



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

ck# 1084

For office use only:	ARC File No.:	BZA File No.: <i>25-30</i>
Associated permits:		

Applicant Data

Name: Mark McCauley

Company Name: _____

Address: 233 N. Medina Line Rd Medina, OH 44256

Telephone No.: 330-635-5893 Email: markamcc33@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: 105 Magnolia Dr. Parcel No.: 04-03179

Allotment Name: _____ Lot No.: _____

Owner(s): Mark McCauley

Owner Address: 233 N. Medina Line Rd. Medina OH 44256

Telephone No.: 330-635-5893

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-BCA Description: shall not exceed 1,500

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: 11/15/25

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:

We would like to build a 30' x 80' barn. The increased size of the barn is for several reasons: (1) The barn will house additional cars related to the occupants of our mother-in-law suite, which at the current time will be my elderly mother who still drives. In addition, we have two (2) young adult children who will be commuting back and forth from school and/or work to save money to purchase their own first home; and (2) Maintaining an almost 12 acre parcel of property requires numerous farm implements including various tractors and attachments and other outdoor power equipment (mowers, tillers, log splitter, leaf blowers and plows) to maintain the trees and garden and plow the driveway. Aesthetically, keeping all of these items of tangible property inside of a barn is much more favorable than having them strewn about the property not to mention, these items are expensive, and it is best to keep them protected from the weather when not in use.

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:

Some of the properties in Harmony Hills sit on approx 1.5 acres of land. Some of those homes have detached garages of approx 500 sq ft. If I built a building in proportional then = $500 \text{ sq ft} / 1.5 \text{ acres} = 333.33$. I have almost 12 acres.

$12 \text{ acres} \times 333 = 3996$ Almost 4000 sqft building could be built using the same ratio.

- 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.

This property is not really part of any neighborhood. My driveway is approx 1100 ft long. Unable to be seen by road, the closet house is approx 450ft from the proposed barn thru the woods.

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

Not applicable

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

I purchased property in 1991 as vacant land. I can't remember

- 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.

We are building a house on the property

- 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, the barn is to store personal items & equipment.

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

It seems most lots in Bath Township are 1.5-5 acres, which they could build a 1500 sq ft building if they can meet all set back requirements. That might be hard to do on a 2 acre lot. Our setbacks are approx 95 ft from the west property ^{line}, approx 275 ft from the East property line, approx 300 ft from the North property line.

**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.*

North

Septic System Info
 4 bedroom dwelling
 Bldg sewer out inv. 1071.71
 A = Hydroaction CLP500
 Series UV Disinfector
 inv. in 1070.96
 B = 2000 gal. concrete dose tank
 inv. in 1070.38
 low water el. 1066.33

Design By
 Glenn Troyer
 330-353-0087
 Scale 1" = 50'

