



# 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.:	20-08
Associated permits:			

### Applicant Data

Name: CHAD WAIBEL / RAY SLATTERY - HOMEOWNER  
 Company Name: TOTAL EXTERIOR SYSTEMS, INC.  
 Address: 7397 BEAR SWAMP ROAD, WADSWORTH, OH 44281  
 Telephone No.: 330-283-8398 Email: chad@totalexteriorsystems.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: 3945 CLOVER HILL RD. Parcel No.: 0402780

Allotment Name: \_\_\_\_\_ Lot No.: \_\_\_\_\_

Owner(s): RAYMOND SLATTERY

Owner Address: 3945 CLOVER HILL RD., BATH, OH 44333

Telephone No.: 330-962-3672

### 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](http://www.bathtownship.org) through the zoning link.

1. Section: 504-B Description: Application to approve less than 20 foot setback from side. Requesting approval of 7' setback.

Practical Difficulty: See attached.

2. Section: \_\_\_\_\_ Description: \_\_\_\_\_

Practical Difficulty: \_\_\_\_\_



### Practical Difficulty:

The proposed detached garage is to be constructed to house cars, lawn equipment and other items which are usually housed outside. The existing driveway was improved from gravel to concrete several years ago. The location of the driveway is shown on the drawings and is located on the most western portion of the property. The current garage is connected to the main residence and the entrance faces west. The current configuration of the main residence and garage leaves little practical area to construct a detached structure in a practical and aesthetic manner.

The proposed detached garage entrance will face south. The proposed structure meets all height, width and square footage requirements. According to the Bath Township Zoning Regulations, the detached garage is to be located a minimum of 15 feet from the main structure. The proposed structure is to be built in most practical and logical area, what is defined as the side yard. The side yard on the west is abutted by the rear yard of 3959 Clover Hill Road, Akron, Ohio 44333. The property is owned by Thomas and Kelly Skidmore. The proposed plan has been submitted to them and they have no objections. Based on the location of the proposed garage there would be no affect to any other neighbor.

In order to construct the proposed detached garage, it would be difficult under the current zoning regulations to remain a distance of 15 feet from the main house, line the proposed garage up with the existing concrete driveway pad, make it aesthetically pleasing and make it practical in use. The location of the entrance on the main house limits the ability to back out and turn vehicles from either garage if they are closer together. In addition, if the proposed garage is located farther east it would create a restricted site line to open space in the back yards of the property.

The unusual shape of the property and the unusual location of the main structure of both my property and 3959 Clover Hill Road cause a practical difficulty constructing the proposed garage in an aesthetic and practical manner.

The proposed site for the detached garage keeps with the spirit and intent behind the current zoning requirements of Bath Township and a substantial injustice would be done by denying the variance.

# BATH TOWNSHIP

*Summit County, Ohio*



March 2, 2020

**Bath Township  
Board of Zoning Appeals  
Case No. BZA-20-08**

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, March 17, 2020, at 7:00 PM for **BZA-20-08** – Chad Waibel, for Ray Slattery, requesting variance from Article 5, Table 504-1 for a reduction in the required side yard setback for an accessory structure. Property is located at 3945 Clover Hill Road in the R-2 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](mailto: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



