



BATH TOWNSHIP BOARD OF ZONING APPEALS

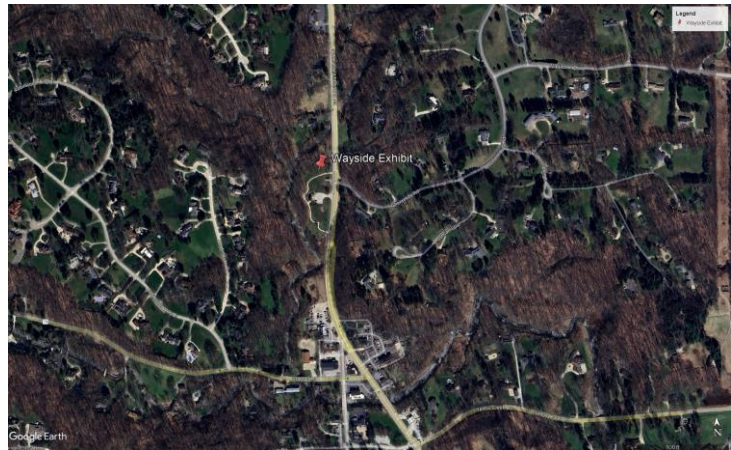
May 20, 2025

Bath Township Trustees

Variance to encroach upon the riparian setback for an accessory structure.

Case #: 25-09	Zoning: R-2
Applicant: Bath Township Trustees	Adjacent Zoning: R-2
Property Owner: Bath Township Trustees	Lot Size: 7.5 Acres
Address: 950 N. Cleveland Massillon Rd.	Parcel: 0407527

Location/Property: Property is located on the west side of N. Cleveland Massillon Rd. approximately 1800’ north of the Yellow Creek Rd. and N. Cleveland Massillon Rd. intersection. Single family residences are located to the west, north and east, Ghent Hamlet is located to the south.



Site Description: The site is currently the Heritage Corridors Wayside Exhibit and there are two streams that converge toward the back of the property. On the backside of the streams there are steep slopes.

Proposal: The Applicant is proposing to construct an observation deck behind the existing structure on the property.

Zoning Comments: The applicant is requesting a variance from Article 6, Section 602 to encroach upon the riparian setback requirements to construct an accessory structure. There is a 75’ riparian setback along the stream and the proposed observation deck is within the setback.

Member	Present	Motion	Second	Yes	No	Abstain
JoAnne Bondi						
Nancy Fay						
Thomas Flynn (Chair) (Alt. 1)						
Tim Franklin						
Marci Frederick (Alt. 2)						
Jeff Kerr (V-Chair)						
Michael Mack						