



BATH TOWNSHIP

Summit County, Ohio

ZONING

3864 West Bath Road P.O. Box 1188 Bath, Ohio 44210-1188 330.666.4007 Fax:330.666.0305 www.bathtownship.org

- Zoning Variance Application -

For office use only:	ARC File No.: 12-01	BZA File No.: 12-02
Associated permits:		

Applicant Data

Name: Kim Tyler

Company Name: Elite Sign Company

Address: 3041 E. Waterloo Rd Akron OH 44312

Telephone No.: 330-628-9907 office; 216 212 8851 cell

Property Data

Zoning District: (circle one) R-1 R-2 R-3 R-4 B-1 B-2 **B-3** B-4

Corner Lot: Yes No Note: Corner lots are required to meet the front setback on both streets.

Property Address: 81 Springside Dr. Parcel No.: 0500065

Allotment Name: _____ Lot No.: _____

Owner(s): ORCA Properties LLC

Owner Address: 6651 Frank Ave NW North Canton OH 44720

Telephone No.: _____

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.

1. Section: ^{501-4-A-1} ~~1302-B~~ Description: Addition of second wall sign on building frontage

Practical Difficulty: Property owner does not have visibility from main entrance on Springside Dr - identify entrance to customers + public safety.

2. 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. 105 Springside Dr.; GS Bath OH LLC, 3045 East Fifth St, Columbus OH 43219
2. 91 Springside Dr.; Akron Hebrew Congregation, 133 Merriman Rd, Akron OH 44303
- 405¹⁵ Medina Rd; 405¹⁵ Medina Rd. Assoc. LLC; 1400 Old Country Rd, Westbury NY 11590
- 80 Springside; #I Heritage Inn of Akron LLC, 1202 Westrac, Fargo ND 58103
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____

Barnes & Noble Inc.
Company Accounting

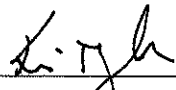
Required Site Plan Data and Architectural/Construction Drawings

1. (Need 8 copies of site plan and plans along with a digital copy of site plan and plans) 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 12% 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, eight (8) copies of the building/construction plans showing major details including height data must be submitted with the application.

Applicant Certification

Applicant Signature:  Date: 12/21/11

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

- for residential applications – two hundred dollars (\$200.00)
- for commercial/business applications – three hundred dollars (\$300.00)
- for major subdivisions or use variances – five hundred dollars (\$500.00)

For Office Use Only

Appearance Review Commission File No.: ARC-12-01

Board of Zoning Appeals File No.: BZA-12-02

Hearing Date: 1-17-12 Public Notice Date: 1-5-12

Published In: _____ Abutting Property Owners Notification Date: _____

- Approved Approved with Conditions Denied

Comments: _____

Zoning Inspector Signature: _____ Date: _____



BATH TOWNSHIP

Summit County, Ohio

January 3, 2012

Bath Township Board of Zoning Appeals Case No. BZA-12-02

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 January 17, 2012 at 7:00 PM for the appeal of **Case No. BZA-12-02**, Ellet Sign Company, Kim Tyler for Nails 90 @ Spa, 3041 E. Waterloo Road, Akron, Ohio requesting variance approval from Article V, Section 501-4-A-1 for a second building sign. Property is located at 81 Springside Drive in the B-3 Business 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 undersigned.

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

Sincerely,

Martha M. Ferch

Deputy Zoning Inspector

cc: Board of Trustees
Board of Zoning Appeals (6)
Sharon Troike, Fiscal Officer
File
Applicant
Heritage Inn of Akron, Inc., 80 Springside Drive, Akron, OH 44333
Akron Fairlawn Properties LLC, 4073 Medina Road, Akron, OH 44333
4015 Medina Road Associates, LLC, 4015 Medina Road, Akron, OH 44333
Akron Hebrew Congregation, 91 Springside Drive, Akron, OH 44333
Orca Properties % Mogen Real Estate, 3296 W. Market Street, Akron, OH 44333



BATH TOWNSHIP

Summit County, Ohio

Bath Township
Board of Zoning Appeals
January 17, 2012 7:00 p.m.
Bath Township Administrative Offices
3864 West Bath Road

I. Call To Order

II. New Business

BZA-12-01

Bret Plante, Crown Castle
For AT&T Telecommunication Tower
3253 Martadale Road

Requesting Conditional Use approval per Article IV, Section 402-3-L for replacement of three antennas and addition of three new antennas to AT&T's existing telecommunication tower. – R-2.

