



# 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.:	25-29
Associated permits:			

### Applicant Data

Name: STEPHAN SHIPOSH

Company Name: CASTLEROCK CONSTRUCTION LLC

Address: 464 SCHOCALUS RD AKRON, OH. 44320

Telephone No.: 330-990-5205 Email: CASTLEROCKMAIL @ YAHOO.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: 1346 SAND RUN RD AKRON Parcel No.: 0406569

Allotment Name: MA Lot No.: \_\_\_\_\_

Owner(s): TOOD BYERS

Owner Address: 1346 SAND RUN RD. AKRON

Telephone No.: 330-714-2156

### 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](http://www.bathtownship.org) through the zoning link.

- Section: 701, Table 701-1 Description: PLACING THE ADDITIONAL GARAGE IN FRONT OF THE HOUSE
- Section: \_\_\_\_\_ Description: \_\_\_\_\_
- Section: \_\_\_\_\_ Description: \_\_\_\_\_
- 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: 9-9-2025

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:

24' x 24' DETACHED GARAGE BUILD WITH  
 DRIVEWAY EXTENSION

## 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):

HOMEOOWNER HAS QUITE A BIT OF PROPERTY  
 BUT NOWHERE NEAR OR ATTACHED TO THE HOUSE  
 TO PLACE ADDITIONAL GARAGE SPACE

- 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.

IT WOULD LOOK APPROPRIATE ON THE  
 PROPERTY AND THEREFORE ADD VALUE BY  
 INCREASED AUTOMOBILE STORAGE

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

IF GRANTED THE VARIANCE WOULD OFFER  
 ADDITIONAL SPACE.

- 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 CHARACTER WOULD NOT BE CHANGED. NEW GARAGE  
WOULD BRANCH OFF EXISTING DRIVEWAY AND BE  
TUCKED TO THE SIDE OF THE LOT IN A WOODED  
AREA OF THE PROPERTY

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

NONE AT ALL

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

NOT SURE

- 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.

APPLICANT

- 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).

IT CANNOT. THE ONLY PLACE TO PUT  
HOO ADDITIONAL GARAGE IS ON THE FRONT  
NORTH EAST END OF THEIR PROPERTY

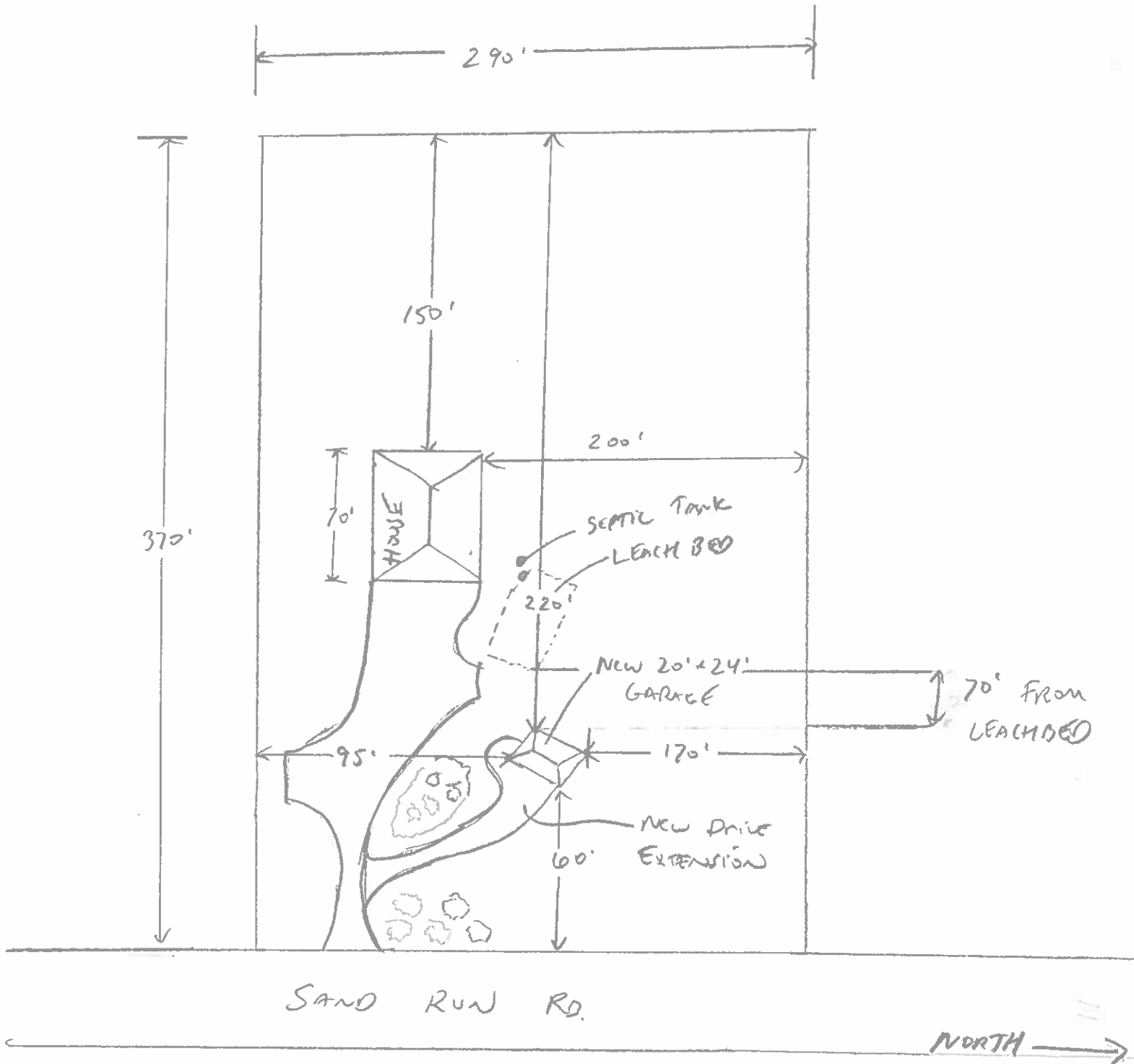
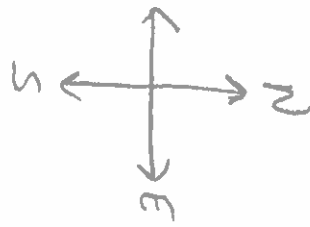
- I. Explain whether the spirit and intent behind the zoning requirement would be observed and/or substantial justice done by granting the variance.

