



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: Mathew and Susan Cunningham

Company Name: _____

Address: 1339 N Medina Line Rd, Akron, OH 44333

Telephone No.: 330-807-4975 Email: cunningham.mathew.j@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: 1339 N Medina Line Rd Parcel No.: 0403717

Allotment Name: N/A Lot No.: N/A

Owner(s): Susan M Cunningham and Mathew Cunningham

Owner Address: 1339 N Medina Line Rd, Akron, Ohio 44333

Telephone No.: 330-807-4975

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 Requirement and Location

(D) The total building footprint area of all accessory buildings and structures on a lot in the R-1 and R-2 districts shall not exceed 1,500 square feet.

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: Math J. C. [Signature] Date: 5/30/2025

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:

30' x 50' Barn/Garage for storage of vehicles and other hobby equipment.

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):

The needed size of the new structure and existing structures exceed the 1,500 square feet maximum set out in the regulations. In order to properly store equipment and vehicles, we need additional building space. Its' location closer to the house is also necessary for access to the driveway and road. The existing structure in the rear of the property is used for tractor and land maintenance equipment.

- 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.

The additional space over the 1,500 sq ft is required for storage of vehicles and related equipment. We are currently renting an offsite storage for vehicles that is no longer practical or desired.

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

We do not believe the variance is substantial. The back accessory building is on the back of our 10 acre property and is not visible to any homes or the street.

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.

There would not be any character alteration and no detriments to adjoining properties.

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

No adverse impacts on the delivery of governmental services.

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

Property has been owned for 20+ years. While restrictions were known, it was also known that other nearby properties have been granted variances related to accessory structure size and locations. In addition, our needs have expanded over the years where additional on property space is required.

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. The existing accessory structure was built by the previous owner but met our needs until the last several years.

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).

To stay within the zone-conforming 1,500 sq foot, we would need to build a 600 sq ft building. To conform, the building would need to be 20' x 30'. This would not satisfy the current needs nor be a visually appealing.

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

We feel the spirit and intent would be observed, given the 10 acres and the related need for tractor and equipment to maintain the more rural nature of the property. If we did not have the 10 acres, that accessory structure would not necessary and the new barn/garage would fall within the current zoning regulations.

**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.*

Matt Cunningham

30X50 WILLOW CREEK GARAGE

May 2025

GENERAL NOTES:

ALL CONSTRUCTION PROCEDURES REFERENCED IN THIS PLAN ARE TO MEET OR EXCEED REQUIREMENTS IN THE 2019 RESIDENTIAL CODE OF OHIO (RCO).

SOIL BEARING DESIGN ASSUMED TO BE MIN. 1,500 PSF AT FOOTING DEPTH.

CONCRETE STRENGTH FOR FOOTERS SHALL BE MINIMUM 3,000 PSI AT 30 DAYS
CONCRETE STRENGTH FOR SLABS SHALL BE MINIMUM 4,000 PSI AT 30 DAYS
WITH 6% AIR ENTRAINMENT.

DESIGN CRITERIA:

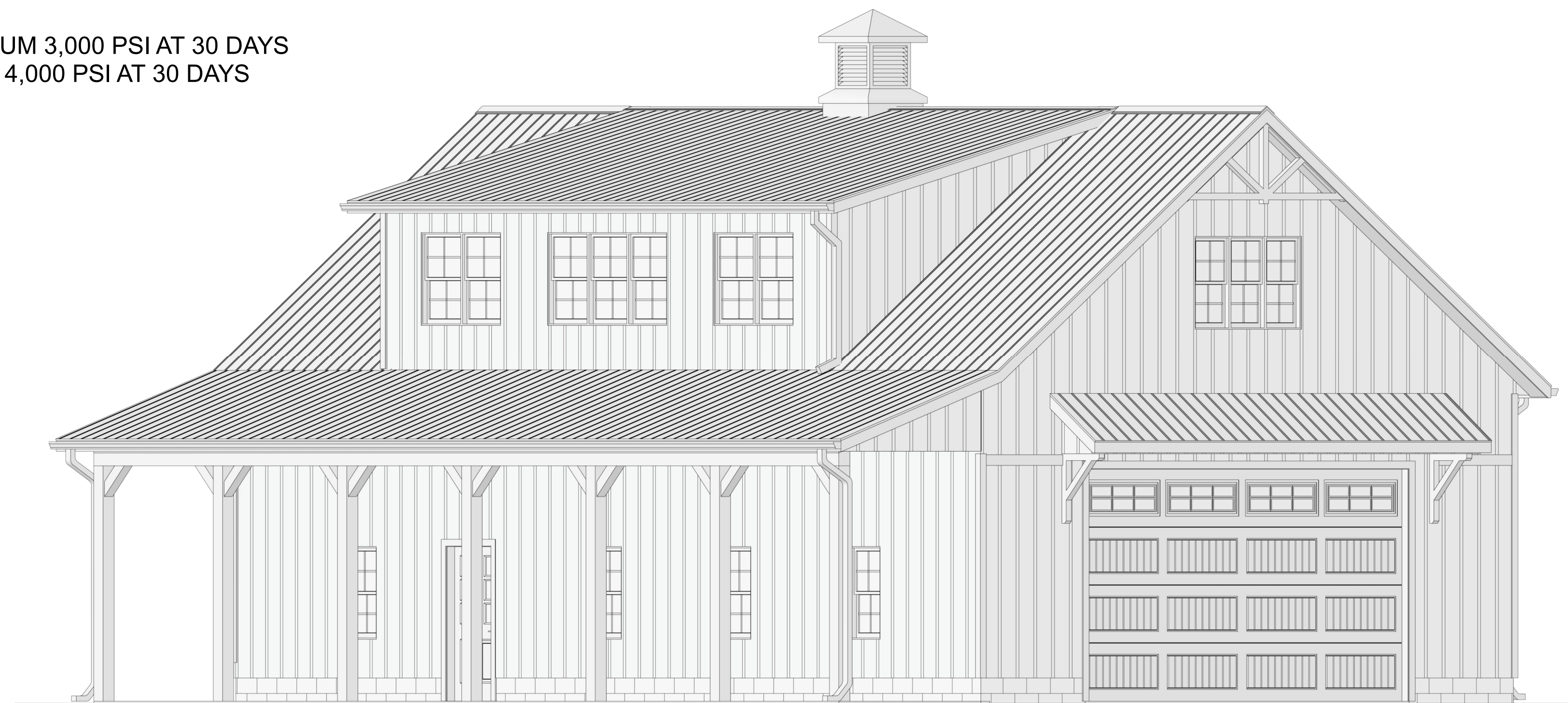
BUILDING DESIGN:

GROUND SNOW LOAD: 25 PSF
FLOOR LIVE LOAD (SLAB): 50 PSF
FLOOR LIVE LOAD (2ND FLOOR): 40 PSF
WIND: 115 MPH (3-SECOND GUST)

STRUCTURE DEAD LOAD:

FLOOR: 10 PSF
CEILING: 10 PSF
ROOF: 10 PSF

FROST LINE: 32"



DRAWING INDEX:

- A-1 ELEVATIONS
- A-2 FOUNDATION PLAN
- A-3 FIRST FLOOR PLAN
- A-4 SECOND FLOOR PLAN
- S-1 CROSS SECTIONS

ELEVATIONS

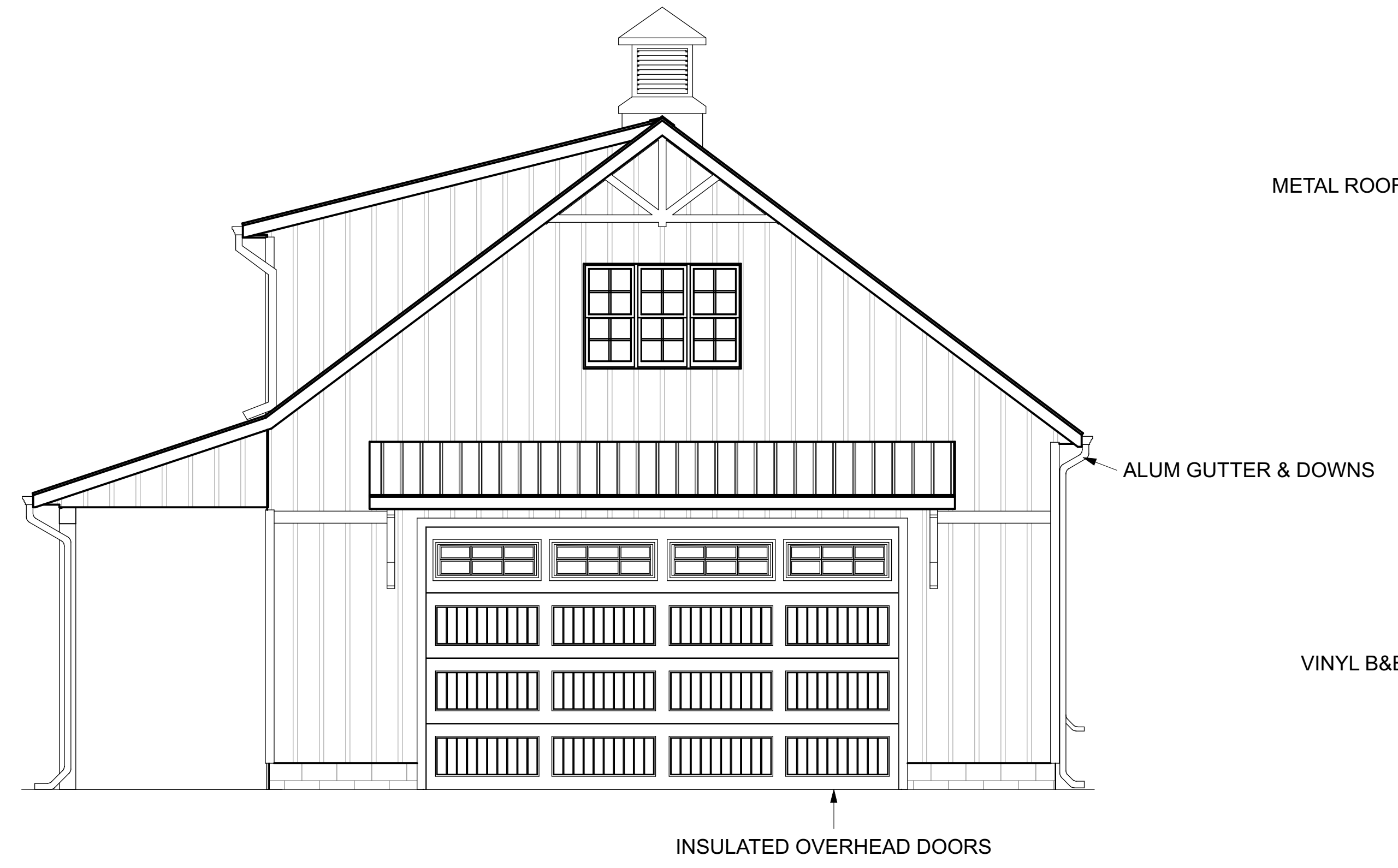
Matt Cunningham
 1339 N Medina Line Road
 Akron, Oh 44333

