



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.:
Associated permits:		

Applicant Data

Name: Nathan Luck

Company Name: _____

Address: 21 Harmony Hills Dr

Telephone No.: 330-322-1156 Email: Nate.Luck11@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: 21 Harmony Hills Dr Akron, OH 44321 Parcel No.: 0402732

Allotment Name: Harmony Hills Lot No.: 49

Owner(s): Nathan Luck

Owner Address: 21 Harmony Hills Dr Akron, OH 44321

Telephone No.: 330-322-1156

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 (definition below) justifying the application for each variance being sought. The Zoning Resolution is available online at www.bathtownship.org through the zoning link.

1. Section: 801-F Description: A: Fencing and hedges in the front yard setback area shall not exceed four feet in height.

Practical Difficulty: I would like a higher fence to help cut down some traffic noise from route 18.

2. Section: 801-F Description: F: Fences in the front yard shall have uniform openings aggregating at least 50 percent of their surface area...

Practical Difficulty: I would like a wood privacy fence to cut down some traffic noise from route 18. Also to protect my small children from the road.

3. Section: _____ Description: _____

Practical Difficulty: _____

4. Section: _____ Description: _____

Practical Difficulty: _____

Practical Difficulty

The following factors shall be considered and weighed by the BZA to determine practical difficulty:

- i) Whether special conditions and circumstances exist which are peculiar to the land or structure involved and which are not applicable generally to other lands or structures in the same zoning district; examples of such special conditions or circumstances are: exceptional irregularity, narrowness, shallowness or steepness of the lot, or adjacency to nonconforming and inharmonious uses, structures or conditions;
- ii) Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance;
- iii) Whether the variance is substantial and is the minimum necessary to make possible the reasonable use of the land or structures;
- iv) 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
- v) Whether the variance would adversely affect the delivery of governmental services such as water, sewer, trash pickup;
- vi) Whether special conditions or circumstances exist as a result of actions of the owner;
- vii) Whether the property owner's predicament can feasibly be obviated through some method other than a variance;
- viii) Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting a variance; and/or
- ix) Whether the granting of the variance requested will confer on the applicant any special privilege that is denied by this regulation to other lands, structures, or buildings in the same district.

No single factor listed above may control, and not all factors may be applicable in each case. Each case shall be determined on its own facts.

Contiguous Property Owners

The Township will notify all property owners within a 300' buffer of the parcel in question.

Required Site Plan Data and Architectural/Construction Drawings

1. Nine (9) copies of site plan and plans along with a digital copy (ex: .pdf) of site plan and plans (11 x 17 preferred). The site plan must show the following:
 - ☐ A North arrow and scale
 - ☐ Existing structures and dimensions
 - ☐ Driveway and road access locations (existing and/or proposed)
 - ☐ Proposed structure(s) and dimensions
 - ☐ All setbacks
 - ☐ Roads
 - ☐ Lot dimensions
 - ☐ Easements and details
 - ☐ Septic system and well location (if applicable)
 - ☐ Indicate the location of lakes, ponds, wetlands, ravines, or other unusual topography
 - ☐ Riparian Corridor(s) must be clearly indicated on all lots containing applicable watercourses
 - ☐ All slopes greater than 18% must be indicated on a two (2) foot contour interval map with the contours extending at least 100 feet beyond the lot lines
2. If applicable, nine (9) copies of the building/construction plans along with a digital copy (ex: .pdf) showing major details including height data must be submitted with the application (11 x 17 preferred).
3. An outline of the proposed project which gives an overview of the reasons the requested variance is necessary. Clearly state the practical difficulties that are requiring the seeking of a variance.
4. Digital copy of all required documents (i.e. emailed .pdf file)

Applicant Certification

Applicant Signature:  Date: 11-15-2021

Fee – due at time of application (make check payable to Bath Township Trustees)

- for residential applications – two hundred and fifty dollars (\$250.00)
- for commercial/business applications – three hundred and fifty dollars (\$350.00)
- for major subdivisions or use variances – five hundred dollars (\$500.00)