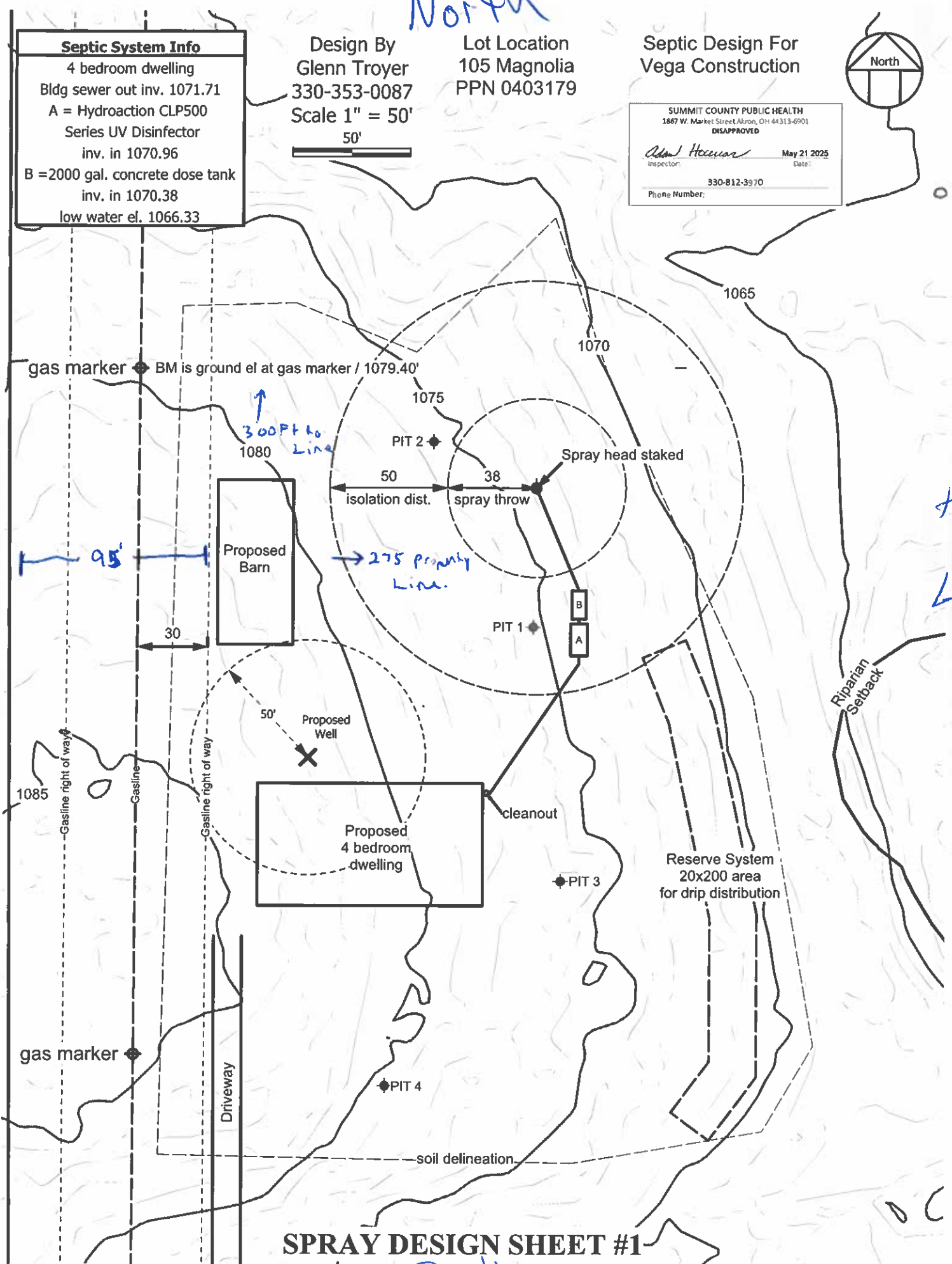
Lot Location
 105 Magnolia
 PPN 0403179

Septic Design For
 Vega Construction

SUMMIT COUNTY PUBLIC HEALTH
 1867 W. Market Street Akron, OH 44313-6901
 DISAPPROVED
 Inspector: *Adam Heccian* Date: May 21 2025
 330-812-3970
 Phone Number:



West.



SPRAY DESIGN SHEET #1

South



McCauley Garage

GARAGE

DATE: Friday, November 7, 2025
SCALE: AS SHOWN
DRAWN BY: VD

PHONE: 330.446.0497
1599 Randolph Rd
Mogadore, Ohio 44260

McCauley Garage

ENERGY CODE
OHIO HOME BUILDERS ASSOCIATION ALTERNATIVE ENERGY CODE (IHS) COMPLIANCE PART 02
EXTERIOR WALL INSULATION BLOWN IN FIBERGLASS INSULATION RESULTING IN R-13
CEILING INSULATION BLOWN IN FIBERGLASS INSULATION RESULTING IN R-30
FOUNDATION WALL INSULATION R-10 INSULATION TO FLOOR
EXTERIOR WINDOWS & DOORS 38 SOLAR HEAT GAIN COEFFICIENT (SGH) WITH U-VALUE OF .13
ENTRY DOORS 24 SOLAR HEAT GAIN COEFFICIENT (SGH) WITH U-VALUE OF .24

REVISIONS

DATE	REVISIONS



COMMENTS/SIGNATURES

DRAWING DATA

JOB NUMBER:	11/2925
DATE DRAWN:	11/29/25
DRAWN BY:	VD
REVISIONS	

DRAWING SCHEDULE

COVER PAGE	1
ELEVATIONS FRONT AND REAR	2
ELEVATIONS LEFT AND RIGHT	3
MAIN FLOOR PLAN	4
SECOND FLOOR PLAN	5
BIRDS EYE VIEW	6

DESIGN CRITERIA

LUMBER ALLOWABLE STRESSES	PC-1600 PSI FD-1600 PSI FWD-1600 PSI
FLOOR LOADS	40 PSF LIVE 10 PSF DEAD
ROOF LOADS	30 PSF LIVE 15 PSF DEAD
WIND LOAD (15 MPH) SECOND QURT.	20 PSF
SOIL LOAD BEARING PRESSURE	1,500 PSF