REVISED:
 5/14/2025

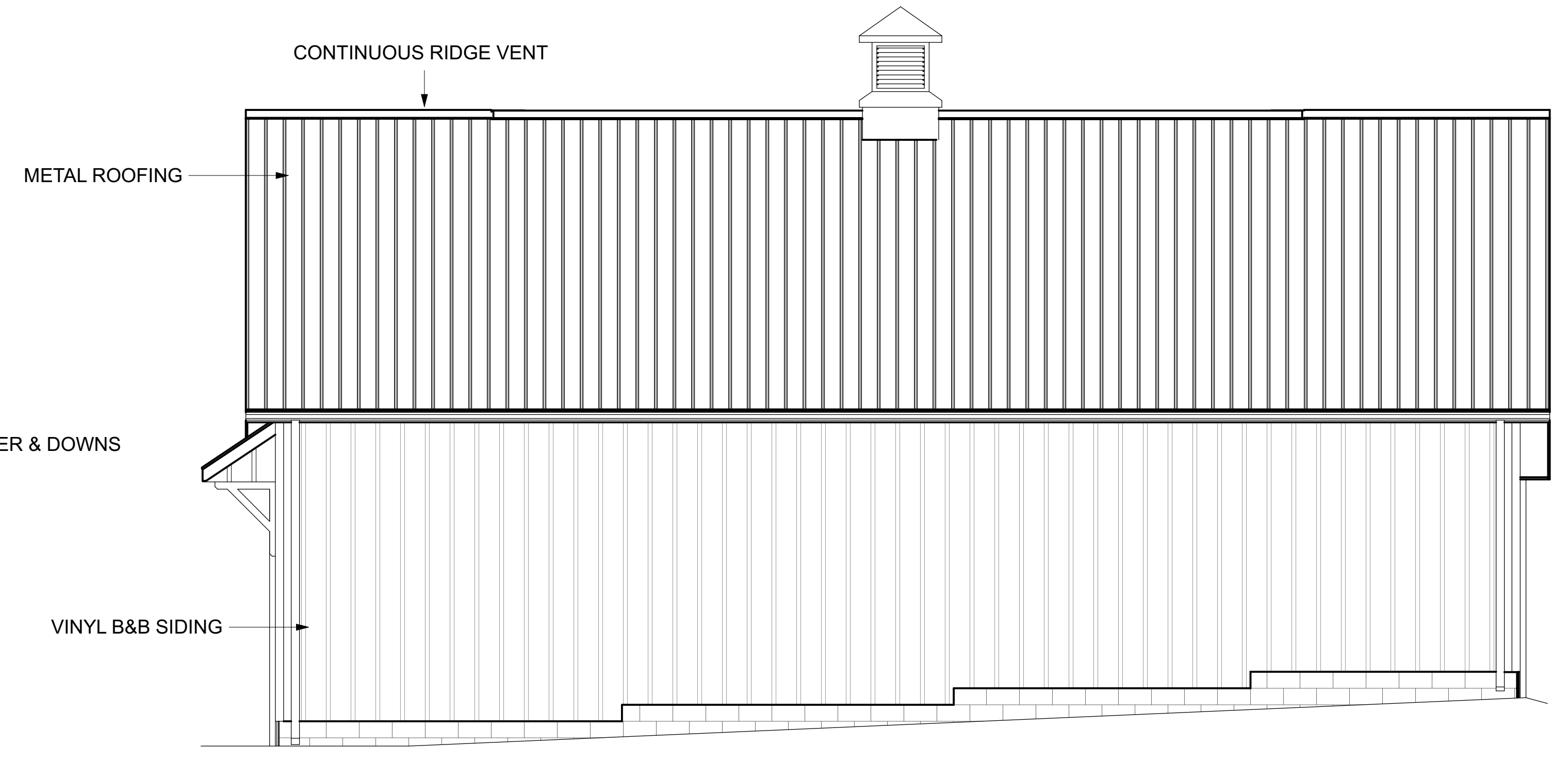
DRAWN BY:
C.B.

SHEET SIZE:
 24" X 36"