SLATTERY JULIE A  
3945 CLOVER HILL RD  
AKRON, OH, 44333

WILLIAM GREG  
3906 CLOVER HILL RD  
AKRON, OH, 44333

SCHWARTZ ARLENE COHEN  
3996 CARDINAL RD  
AKRON, OH, 44333

BETTICK JACQUELINE J CO TRUSTEE  
1107 Tanager RD  
AKRON, OH, 44333

ABRAMOVICH LYNNE R TRUSTEE  
3925 CLOVER HILL RD  
AKRON, OH, 44333

FREY MARK CO TRUSTEE  
3962 WOODTHRUSH RD  
AKRON, OH, 44333

SKIDMORE KELLY M  
3959 CLOVER HILL RD  
AKRON, OH, 44333

FREDERICK ERIC D  
3930 CARDINAL RD  
AKRON, OH, 44333

GORE VIRGINIA L  
3930 CLOVER HILL RD  
AKRON, OH, 44333

WEGRYN JENNIFER ANN TRUSTEE  
4218 HUDSON DR  
STOW, OH, 44224

KLEIN KAREN W TRUSTEE  
1074 Tanager RD  
AKRON, OH, 44333

FIHE WILLIAM J TRUSTEE  
1043 Tanager RD  
AKRON, OH, 44333

SELBY JERRY W TRUSTEE  
RICHFIELD, OH, 44286

NASKA THERESA A  
3904 CARDINAL ROAD  
AKRON, OH, 44333

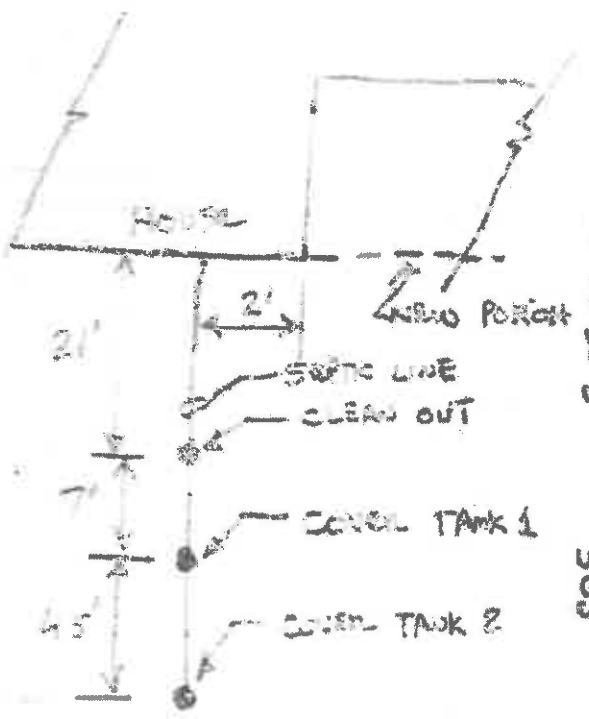
KLEIN ANDREW S  
1050 Tanager RD  
AKRON, OH, 44333

MEWHINNEY VICTORIA M  
3948 CARDINAL RD  
AKRON, OH, 44333

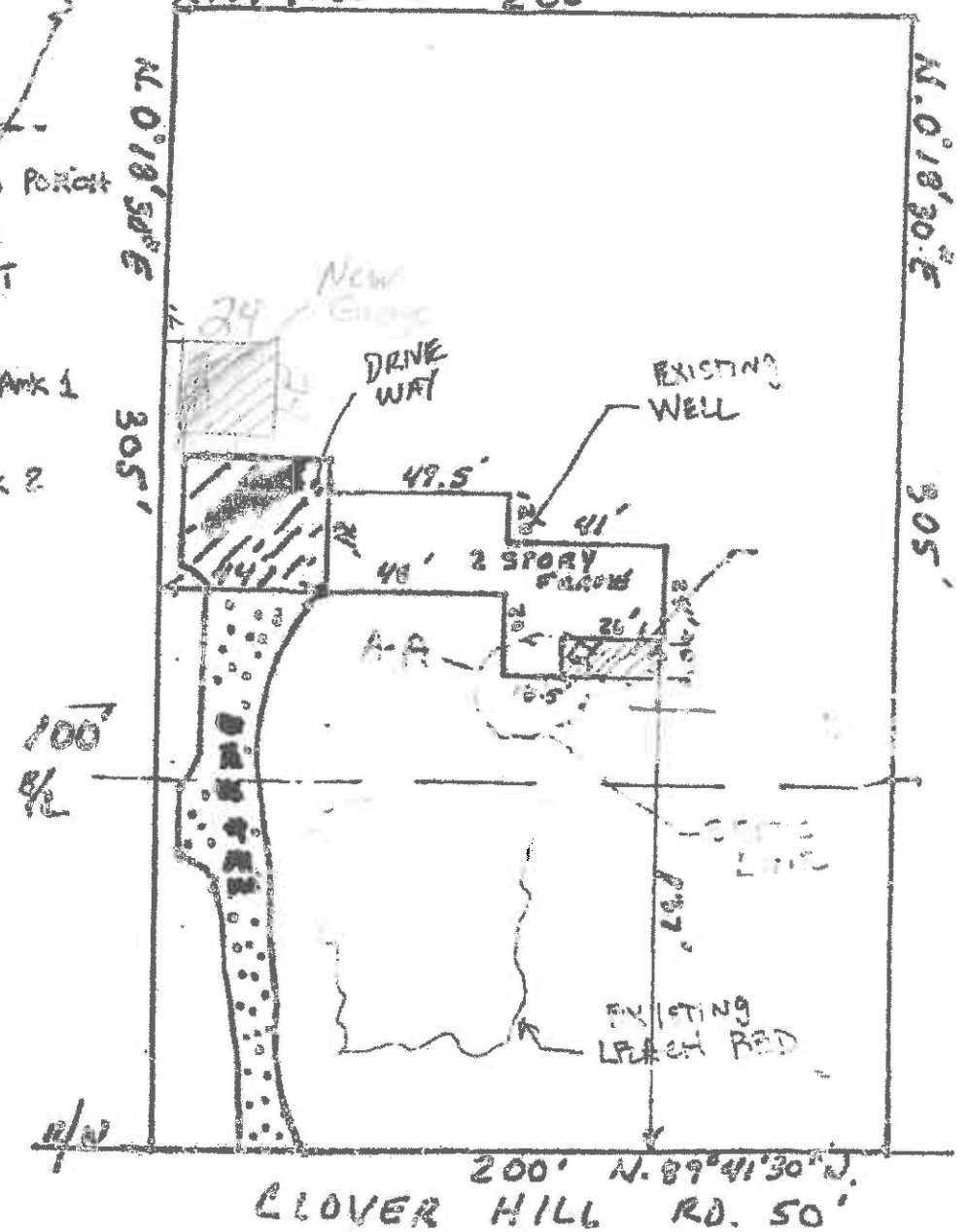
SCHREIBER STEPHEN J  
3921 WOODTHRUSH RD  
AKRON, OH, 44333

