



BATH TOWNSHIP BOARD OF ZONING APPEALS

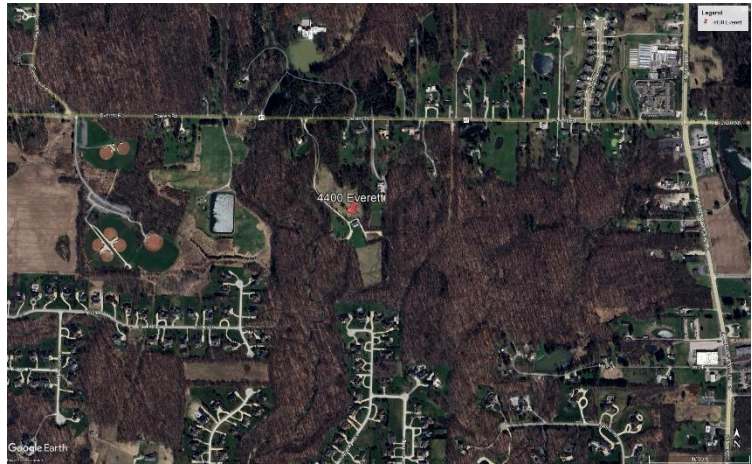
October 21, 2025

Bath Township Trustees, North Fork Preserve

Conditional use for a park use and a
variance for a reduction in the setback to property lines.

Case #: 25-26	Zoning: R-2
Applicant: Matt Schwarz	Adjacent Zoning: R-2, Richfield
Property Owner: Bath Township Trustees	Lot Size: 76.6 Acres
Address: 4400 Everett Rd.	Parcel: 0406032

Location/Property: Property is located on the south side of Everett Rd. roughly 3,700' west of the N. Cleveland Massillon Rd. and Everett Rd. intersection. Single family residences are located to the north, east and south, the Firestone Trace treatment facility and the Bath Baseball Park are located to the west.



Site Description: The current site contains the North Fork Preserve park.

There are streams and areas of steep slopes on the site, the proposal does not impact the environmental protection area per the Zoning Resolution.

Proposal: The Applicant is proposing to renovate the existing barn on the property. The proposed renovation includes improvements to the parking lot and the addition of a stand-alone restroom south of the barn.

Zoning Comments: The applicant is requesting conditional use approval per Article 5, Table 502-1 for a Park and a variance from Article 5, Section 503-N for a reduction in the minimum 100' setback for an existing structure. The barn is setback 78.8' from the eastern property line which is a 21.2' variance. The barn is an existing structure, and the restroom is a proposed new building.

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						