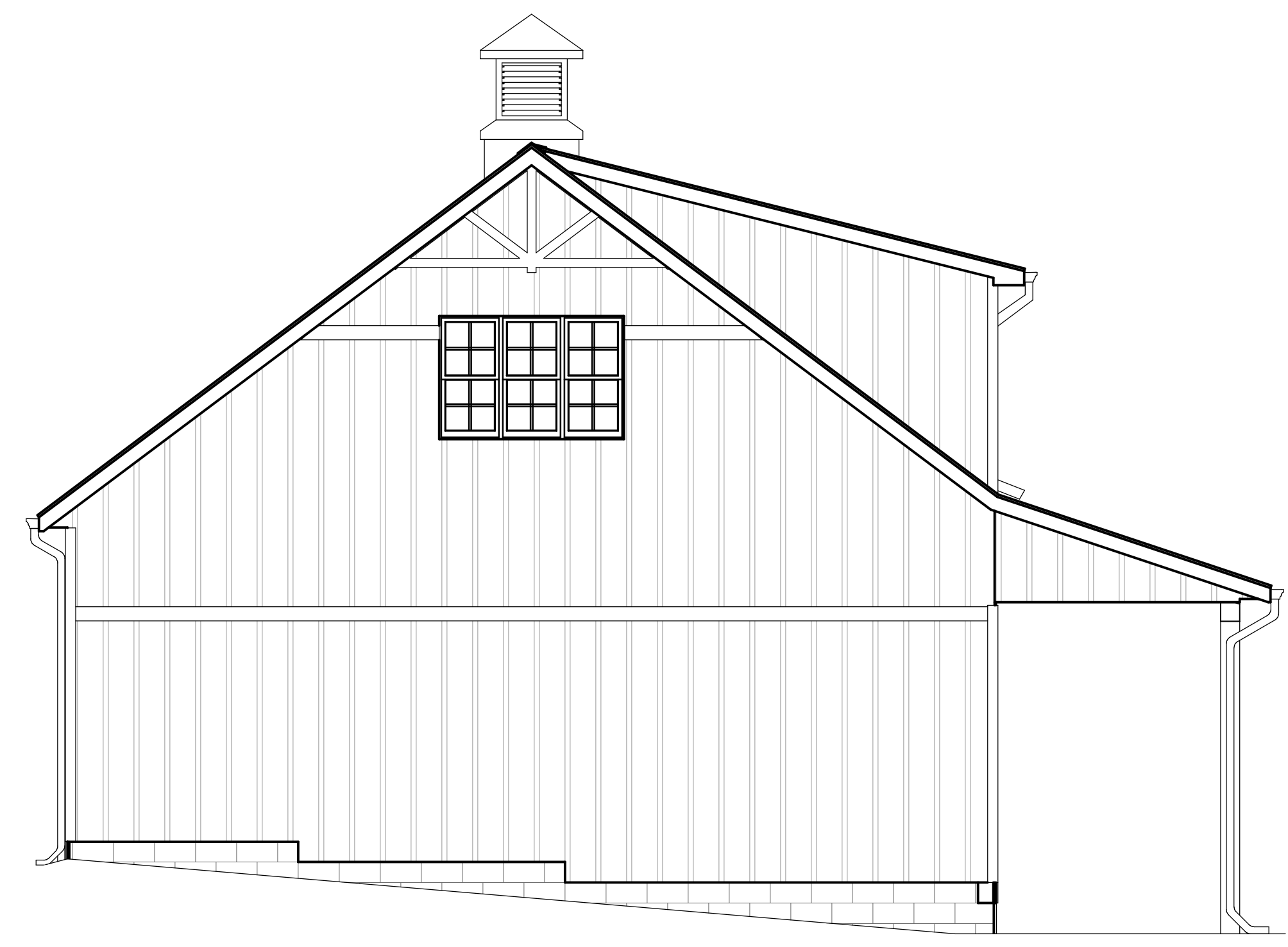
SHEET:
A-1



FRONT EXTERIOR ELEVATION
 1/4" SCALE



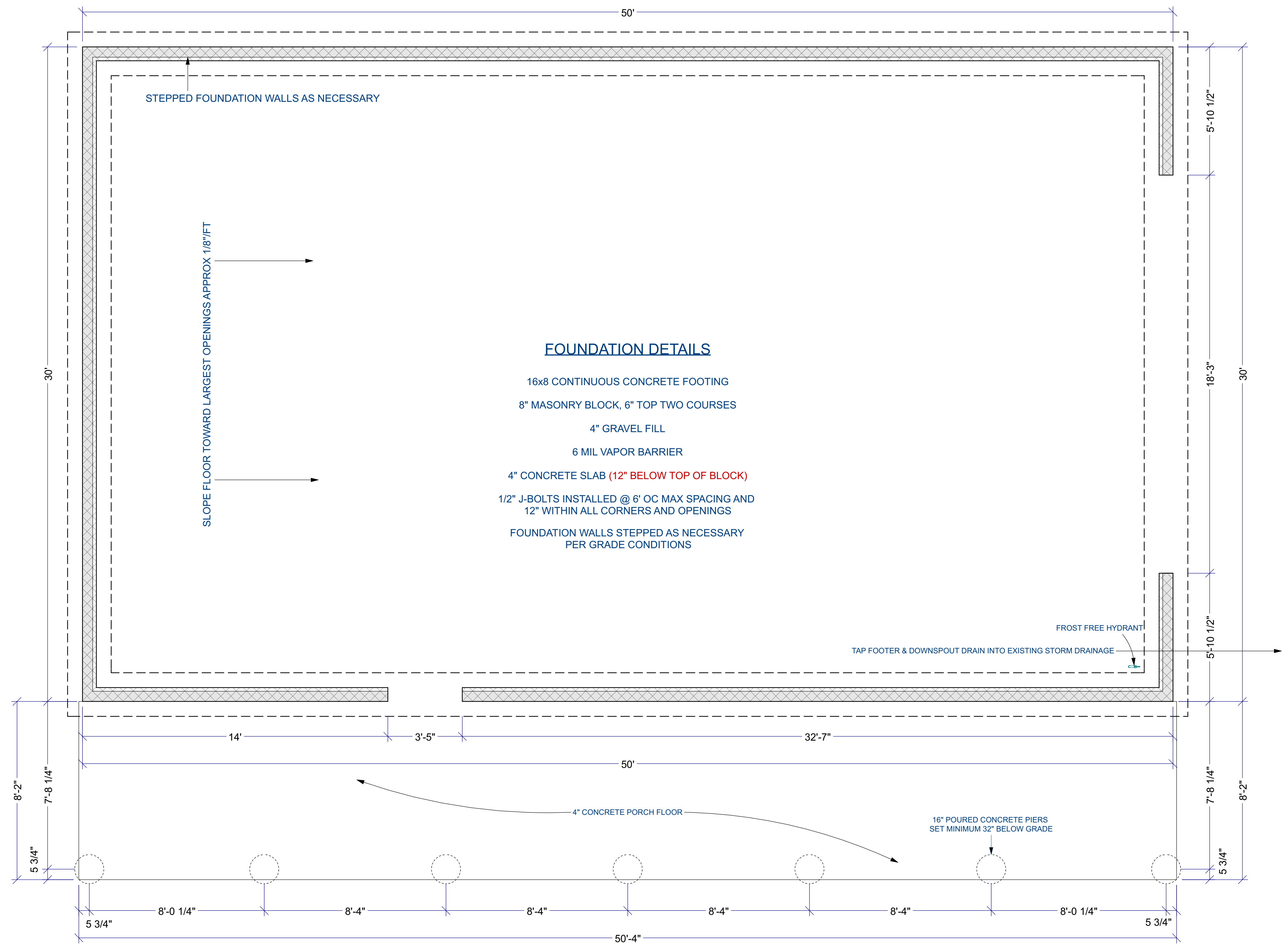
RIGHT EXTERIOR ELEVATION
 1/4" SCALE



REAR EXTERIOR ELEVATION
 1/4" SCALE



LEFT EXTERIOR ELEVATION
 1/4" SCALE



FOUNDATION DETAILS

- 16x8 CONTINUOUS CONCRETE FOOTING
- 8" MASONRY BLOCK, 6" TOP TWO COURSES
- 4" GRAVEL FILL
- 6 MIL VAPOR BARRIER
- 4" CONCRETE SLAB (12" BELOW TOP OF BLOCK)
- 1/2" J-BOLTS INSTALLED @ 6" OC MAX SPACING AND 12" WITHIN ALL CORNERS AND OPENINGS
- FOUNDATION WALLS STEPPED AS NECESSARY PER GRADE CONDITIONS

SCALE
3/8" = 1'



DRAWINGS PROVIDED BY:

FOUNDATION PLAN

Matt Cunningham
1339 N Medina Line Road
Akron, Oh 44333

REVISED:

5/14/2025

DRAWN BY:

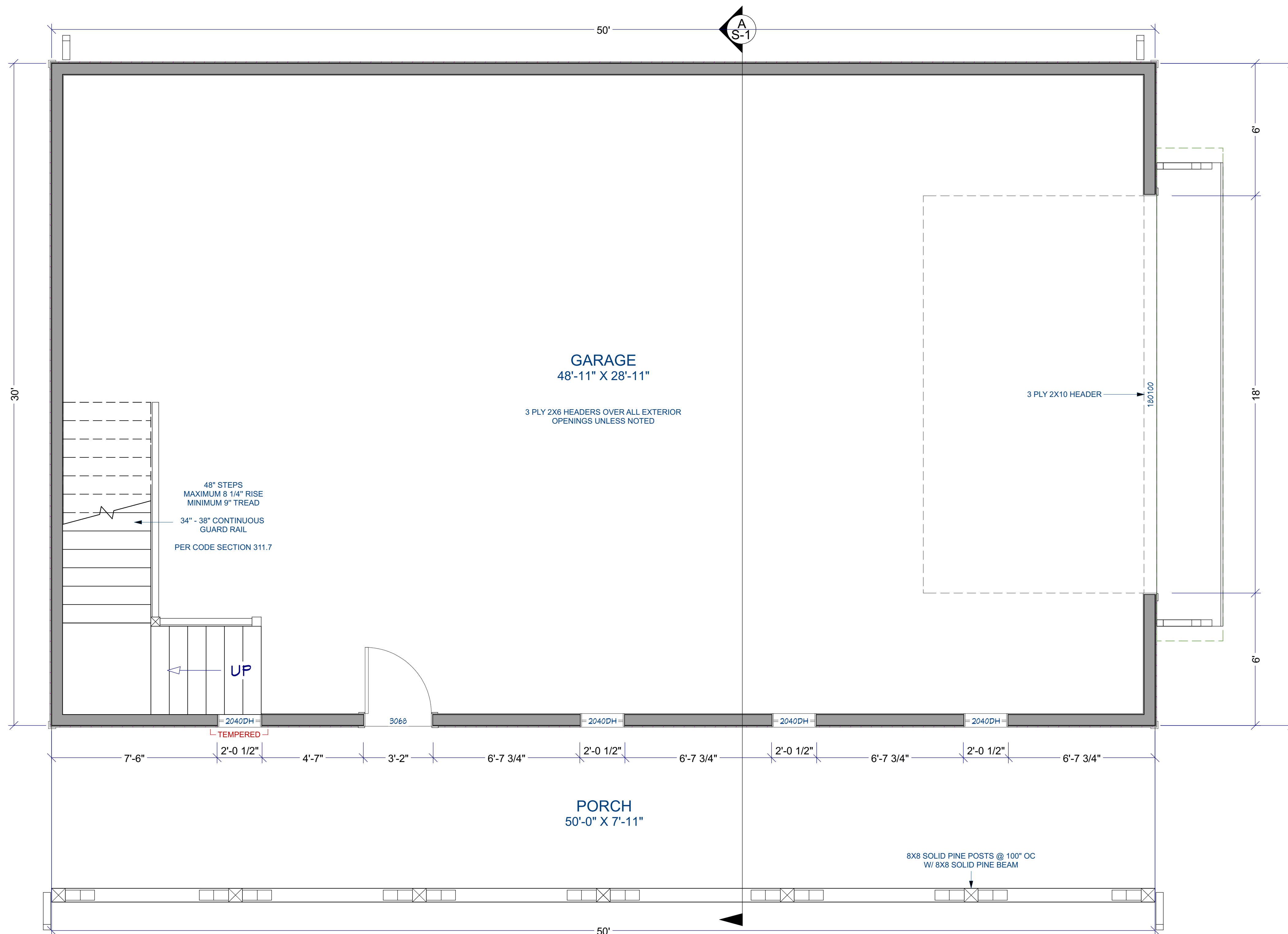
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SHEET SIZE:

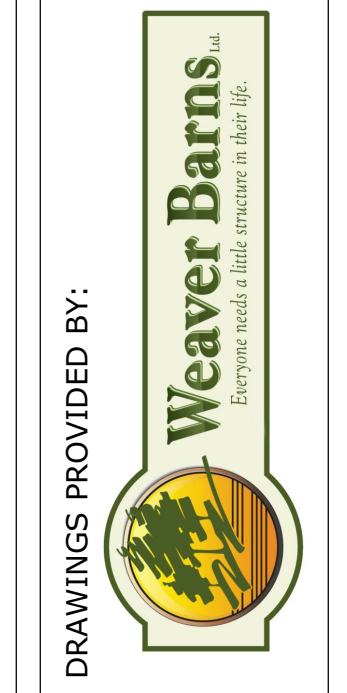
24" X 36"

SHEET:

A-2



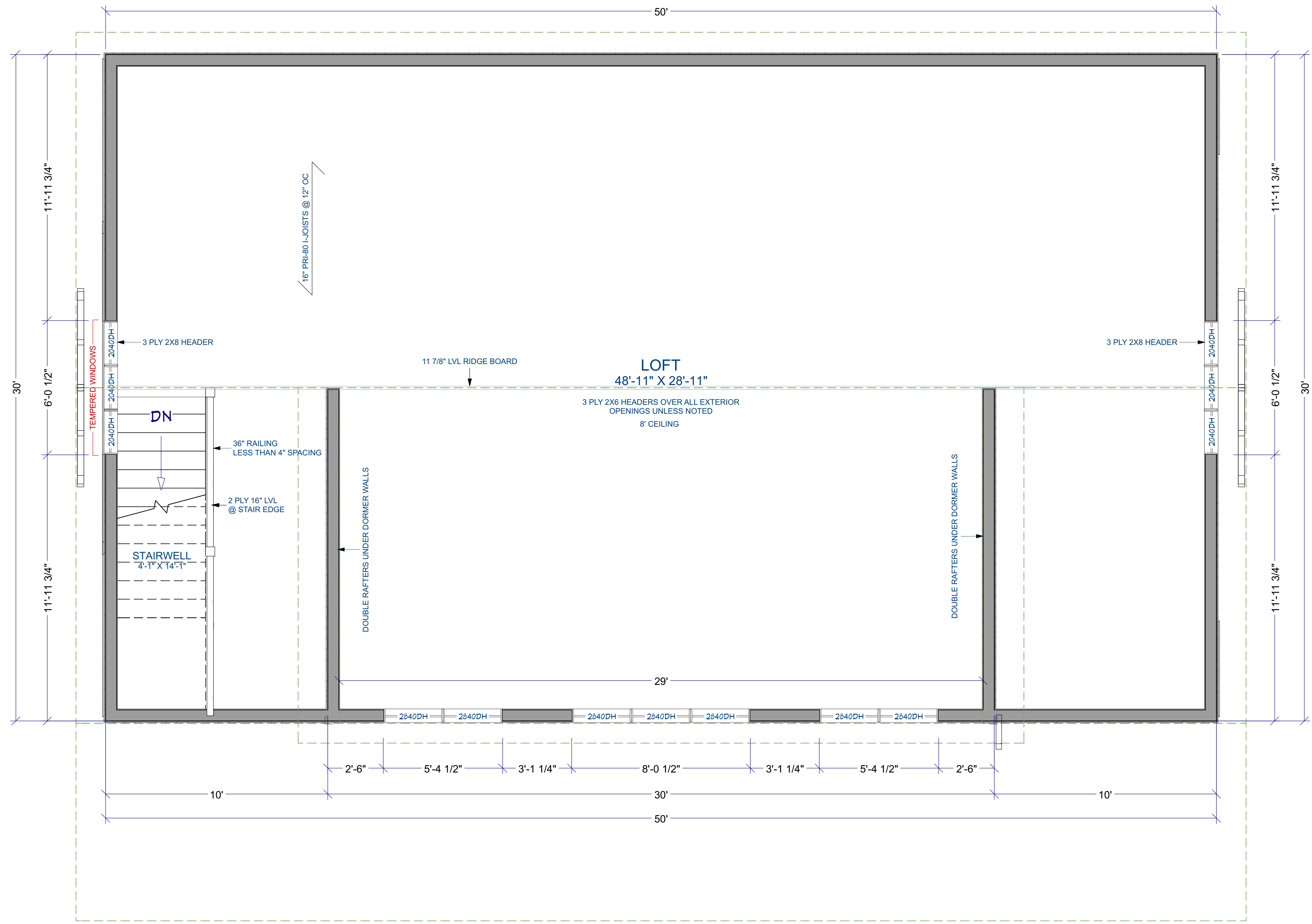
SCALE
3/8" = 1'