4  
Nov 22

PLAT  
N. 89° 41' 30" W 200'



A-A  
NOT TO SCALE



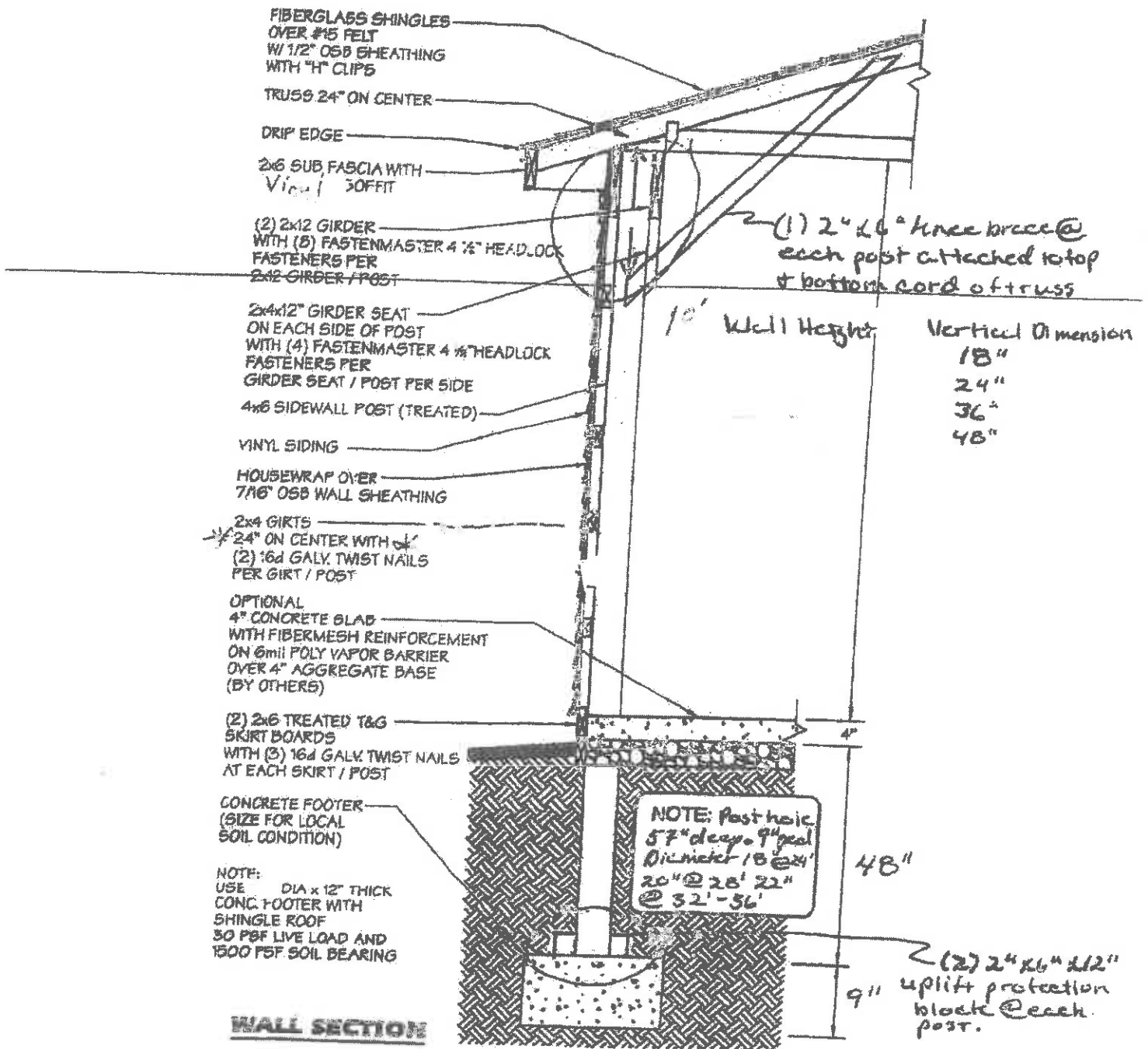
3945 CLOVER HILL  
NOT TO SCALE

# 24' POLE BUILDING

## Wall Section - Vinyl Siding