JUSTICE WOULD BE DONE GRANTING THE VARIANCE.  
IT WOULD LOOK FITTING ON THEIR PROPERTY

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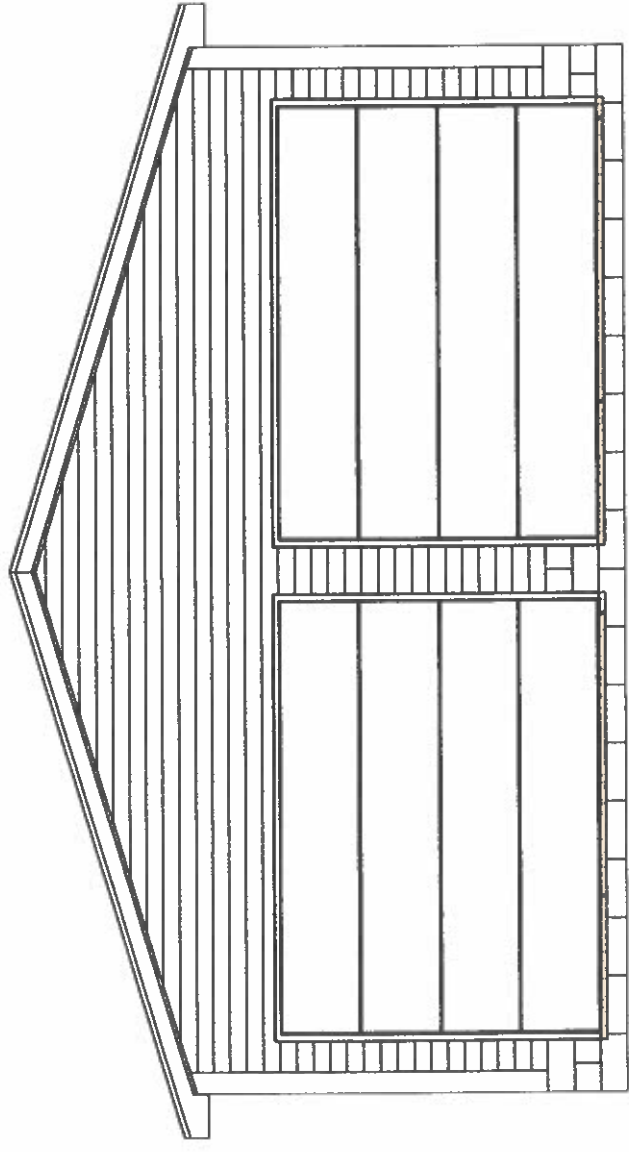
*\*No single factor listed above may control, and not all factors may be applicable in each case. Each case shall be determined on its own facts.*

