

BATH TOWNSHIP

Summit County, Ohio

Bath Township
Board of Zoning Appeals
April 19, 2011 7:00 p.m.
Bath Township Administrative Offices
3864 West Bath Road

I. Call To Order

II. New Business

BZA-11-05

Mike and Anita Marks
3562 Knollwood Lane

Requesting variance(s) approval from Article III, Section 301-4-P-1- b & c for a front yard location and a reduction in the side yard to construct an accessory structure. – R-2.

BZA-11-06

Bath Township
Bath Township Ira Road Facility
3863 Ira Road

Requesting Conditional Use approval per Article IV, Section 402-3-D for proposed changes to buildings and site review. – R-2.

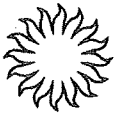
III. Old Business

BZA-11-01- Tabled January 18, 2011 to April 19, 2011

Susan Moore-Arkinetics, Inc. for
Circle K Gas Station
791 N. Cleveland-Massillon Road

Requesting variance(s) from Article IV, Section 406-4-B, C and D for reduction of the minimum front, side and rear yard setback and from Article IV, Section 411 for construction within the riparian setback for an addition. – B-1.

IV. Adjourn



BATH TOWNSHIP

Summit County, Ohio

April 5, 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, April 7, 2011.

“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, April 19, 2011 at 7:00 p.m. for the appeals of: **(1) Case No. BZA-11-05**, Mike and Anita Marks, requesting variance(s) approval from Article III, Section 301-4-P-10 b & c for a front yard location and a reduction in the side yard to construct an accessory structure. Property is located at 3562 Knollwood Lane in the R-3 Residential District. **(2) Case No. BZA-11-06**, Bath Township Ira Road Maintenance Facility, 3863 Ira Road, requesting a site review of a Conditional Use for proposed changes to buildings per Article IV, Section 402-3-D. Property is located at 3863 Ira Road in the R-2 Residential 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

cc: **Anne Motz - Accounts Payable, Case No. BZA-11-05.**



BATH TOWNSHIP

Summit County, Ohio

April 4, 2011

Bath Township Board of Zoning Appeals Case No. BZA-11-05

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 April 19, 2011 at 7:00 p.m. for the appeals of **Case No. BZA-11-05**, Mike and Anita Marks, 3562 Knollwood Lane, Akron, Ohio, requesting variance(s) approval from Article III, Section 301-4-P-1- b & c for a front yard location and a reduction in the side yard to construct an accessory structure. Property is located at 3562 Knollwood Lane 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 undersigned.

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

Sincerely,

Martha M. Ferch

Deputy Zoning Inspector

cc: Board of Trustees – Bath Township
Board of Zoning Appeals (6)
Sharon Troike, Fiscal Officer
File
Applicant
Raymond Crosier, 250 Smokerise Dr., #236, Wadsworth, OH 44281 (3543 Knollwood)
Sandra Hebing, 3557 Knollwood Lane, Akron, OH 44333
Jeanne Sabet, 3568 Knollwood Lane, Akron, OH 44333
Robert Wirz Trustee, 5690 Beach Road, Medina, OH 44256 (Parcel #0903471)

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. Robert Wirz ; 217 Beth Rd, Medina, OH (property is in Fairlawn, OH)
2. Sabet Sabet . 5568 Knollwood Ln, Bath OH 44333
3. _____
4. _____
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____

Required Site Plan Data and Architectural/Construction Drawings

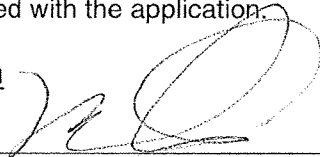
1. **(Need 8 copies of site plan and plans along with a digital copy of site plan and plans) The site plan must show the following:**