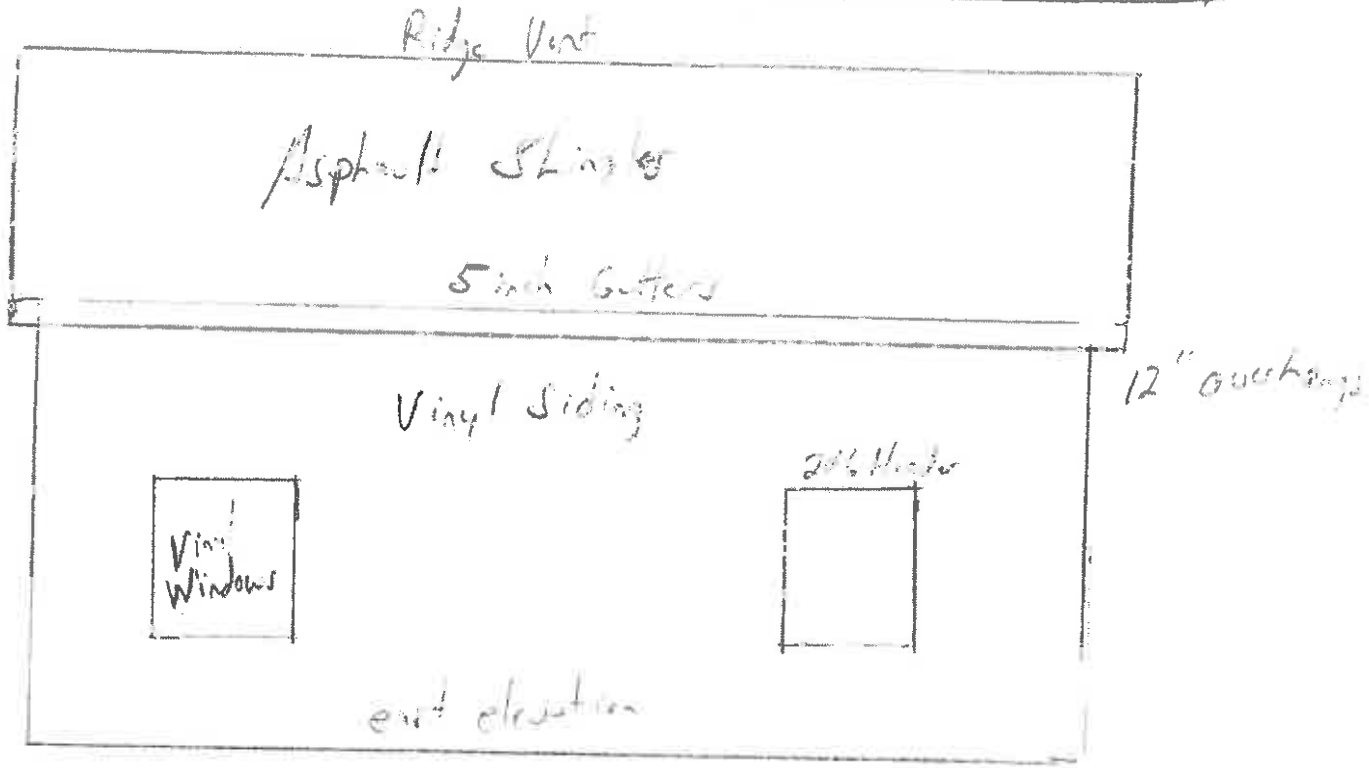
NOT TO SCALE

10' Height

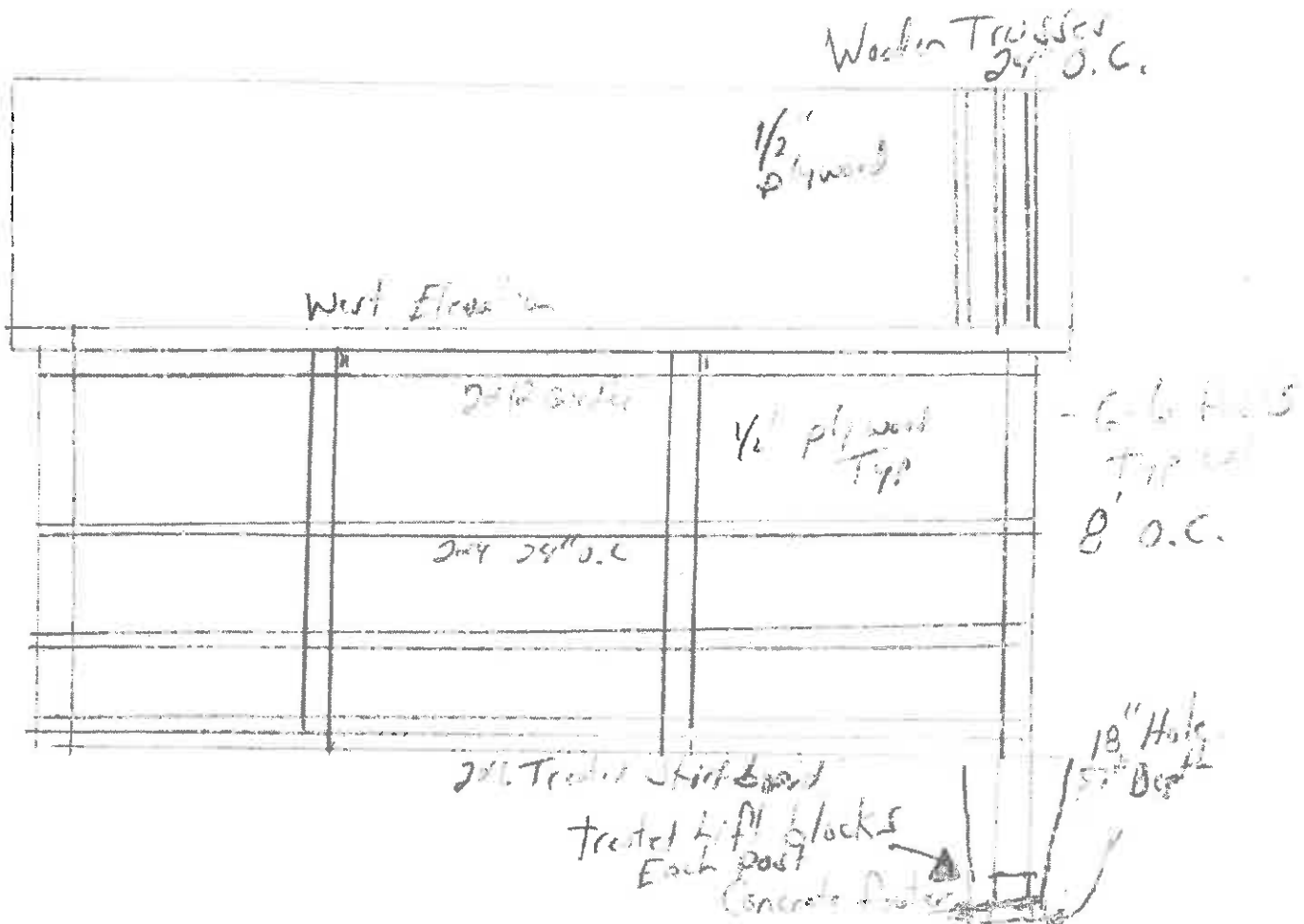


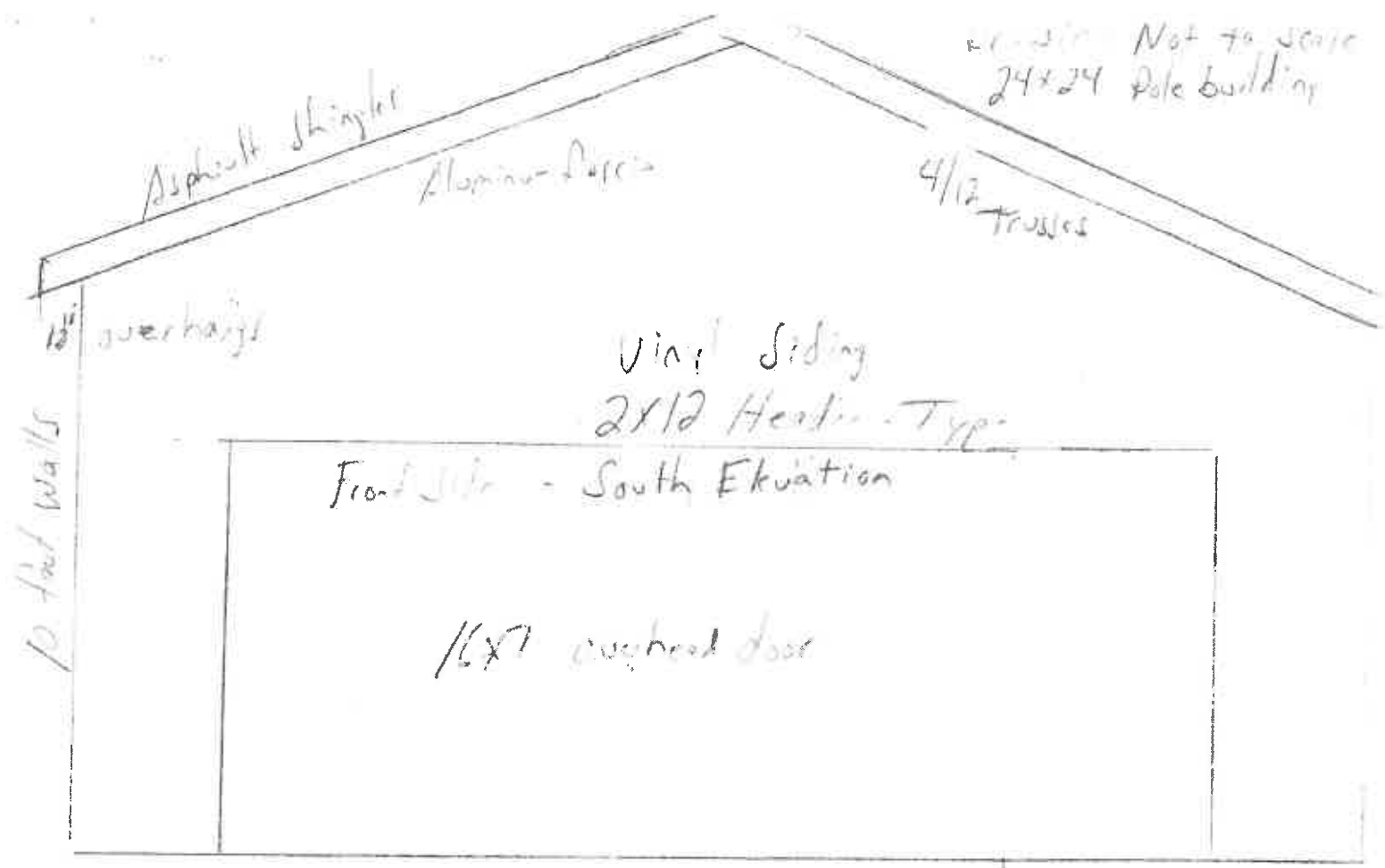


Drawing Sheet to Scale



No Doors or Windows on West elevation