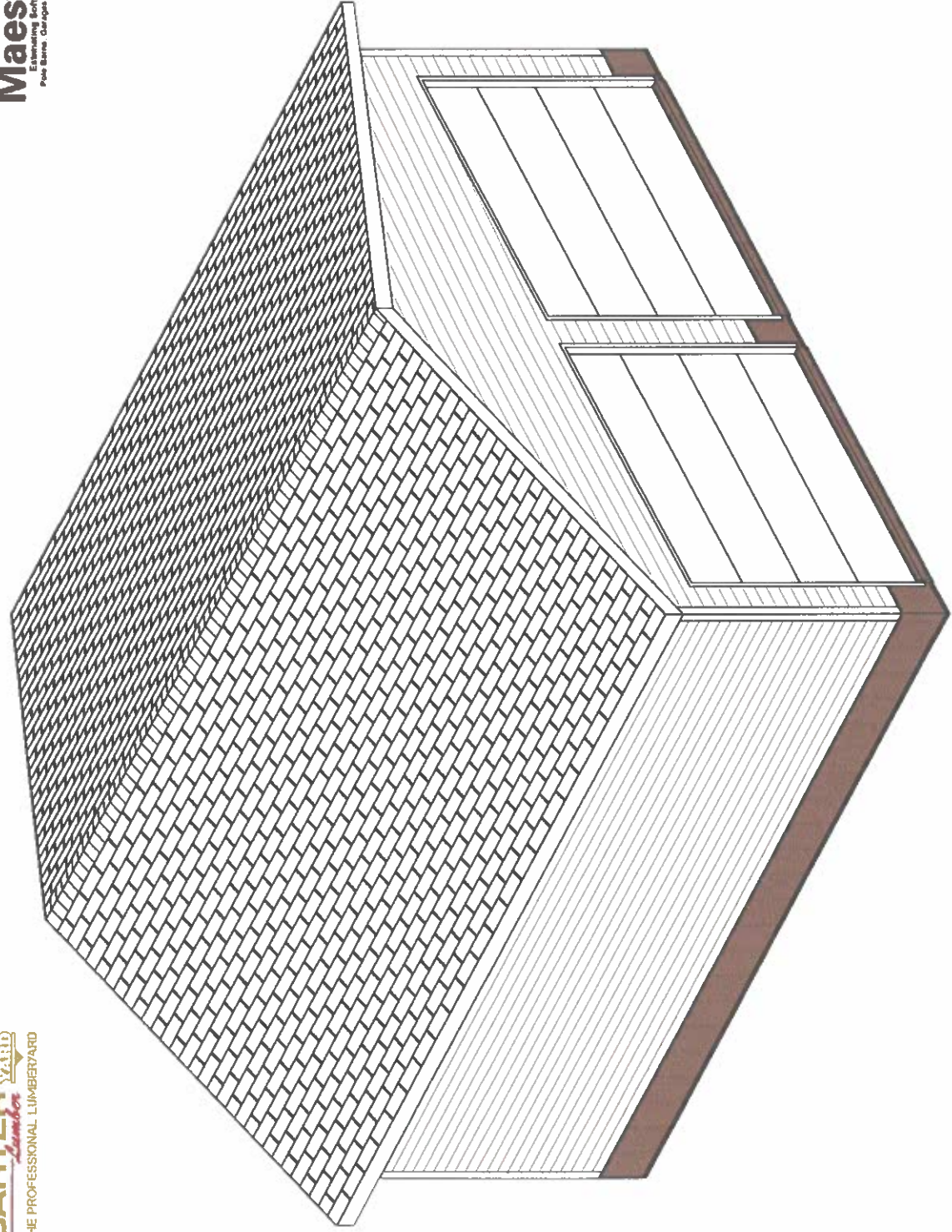


PARCEL # 0406569  
1346 SAND RUN RD

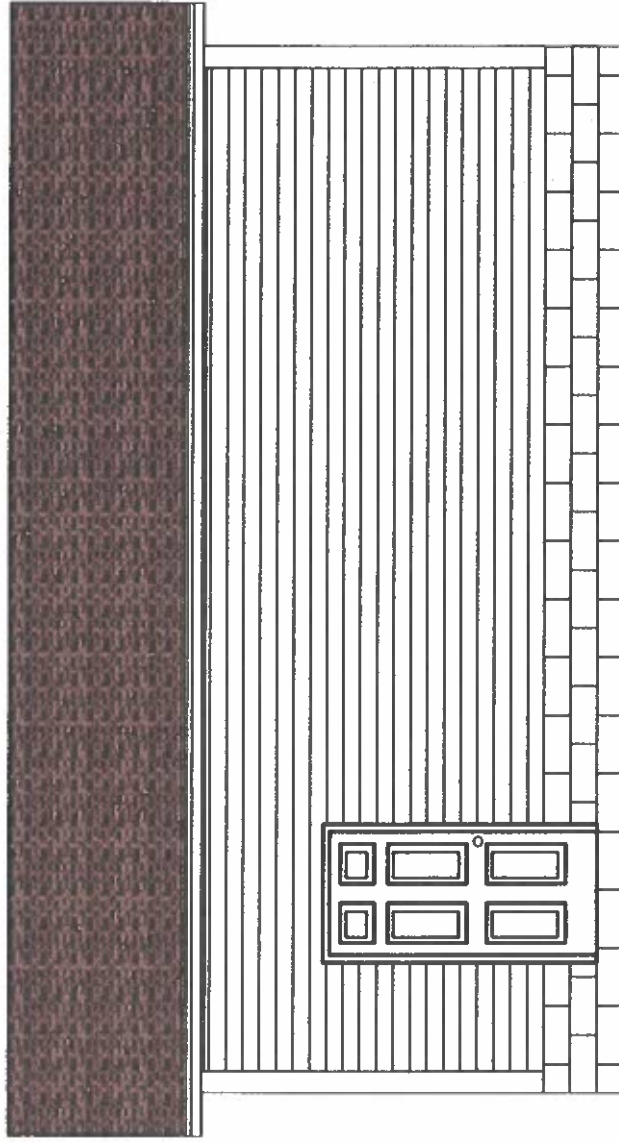


### SOUTH SIDE-GABLE SIDE 1 ELEVATION

