



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.:	20-02
Associated permits:			

Applicant Data

Name: Brian Christopher Campbell

Company Name: Conduit Properties LLC

Address: PO Box 13432 Fairlawn OH 44334

Telephone No.: 234-738-1434

Email: conduitproperties@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: 2741 Foxwood Drive Akron OH 44333

Parcel No.: 0500431

Allotment Name: Bath Hills and Dales Estates, section C

Lot No.: 119 ALL

Owner(s): Brian and Becky Campbell, Philip and Vicki Bachman

Owner Address: 2741 Foxwood Drive Akron OH 44333

Telephone No.: 717-203-8714

Variance(s) Requested

Below list the specific section from the Zoning Resolution from which the variance is being sought, a description of each variance being sought, and explain the practical difficulty justifying the application for each variance being sought. The Zoning Resolution is available online at www.bathtownship.org through the zoning link.

- Section: 701-B(11)(A) Description: Detached accessory structures shall be set back 15 feet from the principal building

Practical Difficulty: Proposed detached accessory structure sits adjacent to a gentle slope at the rear of the property. 15 ft back from the house would require significant excavation of the back yard and removal of trees

- Section: _____ Description: _____

Practical Difficulty: _____

3. Section: _____ Description: _____

Practical Difficulty: _____

4. Section: _____ Description: _____

Practical Difficulty: _____

Regarding Practical Difficulty

The factors to be considered and weighed to determine whether a property owner has encountered practical difficulties to justify an area variance are (but are not limited to) the following:

1. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance;
2. Whether the variance is substantial;
3. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer substantial detriment as a result of the variance;
4. Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, garbage);
5. Whether the property owner purchased the property with knowledge of the zoning restrictions;
6. Whether the property owner's predicament feasibly can be obviated through some method other than a variance;
7. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting a variance.

Contiguous Property Owners List (name & tax mailing address)

1. Scott R Gnau - 2753 Foxwood Dr Akron OH 44333
2. Judith E Johnson - 2727 Foxwood Dr Akron OH 44333
3. _____
4. _____
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____

BATH TOWNSHIP

Summit County, Ohio



February 4, 2020

**Bath Township
Board of Zoning Appeals
Case No. BZA-20-02**

Notice is hereby given that the Bath Township Board of Zoning Appeals will hold a public hearing the Bath Township Administrative Offices, 3864 W. Bath Road, Bath, Ohio on Tuesday, February 18, 2020, **BZA-20-02** – Brian Campbell, of Conduit Properties LLC, requesting variance from Article 7, Section 701-B(11(A) for a reduction in the set back from the principal building for an accessory structure. Property is located at 2741 Foxwood Drive in the R-3 Residential District.

This message is for the purpose of giving abutting property owners and other interested parties a notice of such hearing. However, this hearing is not limited to those persons receiving a copy of this notice. If you know of any property owners or affected neighbors who are interested and have not received a copy of this notice, please have them contact the Zoning Office.

Additionally, if you have any comments you would like to share regarding the aforementioned case, but are unable to attend the hearing, you may email them to wfunk@bathtownship.org to be part of the case file.

Applicant or agent for said application must be present for this meeting.

Sincerely,

Bath Township Zoning Office

cc: Board of Zoning Appeals (7)
File
Applicant
Abutting properties per the Summit County G.I.S. map application