21-317 Not to scale  
24x24 pole building

Asphalt Shingles

Aluminum Soffit

4/12 Trusses

12" overhang

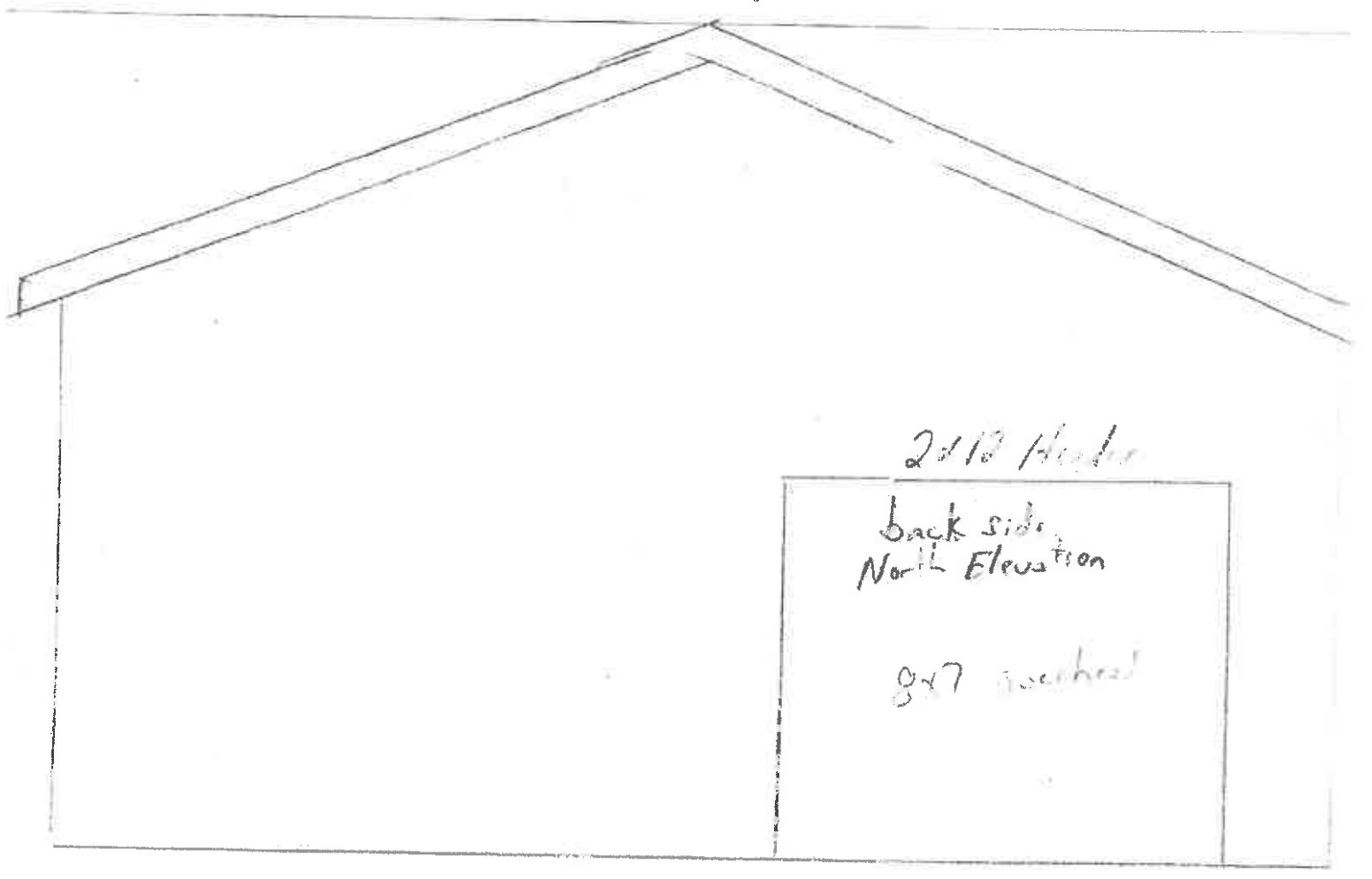
10 foot walls

Vinyl Siding

2x12 Header - Type

Front Side - South Elevation

16x7 overhead door



2x12 Header

back side,  
North Elevation

8x7 overhead

\* Not to Scale \* Floor Plan

16 x 7 O.H. Door

6x6 Post

24'

Concrete floor

24'

