



BATH TOWNSHIP BOARD OF ZONING APPEALS

November 18, 2025

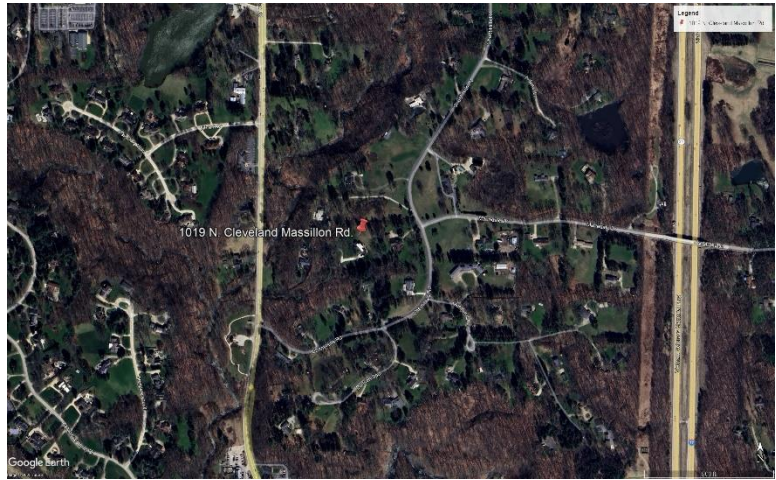
Eddie Alarcon of EnSMARRT

Conditional use for a ground mounted solar array and a variance to exceed the area and a reduction in the rear yard setback

Case #: 25-27	Zoning: R-2
Applicant: Eddie Alarcon	Adjacent Zoning: R-2
Property Owner: Christopher Chelovitz	Lot Size: 3.29 Acres
Address: 1019 N. Cleveland Massillon Rd.	Parcel: 0400460

Location/Property: Property is located on the east side of N. Cleveland Massillon Rd. approximately 200' north of the N. Cleveland Massillon Rd. and Ghent Hills Rd. intersection. The property is surrounded by single-family residences.

Site Description: The site currently has a single-family residence and an accessory structure on the parcel. The property slopes toward the east and there are no environmental restrictions on the site.



Proposal: The Applicant is proposing to install 2 solar arrays to the rear of the home. The arrays are 457" x 163" and 532" x 163" for a total area of 1,119.5 sq. ft,

Zoning Comments: The applicant is requesting conditional use per Article 7, Table 701-1 for ground mounted solar panels and requesting variances from Article 7, Section 701-D(17)(A) to exceed the allowed 350 square foot area for a proposed 1,119.5 sq. ft. area which is an additional 769.5 sq. ft, and for a reduction in the minimum 50' rear yard setback for a proposed 7' 6" setback which is a 42' 6" reduction for ground mounted solar panels.

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						