DRAWING SCHEDULE

ENERGY CODE

CONSTRUCTION NOTES

WINDOWS & DOORS

- All exterior doors to be installed heavy doors to garage to be fire rated and provide a self closer as required by local code.
- All sleeping rooms shall have at least one operable window or exterior door approved for emergency egress or egress.
- The National Electrical Code requires electrical wiring to be installed in a raceway or conduit where it is exposed to physical damage. All wiring in each building or structure shall be bonded together to form an effective grounding electrode system. This includes concrete-encased electrodes, i.e. an electrode encased by at least 2 inches of concrete, one or more bare zinc galvanized or other electrically conductive coated steel reinforcing bars or rods, not less than 1/2 inch diameter, or steel pipe, not less than 3 inches diameter, or other approved electrodes. All electrodes shall be bonded together by the usual steel tie wire or other effective means.
- NEC 210-12 (b) Arc Fault Circuit Interrupter Protection. All 125 volt single phase 15 or 20 ampere receptacles installed in dwelling units shall be protected by an AFCI. The AFCI shall be installed in the locations specified in A through G shall have ground fault circuit interrupter protection.
- Garage to be completely separated from other parts of the structure by means of a 1 hour minimum fire resistant wall, & ceiling.

PLUMBING CODE NOTES

- Individual shower and tub shower combinations to have installed shall be balanced pressure, thermostatic or combi valves.
- All open vent pipes that extend through the roof shall be terminated 12" above the roof.
- All Bathrooms to be equipped with exhaust fans vented to the outside. Do not vent to attic.

STAIRS:

- Stairway illumination per Local Code
- Stairway handrails to be continuous set at 36" above tread nosing
- Provide under stair protection per Local Code

MISCELLANEOUS:

- Permitted additions
- Approved additions shall be provided for all new buildings in such a position as to be approved by the local authority having jurisdiction. All new additions shall be posted on site prior to starting work and during construction.
- All grades at foundations shall have a minimum of 6" of fill within the first 10'-0" discharge as permitted by local code.
- All roofs to have gables & downspouts connected to city storm line for proper drainage as permitted by local code.
- Soffit & ridge vents must supply open space for ventilation of not less than 1/16" of the total area to open they are ventilating. This for permitting in required.
- Attic access doors installed and weatherstripped

CONSTRUCTION NOTES

FOUNDATIONS:

Design bearing pressure has been assumed to be 1500 PSF; prior to construction, soil test should be conducted to determine actual bearing capacity and that settlements at this pressure will be within acceptable limits.

CONCRETE:

Have a minimum cement content of 5.64% in minimum water to cement ratio of 0.45 and obtain a minimum strength of 4000 PSI 28 days unless noted otherwise.

- Use 6" x 8" x 12" rebar for all concrete exposed to weather.
- All basement and garage floor slabs to have control joints at a maximum of 12'-0" on center each.

MASONRY:

- CMU masonry units per ASTM C900, grade N-1, block masonry units per ASTM C90, grade S, type III, mortar per ASTM C778, type S.
- No lead filling against basement walls is to take place prior to leveling or installation of 2x4 floor joist blocking and sheathing.
- Provide solid masonry bearing for all steel beams.

STEEL:

- Rollled shapes, plates and bars per ASTM A36. Pipe per ASTM A53.

WOOD:

- Truss members to be minimum 2x6 in size and supported to the rafters in rear to the horizontal loads from the rafter to the support wall. All roof construction, knee wall construction or other construction situations where ceiling joists are not available, provide collar ties from rafter to rafter or to close as possible to studs.
- Seven lumber to be southern pine, NO 2, grade or better.
- Truss members, if applicable to meet basic load requirements for metal plate connected wood trusses TPI-1. Top chord tie load = 48 PSF, bottom chord tie load = 10 PSF. Sawn for drift areas (load duration factor of 1.15). Top chord dead load = 10 PSF, bottom chord dead load = 10 PSF. Maximum deflection L/760 for 100% LL, 100% DFL.
- Truss rafter members to be machine stress rated structural lumber as required for design loads. All truss design by manufacturer.
- All roof end beams to be 3x4 minimum unless noted otherwise. All post loads to be carried continuously down to foundation or supporting beams.
- All exposed lumber or lumber in contact with concrete or masonry to be treated.
- Double all floor joist running parallel under partition walls above.
- Double all framing under whirlpools, spas or tubs, kitchen islands and fireplaces.
- Double all length all rafters & headers around skylights and dormers.
- Typical window & door heads to be 2x2-10 with 1/2 inch plywood plate between studs based on above.
- All wood except for exterior treated lumber shall be a minimum of a inches above exterior grade.

