




## APPLICATION FOR ZONING APPEAL

*Must be completed and submitted at least 15 days prior to the date of the hearing.*

Name:	Dennis Ott	
Address:	3685 Lake Vista Rd Coventry Twp 44319	
Phone No. (A.M.)	330-329-5006	(P.M.)
Address of Property where Variance is requested: 3685 Lake Vista Rd.		
Name, address and telephone number of property owner (include zip code): Same as above		
Zoning District:	R-2	PAR. ID 1907983.
Variance Requested: Accessory Building over 200' Limit		
Proposed construction will be: Pre made 10x30 shed.		
Your Reasoning for Requesting a Variance (applicant may attach a statement on separate paper): my Father in Law moved in with us and Now I need the space to store his items as well as items we had to make out of Garage so we could put this car in the House Garage		

Adjacent Owners: Names	Mailing Address and Zip Code:
Ryan Rockhold	3709 Lake Uistard 44319
Michael Weary	3679 Lake Uistard 44319

Signature of Applicant: 	Date:
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Date of Hearing:
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*\*By signing this application, the applicant acknowledges they have read the attached "Procedure for Zoning Variance," "Guidelines for Decisions on Variances," "Conduction of Zoning Appeals Meeting," and "Coventry Township Board of Zoning Appeals" before the hearing.*

Please attach the required site plan and any additional drawings to this application.

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*FOR OFFICE USE ONLY*

TYPE	FEE AMOUNT	DATE	PAYMENT TYPE	RECEIPT NUMBER
VARIANCE APPLICATION FEE	\$250.00			
CONDITIONAL USE APPLICATION FEE	\$300.00	11/24/25	CK	856189

## Duncan Factors

1. There will not be a beneficial use of the property without the variance due to the need for additional storage space for parents items who is now living with us.as well as our items that were moved from garage so he could park his car in the house garage.
- 2 The variance is not substantial compared to the size of the property .
- 3 The character of the neighborhood will not be impacted due to most all other properties which are substantially smaller have sheds . The adjoining property will be minimally impacted due to a 6' tall privacy fence blocks the view of the shed.
- 4 The variance will not affect the delivery of government services. It is a clear path to the shed.
- 5 Yes I am aware of the zoning restrictions but due to the size of the property and distance off the street I feel this variance is minimal.
- 6 I do not see any other way this problem can be solved without the variance.
- 7 I feel substantial justice would be done by granting the variance due to the restrictions of the current zoning regulations on larger parcels in the township.

352'

Proposed  
10x30 shed

Existing  
24x32 Garage

House

345'

375'

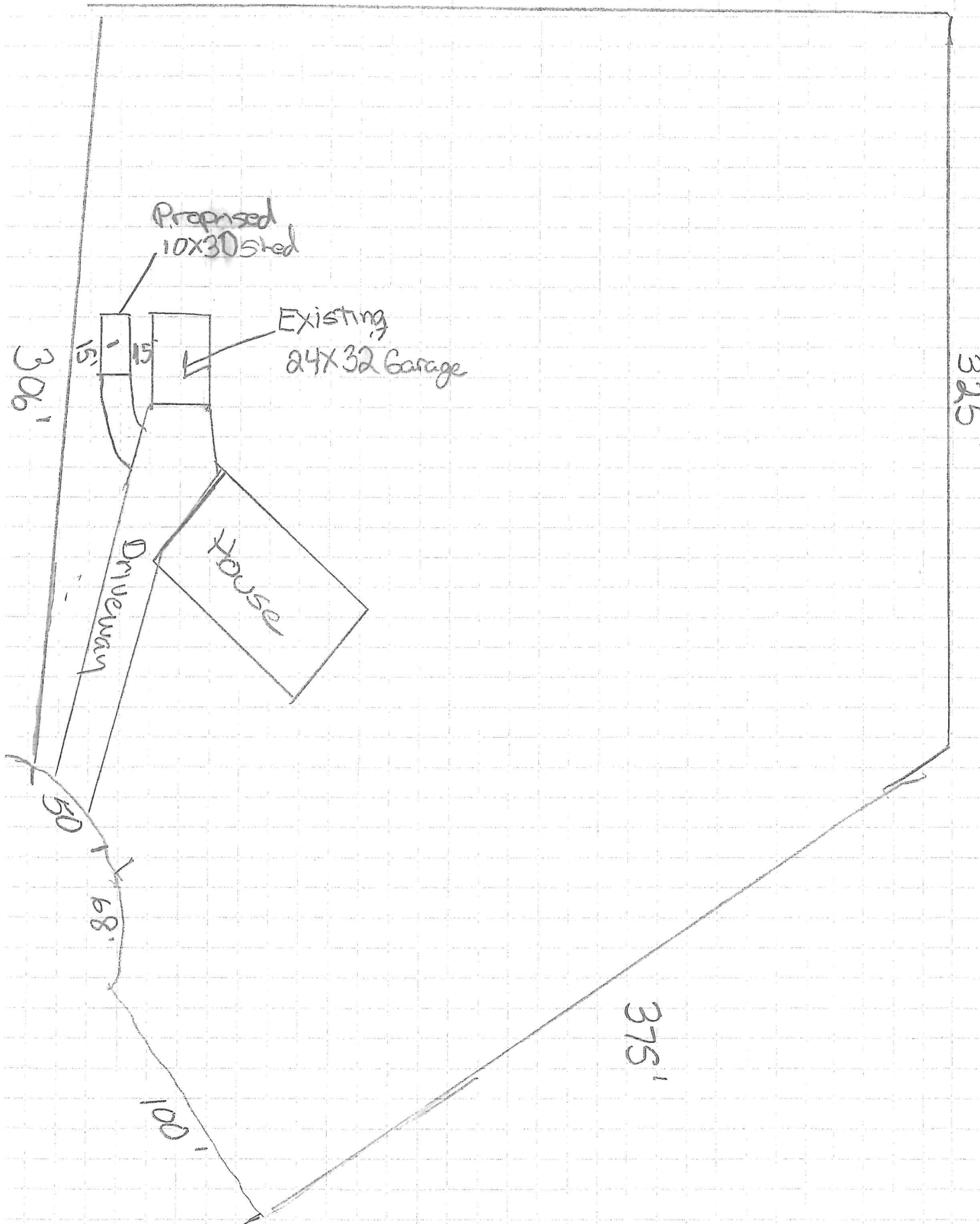
100'

68'

50'

306'

Driveway







# 3685 Lake Vista Rd



11/26/2025, 10:25:58 AM

-  Parcels
-  Jurisdictions 2025