For Office Use Only

Appearance Review Commission File No.: ARC - -

Board of Zoning Appeals File No.: BZA - -

Hearing Date: _____ Public Notice Date: _____

Published In: _____ Abutting Property Owners Notification Date: _____

☐ Approved ☐ Approved with Conditions ☐ Denied

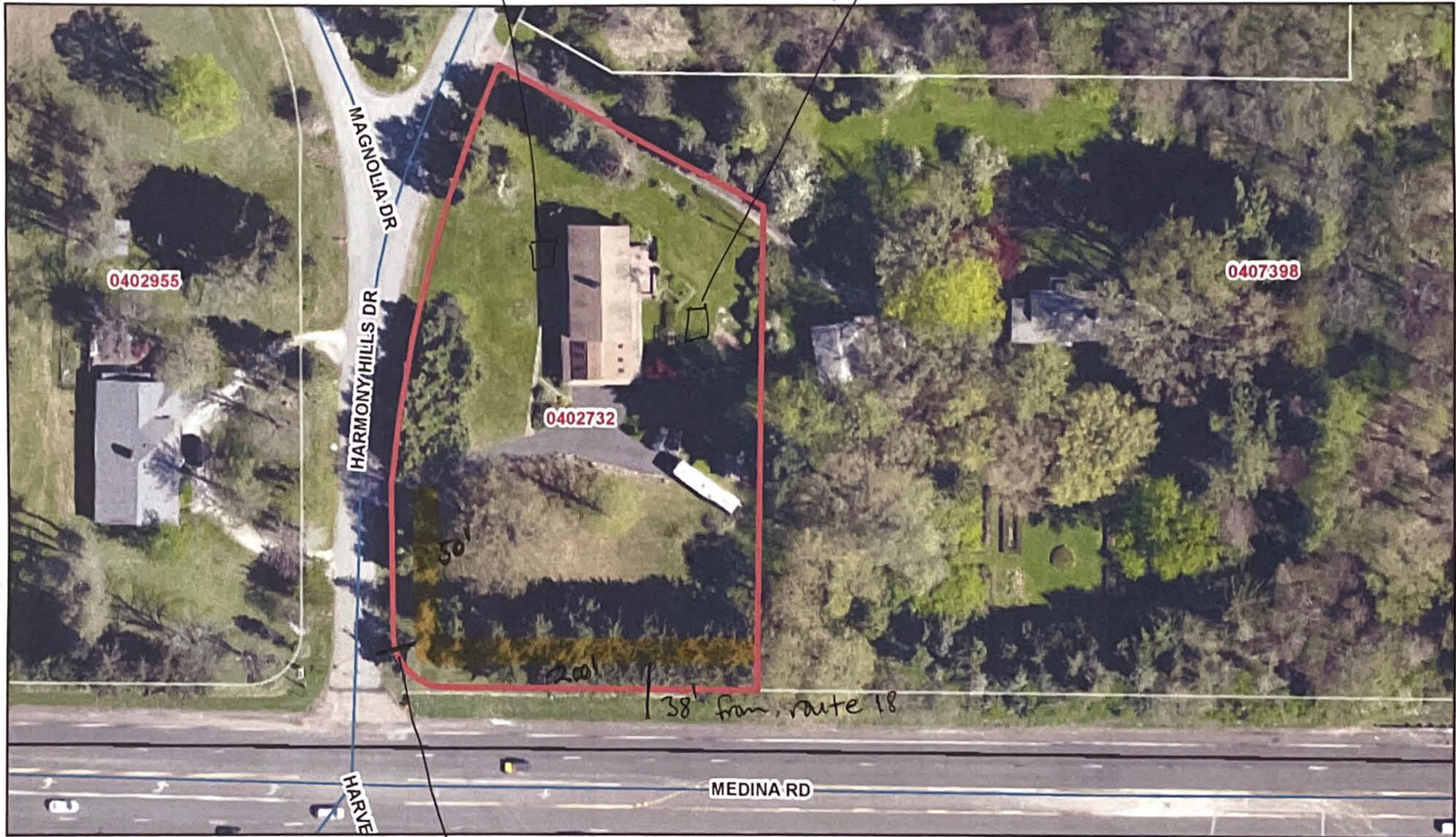
Comments: _____

Zoning Inspector Signature: _____ Date: _____

Well

Septic System

ArcGIS Web Map

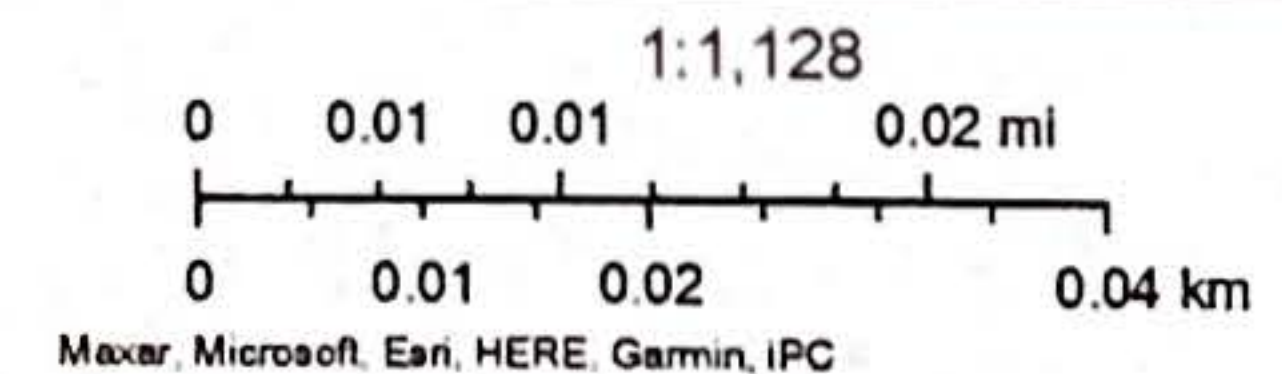


North
↑

11/15/2021, 4:18:23 PM

- Parcels
- Road Labels
- Summit County Municipal Outlines

35' from Harmony Hills Dr.



Web AppBuilder for ArcGIS
Disclaimer: Users of this map accept all risk, not intended to serve as professional advice.





Fence

35' from Harmony Hills Dr edge of road

38' from route 18 edge of road