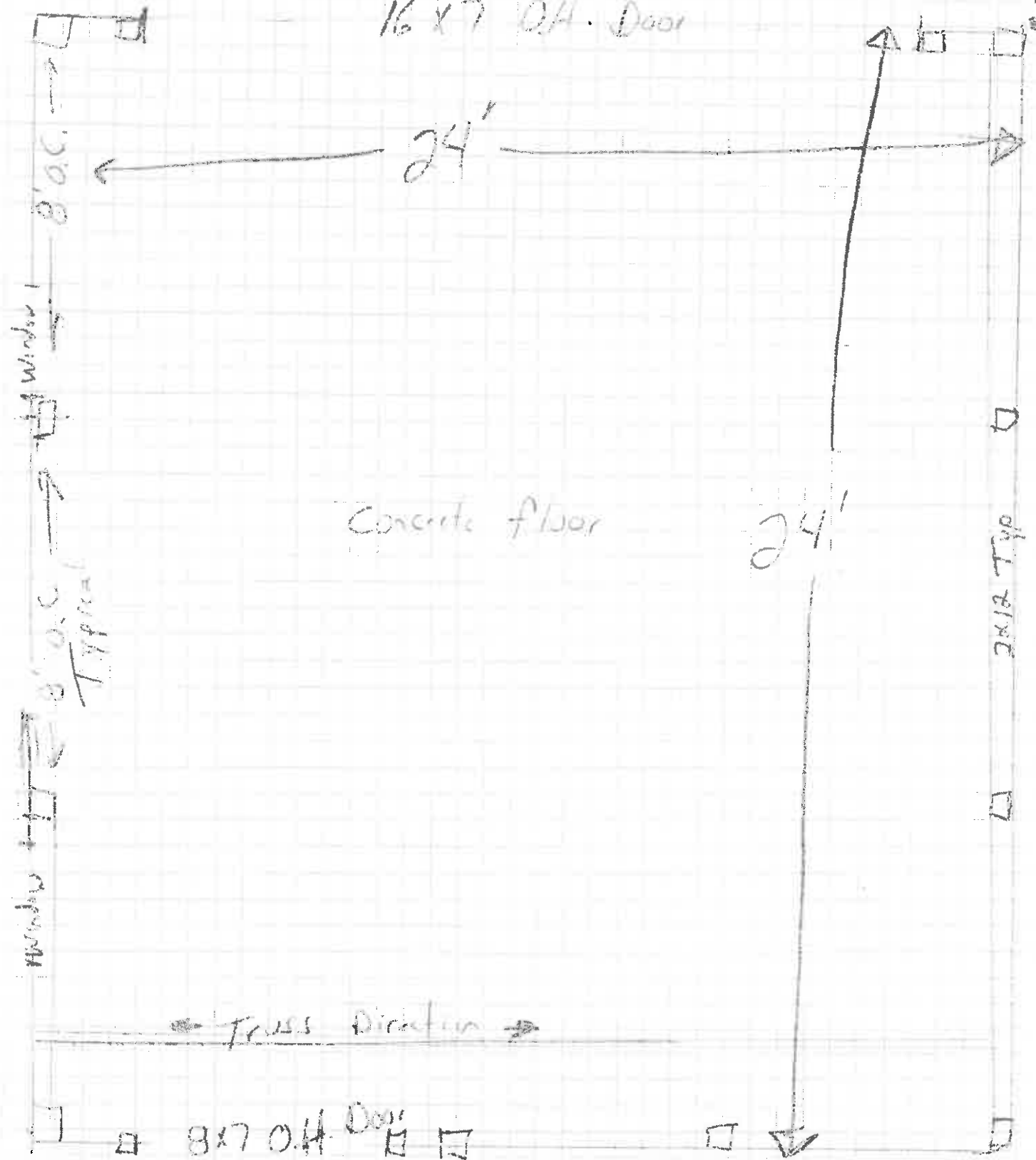
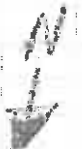
2x12 Top

Window  
8' o.c.  
Typical

Window

Truss Direction

8 x 7 O.H. Door



SUMMIT COUNTY HEALTH DEPARTMENT  
PLUMBING INSPECTION REPORT

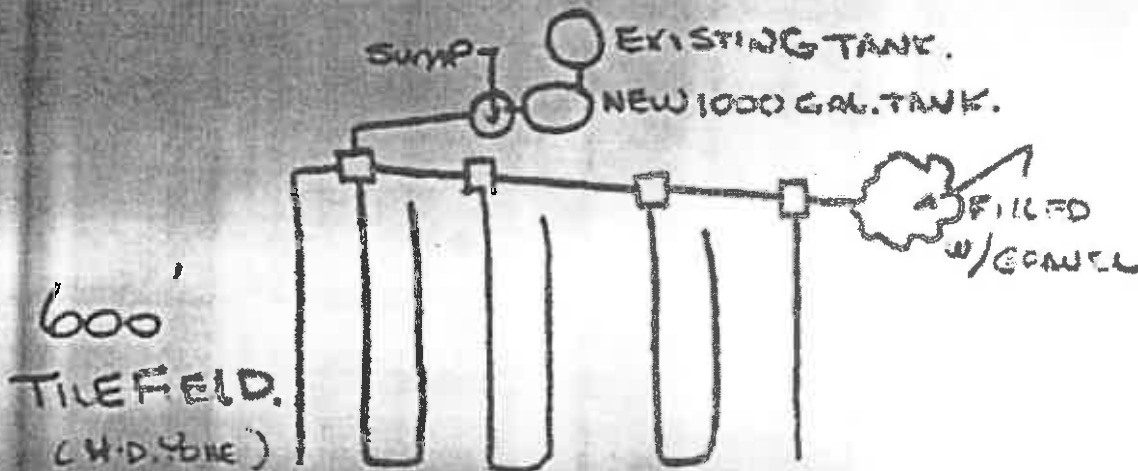
Township BATH Date 10-18-69

Owner A SMITH

Installer RADAK

Location 3945 CLOVERHILL

NO BANKED IN COVER  
USED - TOP SOIL APPEARS  
LOOSE ENOUGH TO  
ALLOW EVAPORATION.



All changes must be completed within  
ten days. CALL FOR REINSPECTION.

A-25265 PERMIT NO. R. G. Olin INSPECTOR

DISPOSAL INSTALLED O.K.