SEAGREN ERIC C
2705 FOXWOOD DR
AKRON, OH, 44333

DEKEMPER DONALD P
2740 FOXWOOD DR
AKRON, OH, 44333

WEIRATH ROBERT J JR
2717 FOXWOOD DR
AKRON, OH, 44333

MENDEZ HECTOR
2762 FOXWOOD DR
AKRON, OH, 44333

JOHNSON JAMES F
2727 FOXWOOD DR
AKRON, OH, 44333

KING LEWIS
632 BATH HILLS BLVD
AKRON, OH, 44333

CAMPBELL BRIAN C
2741 FOXWOOD DR
AKRON, OH, 44333

RAMSEY BETTEMAE S TRUSTEE
2695 EVEREST CIR
AKRON, OH, 44333

GNAU SCOTT R
2753 FOXWOOD DR
AKRON, OH, 44333

ARBOUR JOSHUA M
2705 EVEREST CIRCLE
AKRON, OH, 44333

MASHEK DANIEL C
2763 FOXWOOD DR
AKRON, OH, 44333

HOLLAND GAIL A
623 BATH HILLS BLVD
AKRON, OH, 44333

WATERMAN MICHAEL R
2773 FOXWOOD DR
AKRON, OH, 44333

OHIO EDISON CO
PO BOX 4747
OAKBROOK, IL, 60522

SCHWING WILLIAM F
2704 FOXWOOD DR
AKRON, OH, 44333

ODONNELL DANIEL F
2720 FOXWOOD DR
AKRON, OH, 44333

REARICK DONALD L
2732 FOXWOOD DR
AKRON, OH, 44333

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LEGAL NOTICES

"Notice of Public Hearing"
Notice is hereby given that the Bath Township Board of Zoning Appeals will hold a public hearing at the Bath Township Administrative Offices, 3864 W Bath Road, Bath, Ohio on Tuesday, February 18, 2020 at 7:00 p.m. for the appeal of: (1) BZA-20-02 Brian Campbell, of Conduit Properties LLC, requesting variance from Article 7, Section 701-B(11)(A) for a reduction in the required set back from the principal building for an accessory structure. Property is located at 2741 Foxwood Drive in the R-3 Residential District.

Applications are on file at the Township Administrative Offices and available for viewing. All meetings are open to the public.

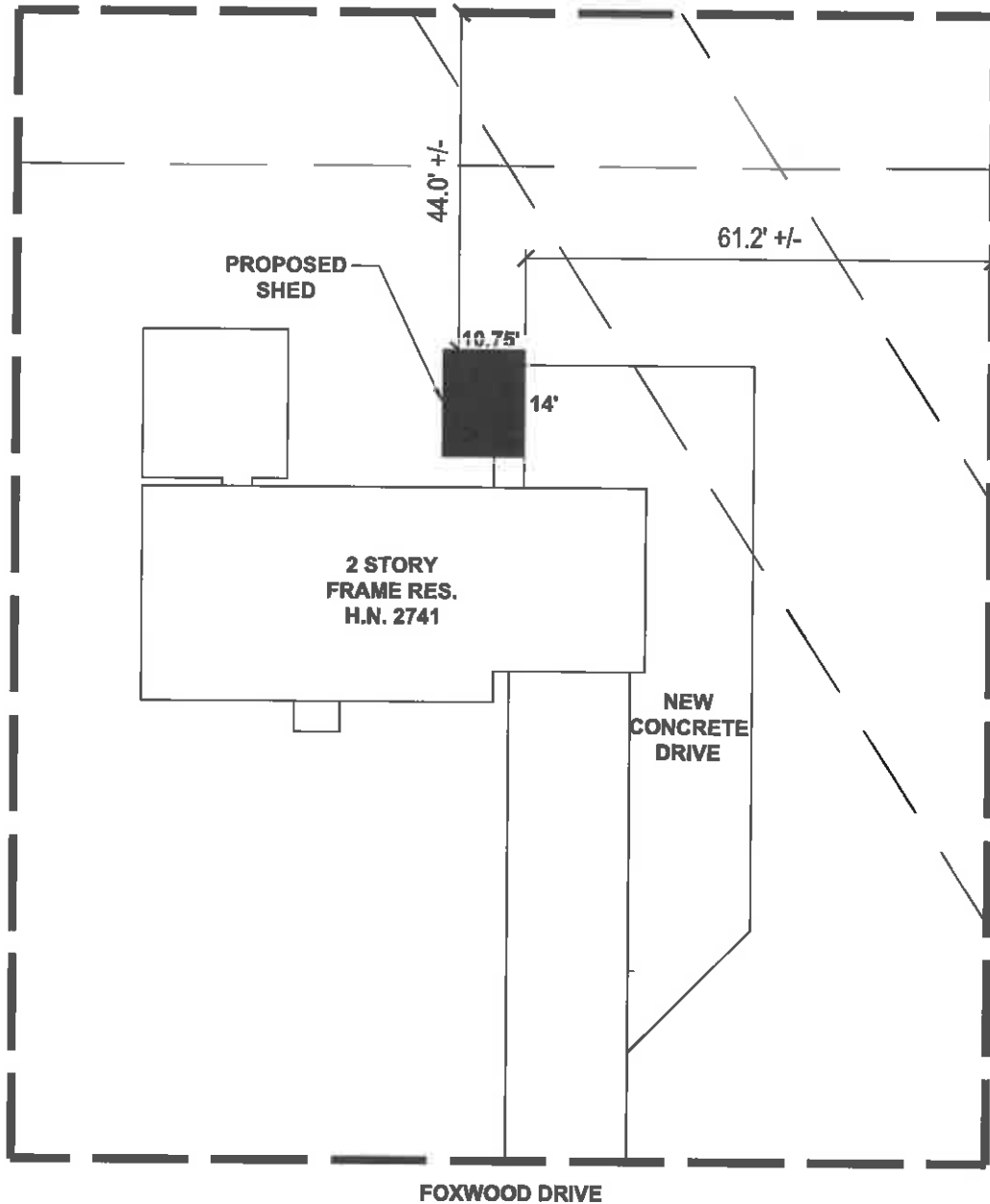
William J. Funk Jr.,
Zoning Inspector/Administrator

