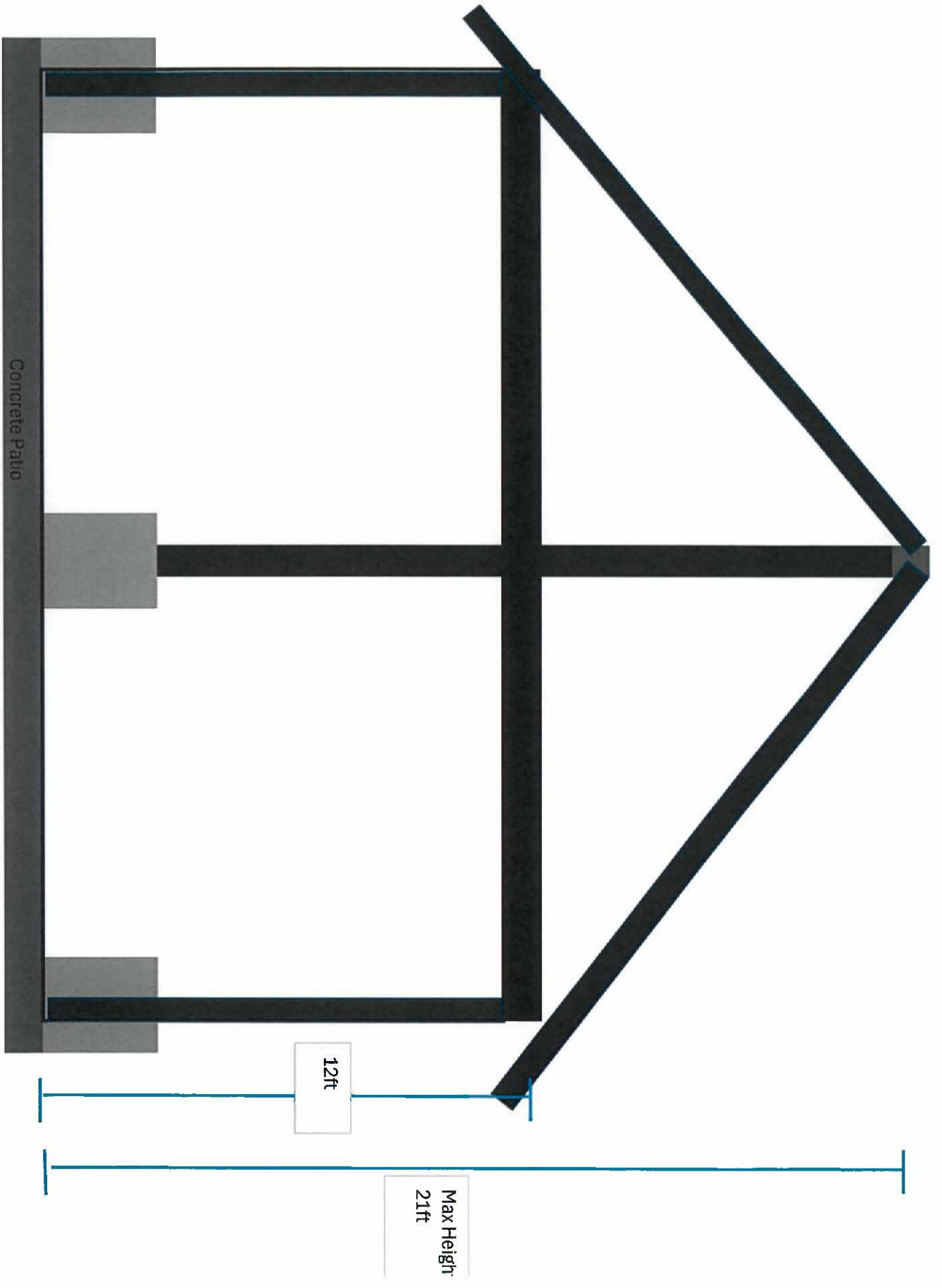
Overall View with updated grading and proposed pavilion and pool