BZA-12-02

Ellet Sign Company, Kim Tyler
For Nails 90 & Spa
81 Springside Drive

Requesting variance from Article, V, Section 501-4-A-1 for second building sign. – B-3.

III. Old Business

IV. Adjourn



BATH TOWNSHIP

Summit County, Ohio

December 28, 2011

Leader Publication

Classified Department

www.classads@akron.com

3075 Smith Road, Suite 204

Akron, OH 44333

Dear Jessica:

Please run the following legal advertisements for one day only on Thursday, January 5, 2012.

“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, January 17, 2012 at 7:00 p.m. for the appeals of: **(1) Case No. BZA-12-01**, Bret Plante, Crown Castle, agent for AT & T Telecommunication tower, 2000 Corporate Drive, Canonsburg, PA requesting Conditional Use approval per Article IV, Section 402-3-L for removal and replacement of three antennas and addition of three new antennas on existing telecommunication tower. Property is located at 3253 Martadale Drive in the R-2 Residential District. **(2) Case No. BZA-12-02**, Ellet Sign Company, Kim Tyler for Nails 90 & Spa, 3041 E. Waterloo Road, Akron, Ohio, requesting variance approval from Article V, Section, 501-4-A-1 for second building sign. Property is located at 81 Springside Drive in the B-3 Business District.

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

Wm J. Funk Jr.

William J. Funk Jr.

Zoning Inspector/Administrator

Send invoice and affidavit of publication to: Bath Township Trustees, c/o Sharon A. Troike, Fiscal Officer, P.O. Box 1188, Bath, OH 44210-1188

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, January 17, 2012 at 7:00 p.m. for the appeals of: (1) Case No. BZA-12-01, Bret Plante, Crown Castle, agent for AT & T Telecommunication tower, 2000 Corporate Drive, Canonsburg, PA requesting Conditional Use approval per Article IV, Section 402-3-L for removal and replacement of three antennas and addition of three new antennas on existing telecommunication tower. Property is located at 3253 Martadale Drive in the R-2 Residential District (2) Case No. BZA-12-02, Ellet Sign Company, Kim Tyler for Nails 90 & Spa, 3041 E. Waterloo Road, Akron, Ohio, requesting variance approval from Article V, Section, 501-4-A-1 for second building sign. Property is located at 81 Springside Drive in the B-3 Business 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

BATH TOWNSHIP ZONING DEPARTMENT

Date 12-21-11 Receipt # 3922
 Name Ellet Neon Sign
 Amount \$325.00 Check No. 3647+3648 Cash

Please credit the Zoning and other funds with the following:

- Zoning Permit Fee (213.03.113.4.5.2500) \$ 25.00 ZC Permit No. ZC-11-102
- Zoning Appeals Fee (213.03.113.4.5.2510) BZA Case No. 12-02 \$300.00
- Zoning Commission Case Fee (213.03.113.4.5.2520) ZC Case No. _____
- Miscellaneous Zoning Fees (213.03.113.4.5.2530) Circle; Copies; Resolution; Comp Plan; Map S-L
- Subdivision Fee (213.03.113.4.5.2540) SP No. _____
- Bath Directories (101.09.111.4.5.6690) No. of Directories _____
- Non-resident Park Fee (212.04.510.4.6.6210) Date of Rental _____
- Parking Fee-Nature Preserve (212.04.510.4.6.6220) Resident _____ Non-Resident _____
- Other

Use ONE form for each account credit issued.
 Attach appropriate documentation with each credits.

DATE 12-21-11 No. 3922

RECEIVED FROM Ellet Neon Sign Co

ADDRESS 3041 E. Waterloo Rd

Three hundred twenty five DOLLARS \$ 325.00

FOR zoning fees BZA + ZP

ACCOUNT		HOW PAID	
AMT. OF ACCOUNT		CASH	
AMT. PAID		CHECK	<u>3647+3648</u>
BALANCE DUE		MONEY ORDER	

BY Martha Fied

Date 12/22 2011 24161

POSTED
12/22/11

\$ 300.00

OFFICE OF THE TOWNSHIP FISCAL OFFICER

Bath Township, Summit County, Ohio

Received of Ellet Neon Sales

Three hundred and 00/100- Dollars

For BZA 12-02

213-03-113-4-5-2510

S A Krabe Fiscal Officer

Signature of party making payment