CAMBELL RESIDENCE SHED

2741 FOXWOOD DRIVE, AKRON, OH

SUMMIT COUNTY

DECEMBER 12, 2019

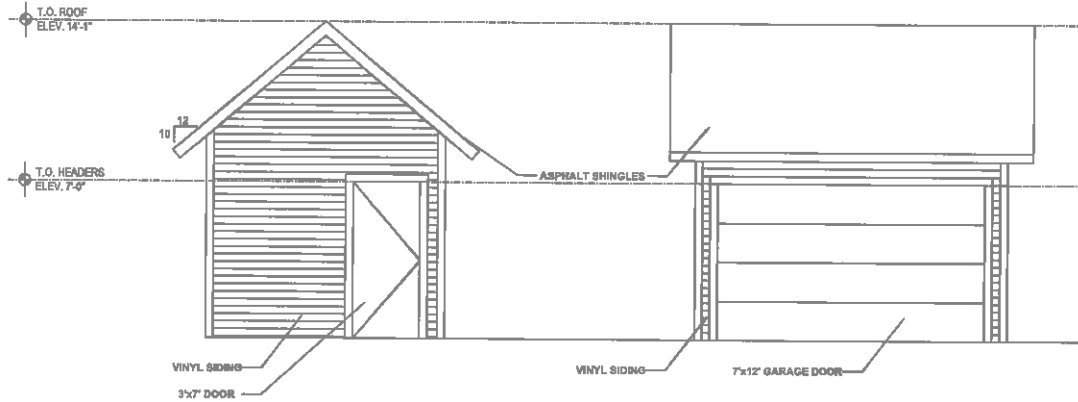


CAMBELL RESIDENCE SHED

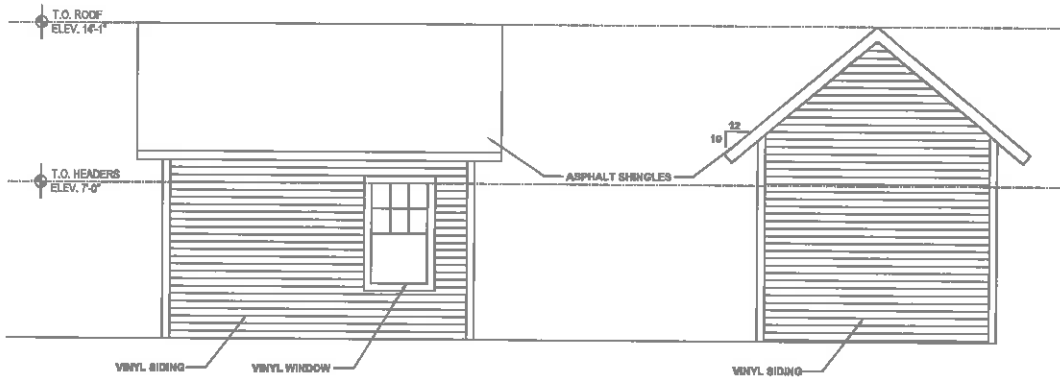
2741 FOXWOOD DRIVE, AKRON, OH

SUMMIT COUNTY

DECEMBER 12, 2019



PROPOSED ELEVATION
SCALE: 3/8" = 1'-0"



PROPOSED ELEVATION
SCALE: 3/8" = 1'-0"