FIRST FLOOR PLAN

Matt Cunningham
1339 N Medina Line Road
Akron, Oh 44333

REVISED:
5/14/2025
DRAWN BY:
C.B.
SHEET SIZE:
24" X 36"
SHEET:
A-3



SCALE
3/8" = 1'



DRAWINGS PROVIDED BY:

SECOND FLOOR PLAN

Matt Cunningham
1339 N Medina Line Road
Akron, Oh 44333

REVISED:

5/14/2025

DRAWN BY:

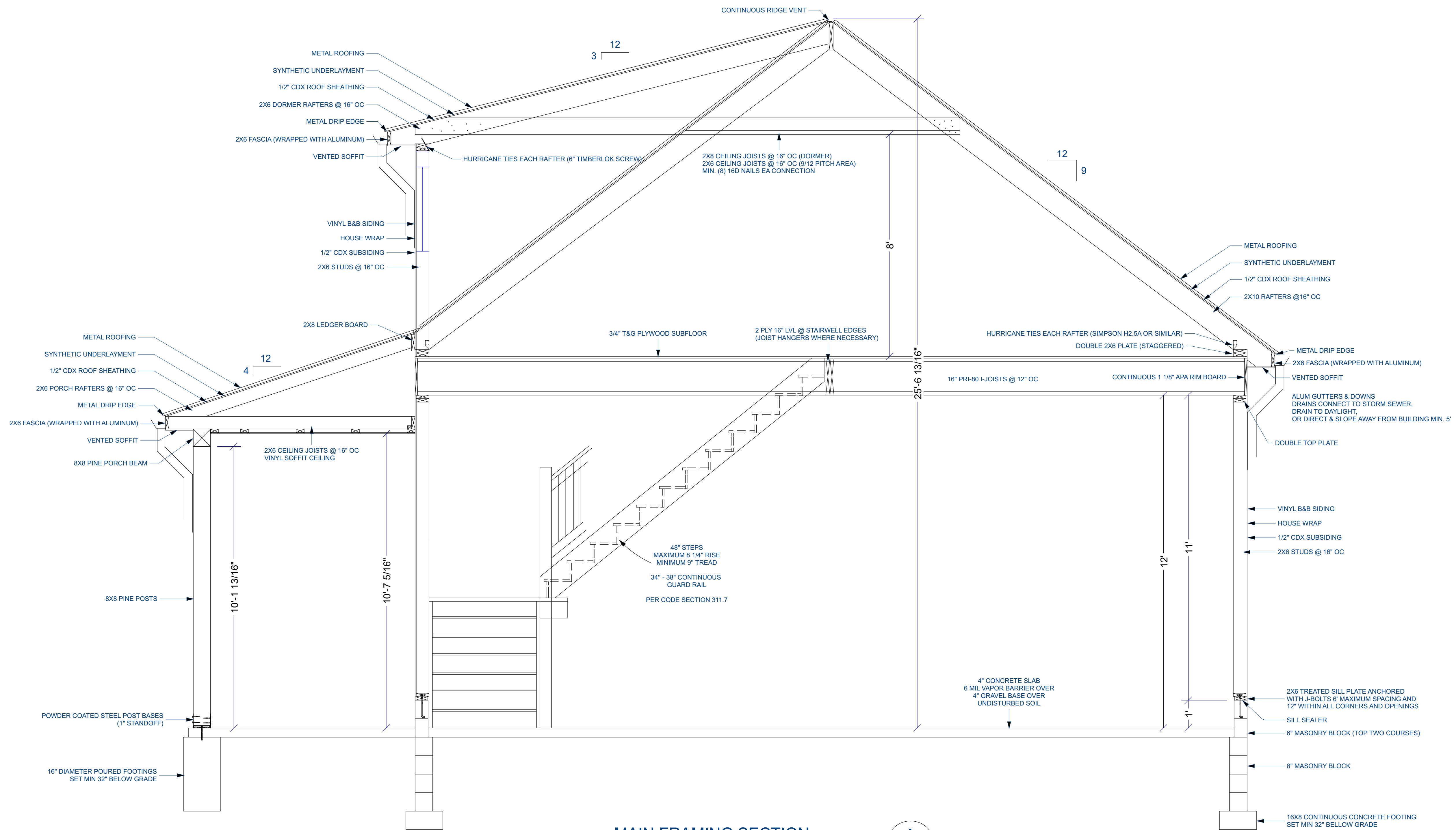
C.B.

SHEET SIZE:

24" X 36"

SHEET:

A-4



MAIN FRAMING SECTION
SCALE: 1/2" = 1'

A
S-1

CROSS SECTIONS

Matt Cunningham
1339 N Medina Line Road
Akron, Oh 44333

REVISED:

5/14/2025

DRAWN BY:

C.B.

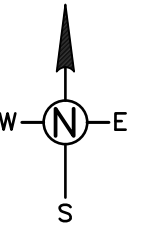
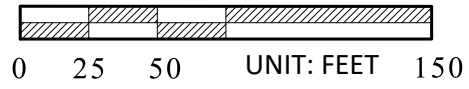
SHEET SIZE:

24" X 36"