- 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: _____

3/24/2011

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 - -

Board of Zoning Appeals File No.: BZA - 11 - 05

Hearing Date: _____ Public Notice Date: _____

Published In: _____ Abutting Property Owners Notification Date: _____

- Approved Approved with Conditions Denied

Comments: _____

Zoning Inspector Signature: _____ Date: _____

Parcels

Rec	Alt ID	Parid	Address	Owner 1	Owner 2
1	BA0056301001000	0500099	3543 KNOLLWOOD LN	CROSIER RAYMOND S	CROSIER HELEN L
2	BA0056301002000	0500184	3557 KNOLLWOOD LN	HEBING SANDRA M	
3	BA0056301004000	0500394	3562 KNOLLWOOD LN	MARKS ANITA L	MARKS MICHAEL M
4	BA0004002001000	0500517	3568 KNOLLWOOD LN	SABET JEANNE E	
5	BA0003406001000	0903471	GHENT RD	WIRZ ROBERT D TRUSTEE ETAL	

John A. Donofrio, **Fiscal Officer**
Alan Brubaker, P.E., P.S., **Engineer**
Russell M. Pry, **Executive**



PRINT

BATH TOWNSHIP ZONING DEPARTMENT

Date 3/24/11 Receipt # 223493
 Name Michael Marks
 Amount 200.00 Check No. 2230 Cash

Please credit the Zoning and other funds with the following:

- Zoning Permit Fee (213.03.113.4.5.2500) \$ _____ ZC Permit No. _____
- Zoning Appeals Fee (213.03.113.4.5.2510) BZA Case No. 11-05
- 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.

Township Form No. 6 Prescribed by Bureau of Inspection and Supervision of Public Offices

23455

POSTED

Date 4/4 2011

OFFICE OF THE TOWNSHIP FISCAL OFFICER

Bath Township, Summit County, Ohio

Received of Michael Marks
Two hundred dollars & 00/100 Dollars

For BZA 11-05
213-03-113-4-5-2510

[Signature] Fiscal Officer

Signature of party making payment _____

Dayton Legal Blank, Inc., Form No. 10066

NOTES

RECEIPT

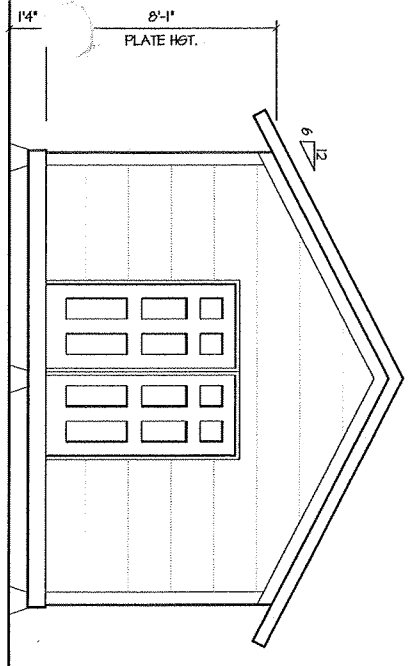
DATE 3/24/11 NO. 223493

RECEIVED FROM Michael Marks

ADDRESS 3562 Knollwood Dr.
Two hundred dollars \$ 200.00

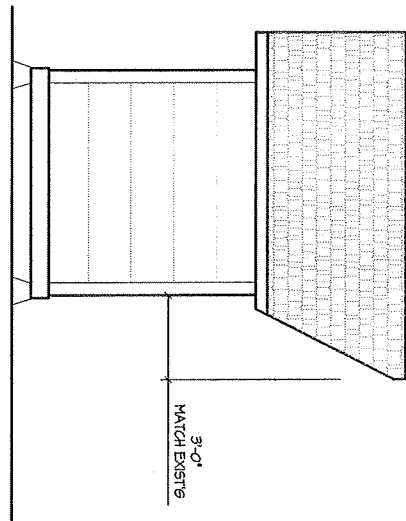
FOR BZA Variance fee

ACCOUNT		HOW PAID	
AMT. OF ACCOUNT		CASH	
AMT. PAID		CHECK	<u>2230</u>



FRONT & REAR ELEV.

