



BATH TOWNSHIP BOARD OF ZONING APPEALS

December 16, 2025

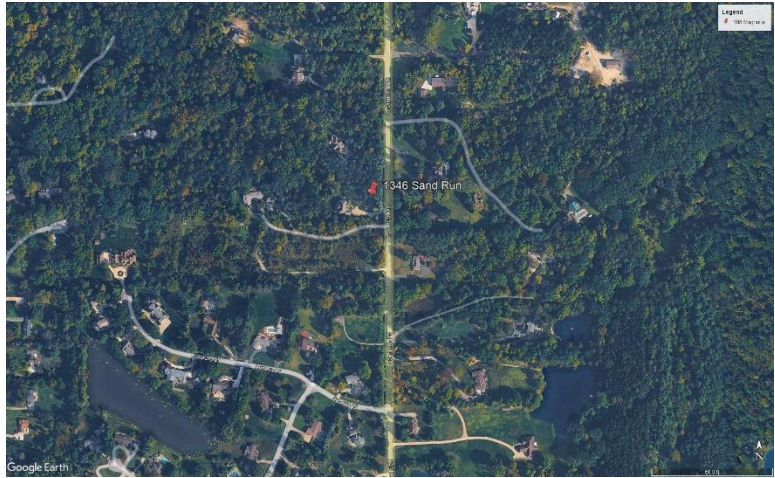
Stephan Shiposh

Variance to construct an accessory structure in the front yard.

Case #: 25-29	Zoning: R-2
Applicant: Stephan Shiposh	Adjacent Zoning: R-2 and Cuyahoga Falls
Property Owner: Todd Beyer	Lot Size: 2.66 Acres
Address: 1346 Sand Run Rd.	Parcel: 0406569

Location/Property: Property is located on the west side of the Sand Run Rd. approximately 1,000' north of the Sand Run Rd. and Anthony Dr. intersection. The property is surrounded by single-family residences.

Site Description: The site currently has a residence on the parcel. The property slopes down to the northwest and there is a riparian setback at the northwest corner of the property, the proposed project is outside of the riparian setback.



Proposal: The Applicant is proposing to construct a 24' x 24' – 576 sq. ft. accessory structure garage to the east and in front of the home, the proposed structure is 60' from the road right of way.

Zoning Comments: The applicant is requesting a variance from Article 7, Section 701, Table 701-1 to construct an accessory structure in the front yard, the proposed structure is 60' from the road right of way which is out of the minimum front yard setback but in front of the home.

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						