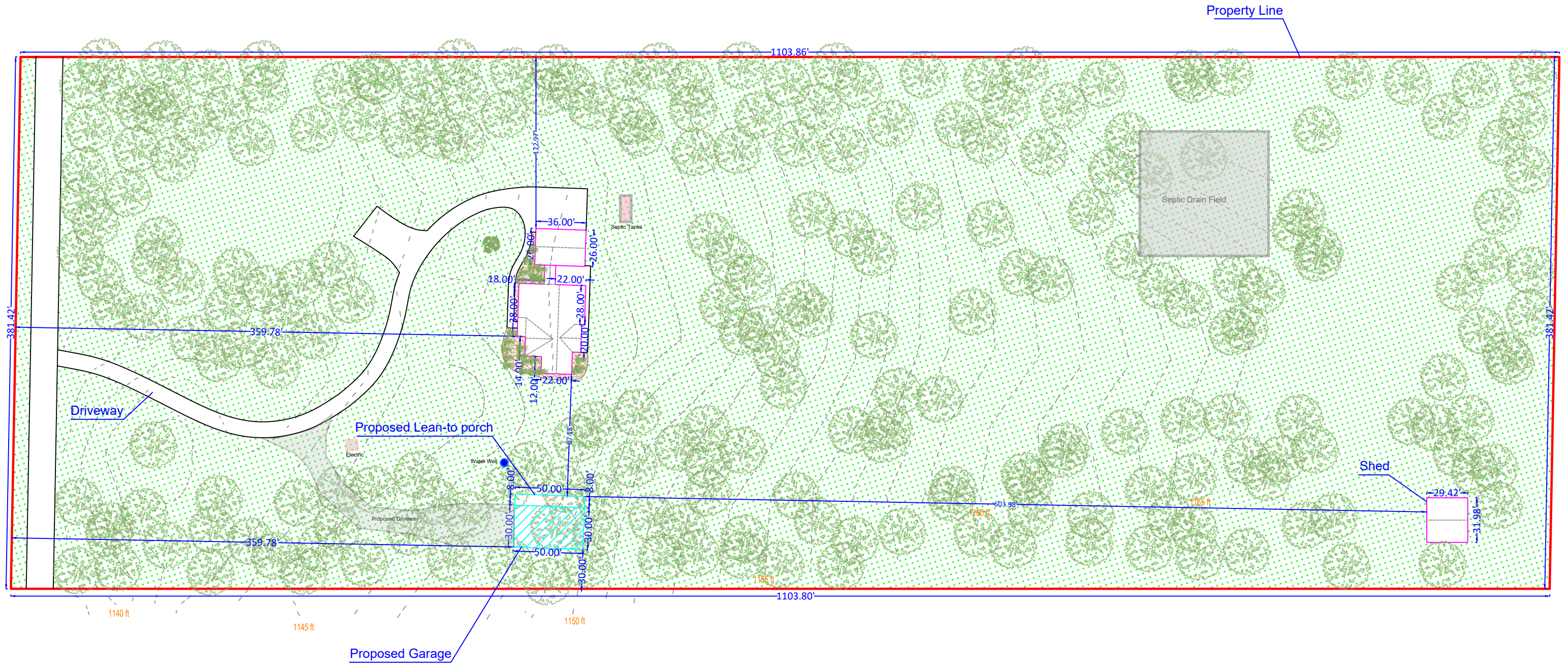
SHEET:

S-1

SITE PLAN



N Medina Line Rd



ADDRESS: 1339 N Medina Line Rd
Akron, OH 44333
Scale: 1"=70'

THIS IS NOT A LEGAL SURVEY, NOR IS IT INTENDED TO BE OR REPLACE ONE
This work product represents only generalized locations of features, objects or boundaries and should not be relied upon as being legally authoritative for the precise location of any feature, object or boundary.

Matt Cunningham

30X50 WILLOW CREEK GARAGE

May 2025

GENERAL NOTES:

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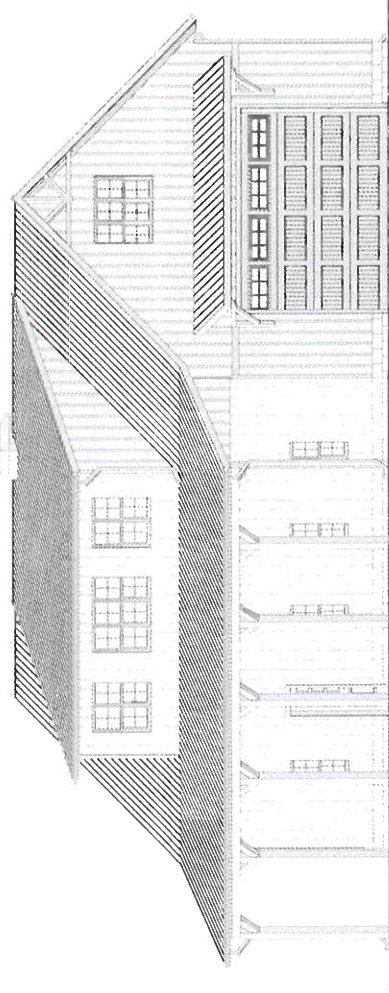
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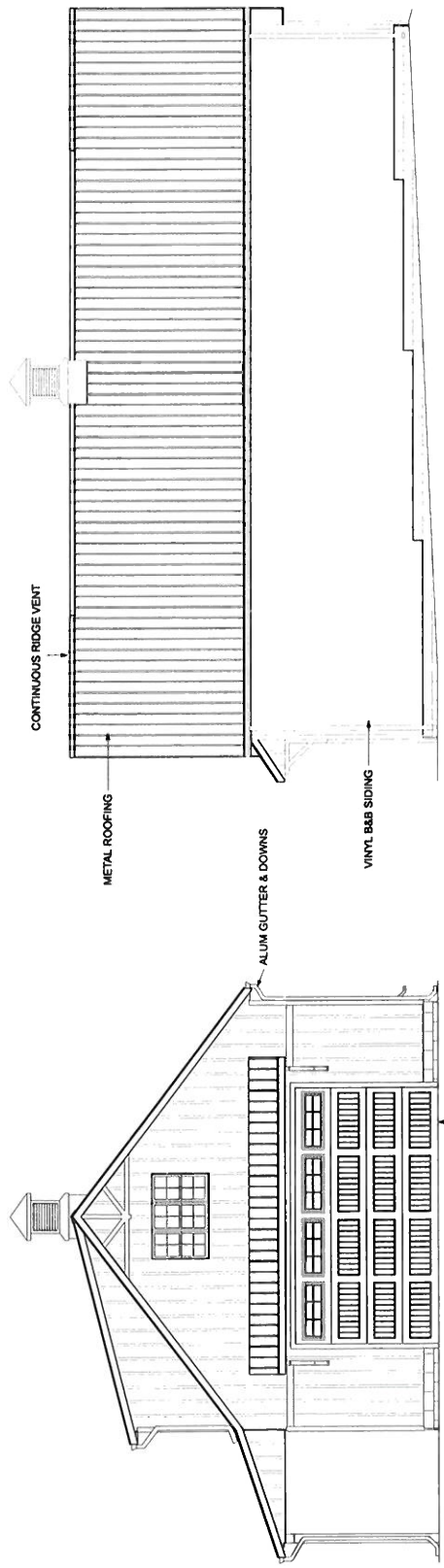
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- S-1 CROSS SECTIONS