1/4" = 1'-0"

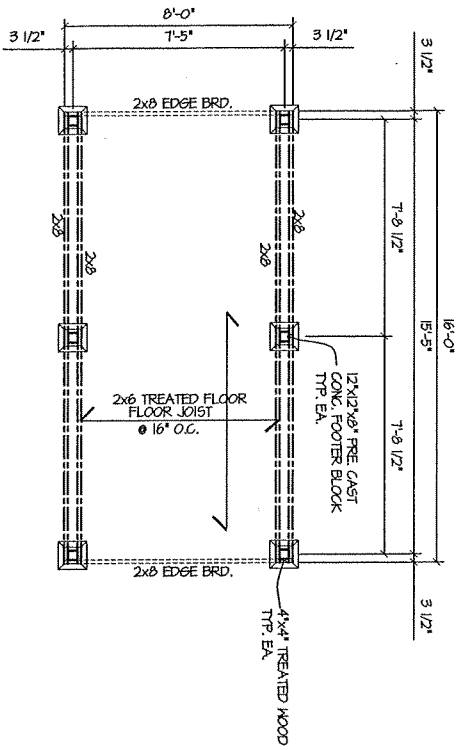
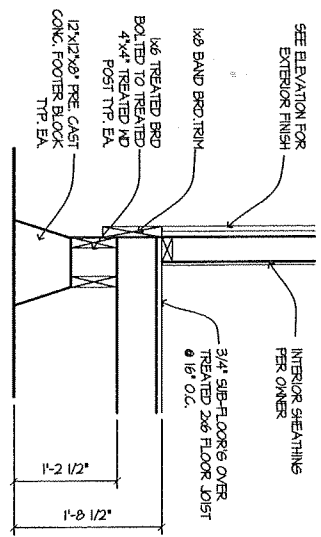


LEFT AND RIGHT ELEV.

1/4" = 1'-0"

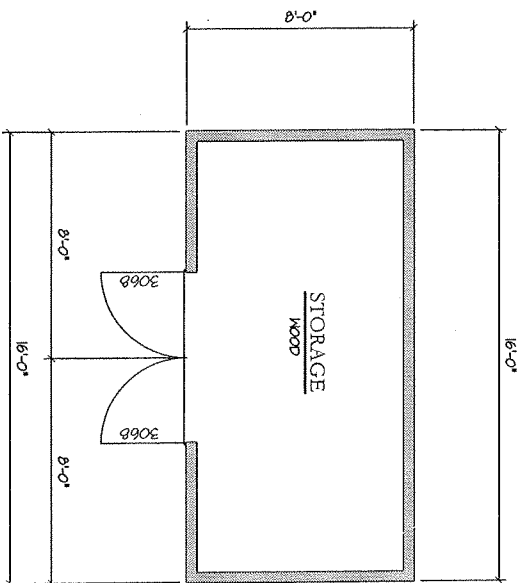
FOOTER DETAIL

NTS.



FOUNDATION PLAN

1/4" = 1'-0"



FLOOR PLAN

1/4" = 1'-0"

SHED BUILDING

Lot: #?
address
city, Ohio

Heritage Custom Homes

"Our Tradition Is Building"
www.HeritageCustomHome.com

P.O. Box 121 Dublin, Ohio 43017
Phone: 740.549.0132 Fax: 740.549.7975



Residential Design
740-549-0132
www.districtdesign.com

© DISTRICT 2010
ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM DISTRICT DESIGN.
THIS DOCUMENT IS THE PROPERTY OF DISTRICT DESIGN. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE USED FOR ANY OTHER PROJECT OR SITE WITHOUT THE WRITTEN PERMISSION OF DISTRICT DESIGN.
DATE: 5/21/2010
REVISED:

SHEET 1

Knollwood Lane 60'

L = 100.56'
R = 680.00'

C/L

P.O.B.

R/W

Shrubbery
Taxus (Yellow)
solid 15' high

8 x 16
Proposed
garden shed

N49°50'00"W
180.02'

Concrete
Drive

Well

1-Story Frame
Dwelling #3562

S41°21'36"E
231.33'

N23°02'40"E
140.51'

Part of lot 94

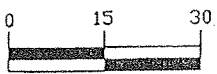
Vesper
Lake

4' drop

Level

8' drop

20' drop



1 Inch = 30 ft.

The measurement tolerance of this survey is plus or minus 0.5 feet in the North to South direction but undeterminable in the East to West direction because no other field Monumer were found.

03/24/2005
1200500360

To see all the details that are visible on the screen, use the "Print" link next to the map.