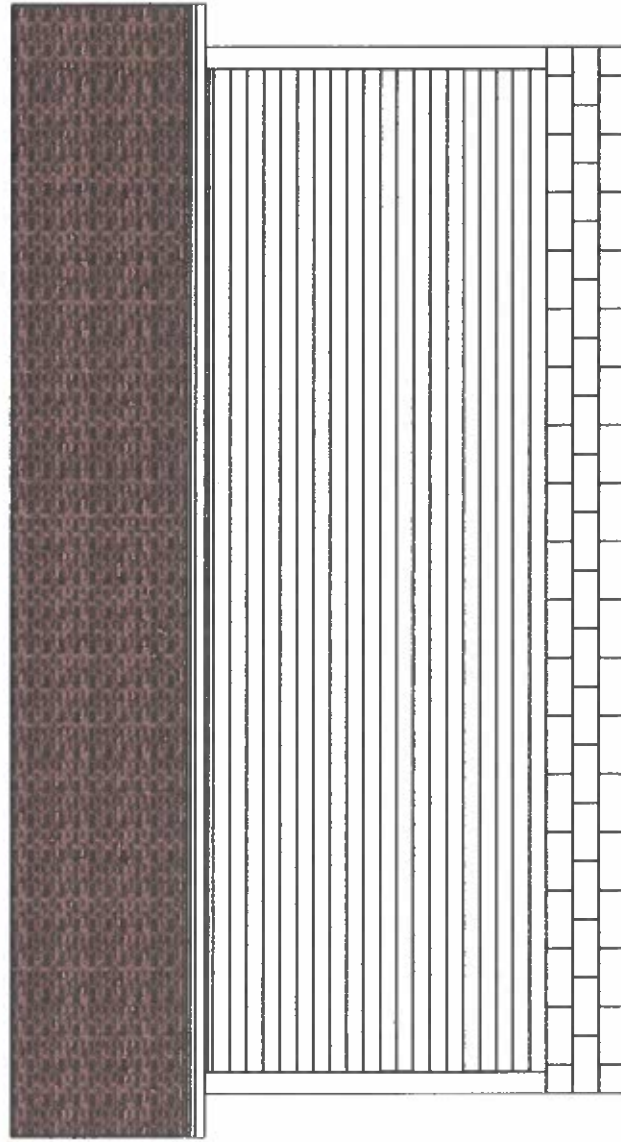




**EAST SIDE-EAVE SIDE 2 ELEVATION**



**WEST SIDE-EAVE SIDE 1 ELEVATION**



**NORTH SIDE-GABLE SIDE 2 ELEVATION**