RECEIVED

MAY 15 2025

SUMMIT COUNTY PUBLIC HEALTH
ENVIRONMENTAL DIVISION



FRONT EXTERIOR ELEVATION
 1/4" SCALE

RIGHT EXTERIOR ELEVATION
 1/4" SCALE

RECEIVED

MAY 15 2025



REAR EXTERIOR ELEVATION
 1/4" SCALE

LEFT EXTERIOR ELEVATION
 1/4" SCALE



CROSS SECTIONS

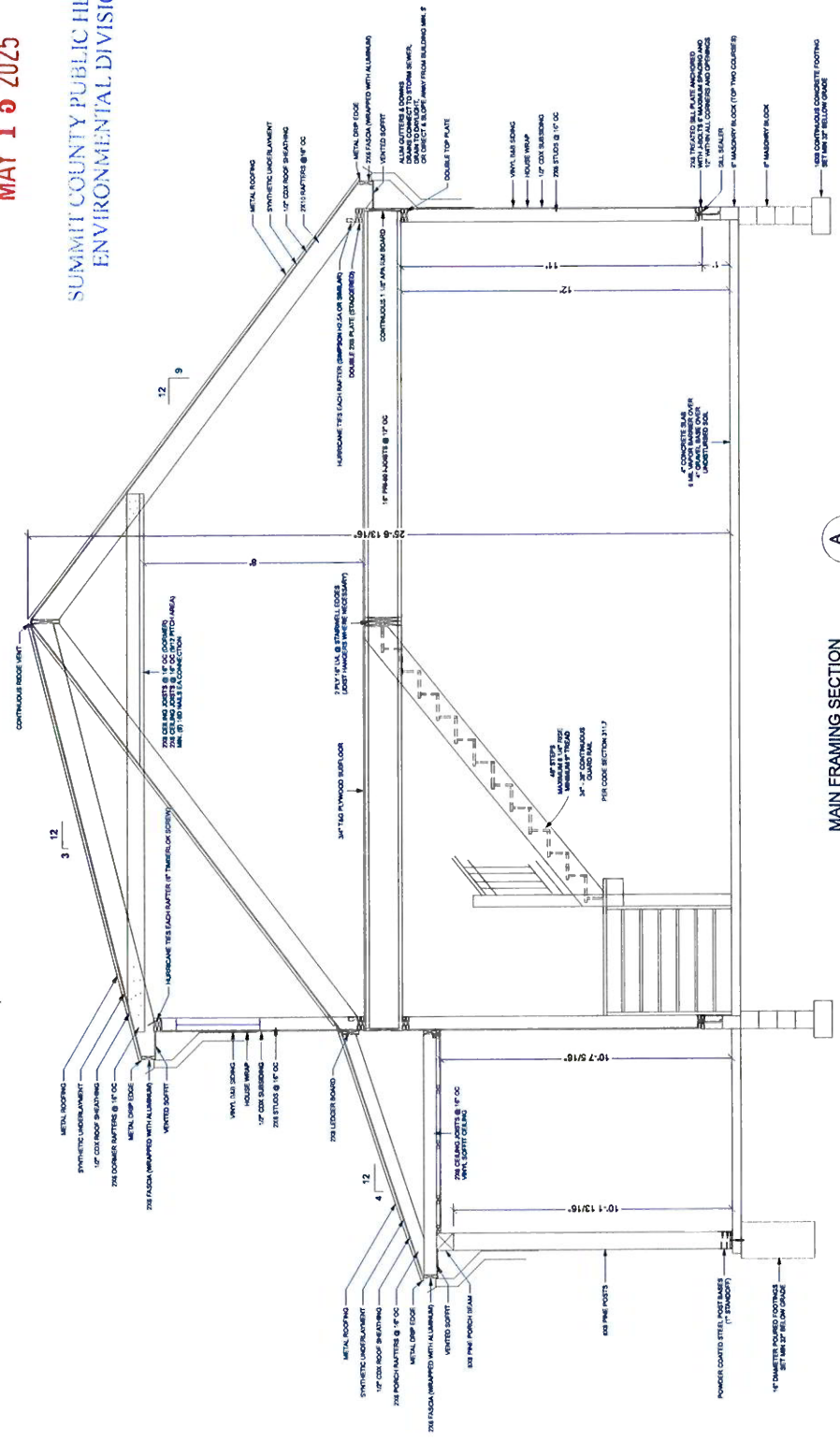
Matt Cunningham
1339 N Medina Line Road
Akron, Oh 44333

REVISED:	SU4/0035
DRAWN BY:	C.B.
SHEET SIZE:	24" X 36"
SHEET:	S-1

RECEIVED

MAY 15 2025

SUMMIT COUNTY PUBLIC HEALTH
ENVIRONMENTAL DIVISION



A S-1

MAIN FRAMING SECTION
SCALE: 1/2" = 1'



Summit County Public Health

1867 West Market Street ♦ Akron, Ohio 44313-6901
Phone: (330) 926-5600 ♦ Toll-free: 1 (877) 687-0002 ♦ Fax: (330) 923-6436
www.scph.org

MAY 15 2025

SUMMIT COUNTY PUBLIC HEALTH
ENVIRONMENTAL DIVISION

BUILDING AND ZONING EVALUATION APPLICATION

Parcel Information:

Property Address: 1339 N Medina Line Rd
City: Akron Zip: 44333 Parcel ID: 0403717

Applicant's Information:

Name: Mathew and Susan Cunningham Phone #: 3308074975
Email: cunningham.mathew.j@gmail.com
Address (if different): _____
City State ZipCode

Property Information and Project Details:

Sewage Disposal

- Sanitary Sewer
- Septic System

Water Source

- Municipal Water
- Private Water (well, cistern, etc.)

Please select the reason for submitting the application:

Proposed Project Type	Fee
<input type="checkbox"/> Home Addition/Remodel Addition to existing house that increases square footage, but not the number of potential bedrooms	\$125
<input checked="" type="checkbox"/> Additional Property Features Garage, shed, accessory buildings, pond, swimming pool, deck, etc.	
<input type="checkbox"/> One Bedroom Addition This is defined as the addition of habitable space which includes, but is not limited to: a bedroom, office, den, etc.	

Brief Project Description

Garage/barn for vehicle and tool storage.

- The attached drawing includes the location of all septic system components and private water systems and distances, in feet, to the proposed project.

I understand that any approval or disapproval is based on the information I have provided and any change in this information may result in a voided approval. This evaluation may not be used as an assessment of the septic or private water system.

Mathew J. Cunningham
Signature of Applicant

5/15/2025
Date

Received by: je
Amount: \$ 125.00
 Cash
 Credit card 068008
 Check #:
Invoice No: #5-19198