



# 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-
Associated permits:			

### Applicant Data

Name: Beth & Duncan Myers

Company Name: \_\_\_\_\_

Address: 4158 Everett Rd. Richfield 44286

Telephone No.: 330-730-4704 (B) Email: Bethmyers0925@gmail.com

### Property Data 440-610-4073 (B)

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: 4158 Everett Rd. Parcel No.: 0403407

Allotment Name: Sub Lot 7 of part of original lot 5 Lot No.: \_\_\_\_\_

Owner(s): SAME

Owner Address: SAME

Telephone No.: 330-730-4704 (B) 440-610-4073

### 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.

1. Section: 504-B Description: Site development standards for R-2 Side yard minimum setbacks is 20 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:  Date: 5-2025

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:

Tear down existing residence to build new  
Requesting 3' variance on East side  
yard set-back.

## 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):

Property is very narrow and current residence is only 1349 sq.ft and was built in 1986. Highest and best use of the property would be to build a new home on the lot.

- 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.

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

The variance request of 3 feet on the East side property line set back is minimal but necessary in order to maintain the aesthetics of the community

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 neighborhood would benefit substantially with the addition of a new home ~~and~~  
~~at~~

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

N/A

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

We were not aware of the zoning regulations at the time of purchase

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.

Actions of the prior owner based on available housing option of 40 years ago.

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).

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

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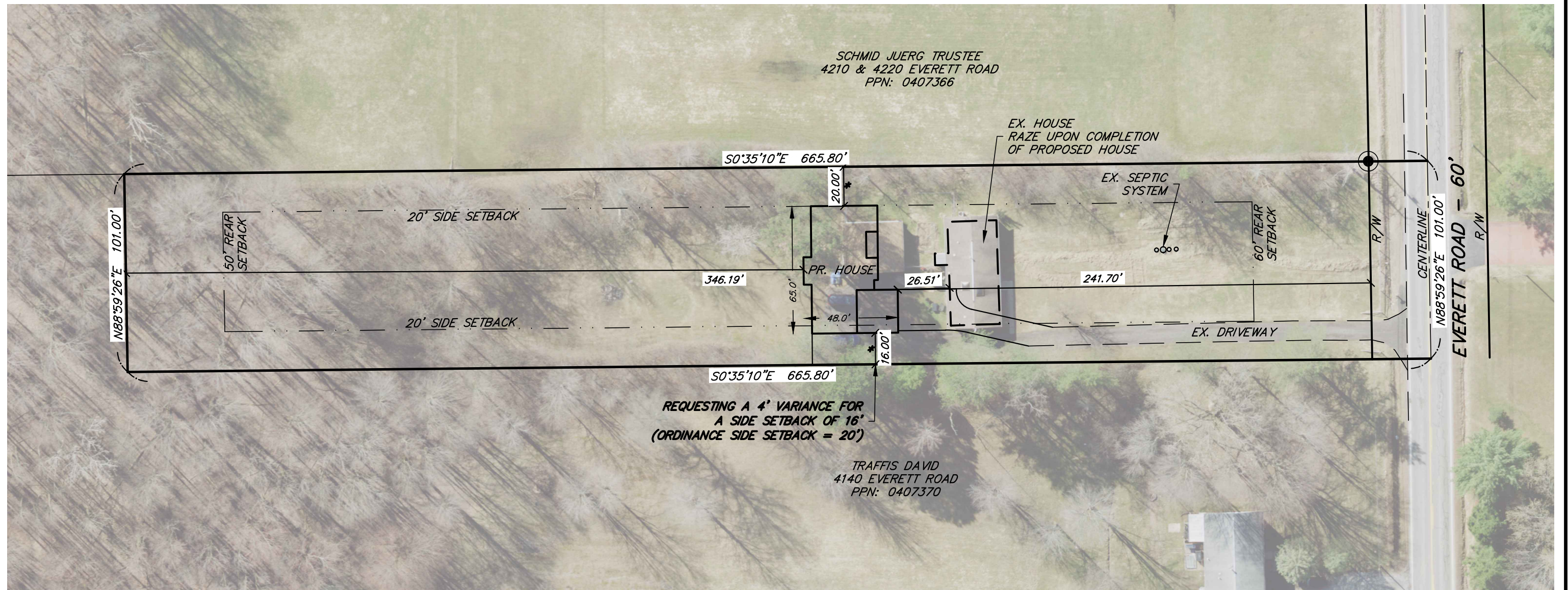
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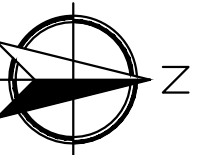
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*\*No single factor listed above may control, and not all factors may be applicable in each case. Each case shall be determined on its own facts.*





REQUESTING A 4' VARIANCE FOR  
A SIDE SETBACK OF 16'  
(ORDINANCE SIDE SETBACK = 20')



\*DIMENSIONS SHOWN ARE FROM THE  
FOUNDATION WALL TO THE PROPERTY LINE.

GRAPHIC SCALE



( IN FEET )  
1 inch = 50 ft.

REVISION TABLE			
NO.	DATE	DESCRIPTION	BY
1	5/6/25	VARIANCE PLAN	MBK

**OUPS TICKET NUMBER:**

TWO WORKING DAYS  
BEFORE YOU DIG  
Call 1-800-362-2764  
TOLL FREE  
Outside Ohio 216-744-5191  
OHIO UTILITIES PROTECTION SERVICE

**VARIANCE PLAN**  
4158 Everett Road  
Sited in the Township of Bath  
County of Summit and State of Ohio  
PPN: 0403407  
Builder: Schumacher Homes

**SHEET 1 OF 1**  
PLOT DATE: 05/06/25  
PROJ. No. 25-153  
DRAWING FILE:  
25-153 LIP.DWG

**Lewis Land Professionals, Inc.**  
Civil Engineering & Surveying  
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