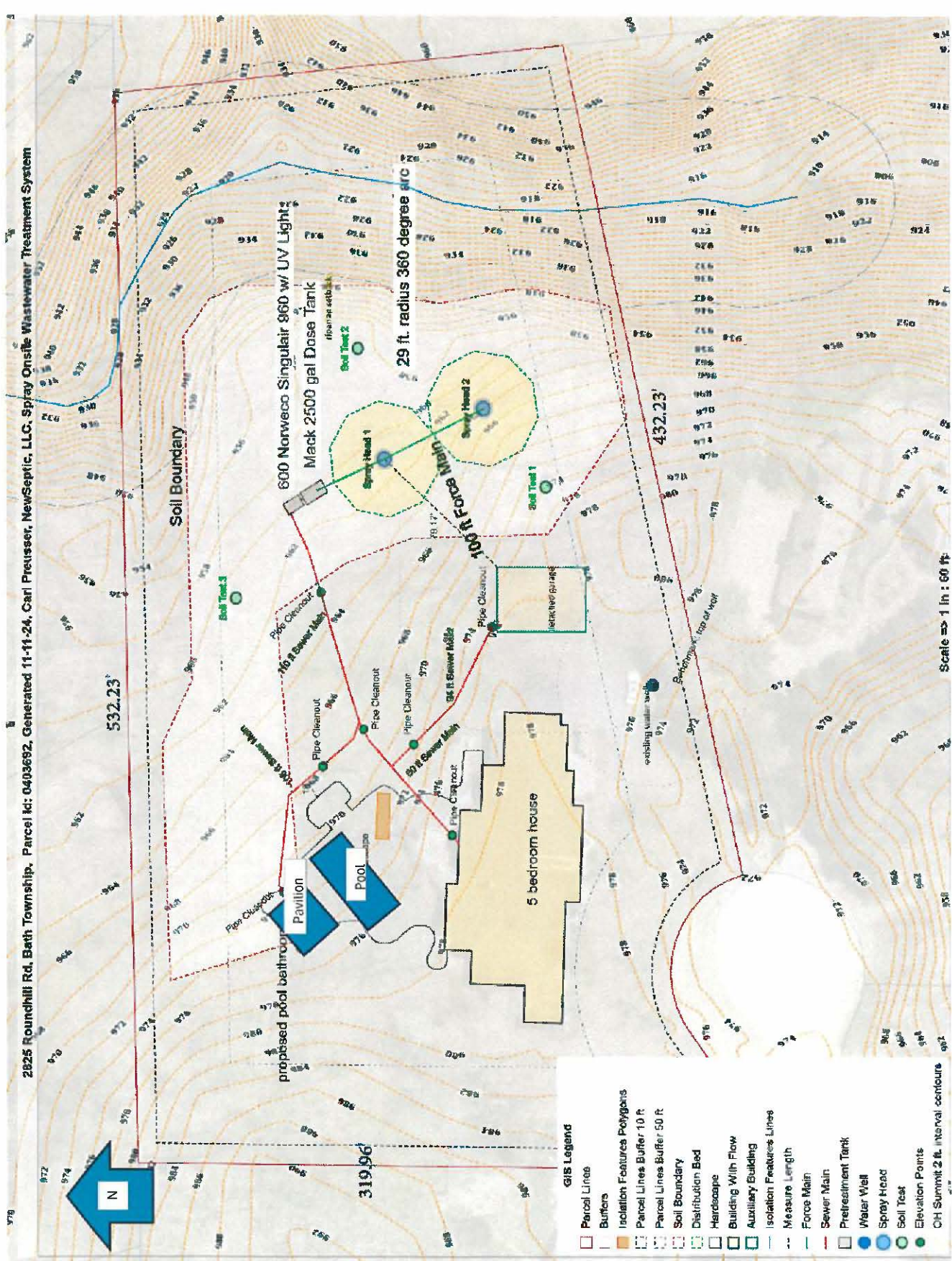
Rough look of the pavilion











2825 Roundhill Rd, Bath Township, Parcel Id: 0403692, Generated 11-11-24, Carl Pritusser, NewSeptic, LLC, Spray Onsite Wastewater Treatment System



- GIS Legend**
- Parcel Lines
 - Buffers
 - Isolation Features Polygons
 - Parcel Lines Buffer 10 ft
 - Parcel Lines Buffer 50 ft
 - Soil Boundary
 - Distribution Bed
 - Hardscape
 - Building With Flow
 - Auxiliary Building
 - Isolation Features Lines
 - Measure Length
 - Force Main
 - Sewer Main
 - Pretreatment Tank
 - Water Well
 - Spray Head
 - Soil Test
 - Elevation Points
 - CH Summit 2 ft interval contours

Scale = 1 in : 60 ft

Site Layout with updated Grading