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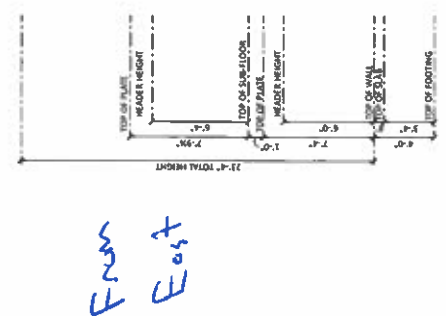
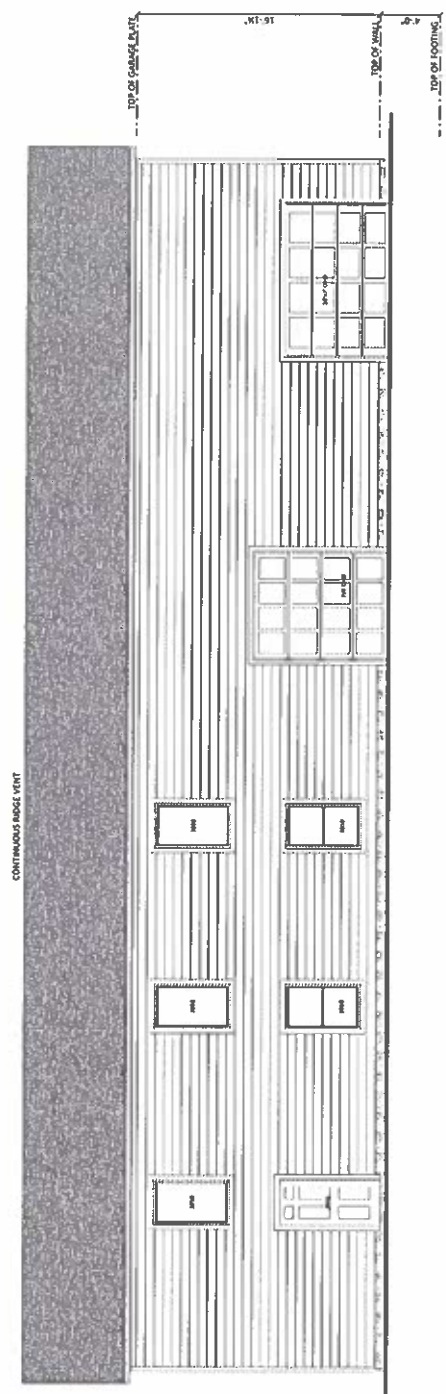
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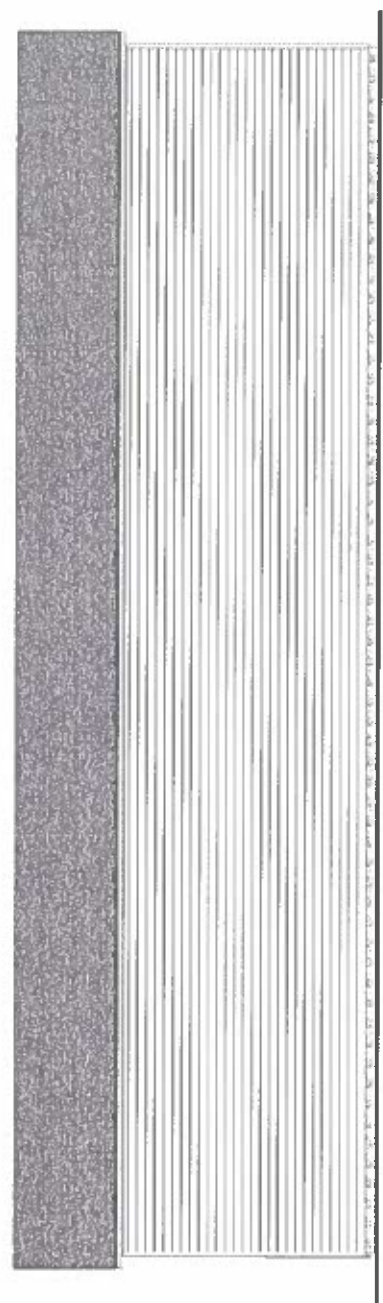
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THE CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR THE CORRECT INSTALLATION OF ALL EXTERIOR QUALITY INSULATION AND WEATHERPROOFING.



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



REAR ELEVATION
 SCALE: 1/4" = 1'-0"

From East

From West

THE CONTRACTOR ASSUMES FULL RESPONSIBILITY
 FOR THE CORRECT INSTALLATION OF ALL EXTERIOR
 AND INTERIOR FINISHES AND WATERPROOFING

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Tree Line on West Side



North



Tree Line on East Side



North