



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.:	BZA File No.:	11-20
Associated permits:			

Applicant Data

Name: Hiram Coffey

Company Name: _____

Address: 1302 Hillandale Drive 44333

Telephone No.: 330-576-6114

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: 1302 Hillandale Drive Parcel No.: 04-02600

Allotment Name: THE HILLANDALE ALLOTMENT Lot No.: 18

Owner(s): Hiram and Vickie Coffey

Owner Address: 1302 Hillandale 44333

Telephone No.: 330-351-0350

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: 301-4-P-1C Description: Reduction in side yard to avoid having to cut trees down (5 feet off property line)

Practical Difficulty: _____

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. Sharon
2. _____
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: 6-24-11

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 - -

Board of Zoning Appeals File No.: BZA - -

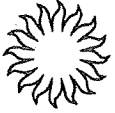
Hearing Date: _____ Public Notice Date: _____

Published In: _____ Abutting Property Owners Notification Date: _____

- Approved
- Approved with Conditions
- Denied

Comments: _____

Zoning Inspector Signature: _____ Date: _____



BATH TOWNSHIP

Summit County, Ohio

Bath Township Board of Zoning Appeals Case No. BZA-11-20

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 July 19, 2011 at 7:00 PM for the appeal of **Case No. BZA-11-20** Hiram Coffey, 1302 Hillendale Drive, requesting variance approval from Article III, Section 301-4-P-1-c for a reduction in the side yard setback to construct an accessory structure. Property is located at 1302 Hillendale Drive 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

Board of Zoning Appeals (6)

Sharon Troike, Fiscal Officer

File

Applicant

Janet Weir, P. O. Box 591, Bath 44210

Sharon Browarek, 1328 Hillendale Dr., Akron 44333

Susan Rack, 1303 Hillendale Dr., Akron 44333

James and Ann Lake, 3533 W. Bath Rd., Akron 44333

Anthony Patrino, 403 Larkin Avenue, Akron, OH 44305

Parcels

Rec	Alt ID	Parid	Address	Owner 1	Owner 2
1	BA0002206002000	0403277	1329 HILLANDALE DR	WIER JANET	P.O. Box 591 Bath 44210
2	BA0002205009000	0402667	1328 HILLANDALE DR	BROWAREK SHARON A	
3	BA0002206003000	0403276	1303 HILLANDALE DR	RACH SUSAN I	KERKEZ STEVE
4	BA0002205008000	0402602	1302 HILLANDALE DR	COFFEY HIRAM J	COFFEY VICTORIA
5	BA0002205007000	0402419	3533 W BATH RD	LAKE JAMES R	LAKE ANN M
6	BA0002205006000	0403169	BATH RD	PATRINO ANTHONY P	403 Larkin Ave. 44305

Zoom to these records



BATH TOWNSHIP

Summit County, Ohio

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

I. Call To Order

II. New Business

BZA-11-18

Mike Grabarek for
Red Lobster
3901 Medina Road

Requesting variance approvals from Article V, Section 501-4-A-1 for a second building sign and from Section 501-4-A-2-a for a larger monument sign – B-2.

BZA-11-19

Angel Robinson for
Red Lobster
3901 Medina Road

Requesting variance approval from Article V, Section 501-5-1 to allow a logo flag to be flown in conjunction with the United States flag. – B-2.

BZA-11-20

Hiram Coffey
1302 Hillandale Drive

Requesting variance approval from Article III, Section 301-4-P-1-c for a reduction in the side yard setback to construct an accessory structure. – R-2.

BZA-11-21

David Szuch
2524 Banning Road

Requesting variance approval from Article IV, Section 402-4-F for a side yard reduction to construct an addition. – R-2.

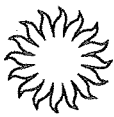
III. Old Business

BZA-11-01- Tabled January 18, 2011 to May 17, 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

July 6, 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, July 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, July 19, 2011 at 7:00 p.m. for the appeals of: **(1) Case No. BZA-11-18**, Mike Grabarek for Red Lobster, 6001 Nimtz Parkway, South Bend, Indiana, requesting variances from Article V, Section 501-4-A-1 for a second building sign and from Section 501-4-A-2-a for a larger monument sign. Property is located at 3901 Medina Road in the B-2 Business District. **(2) Case No. BZA-11-19**, Angel Robinson, GH& A Architecture, 14110 Dallas Parkway, Dallas, Texas, requesting variance approval from Article V, Section 501-5-I to allow for a logo flag to be flown in conjunction with the United States flag. Property is located at 3901 Medina Road in the B-2 Business District. **(3) Case No. BZA-11-20**, Hiram Coffey, 1302 Hillandale Drive, requesting variance approval from Article III, Section 301-4-P-1-c for a reduction in the side yard setback to construct an accessory structure. Property is located at 1302 Hillandale Drive in the R-2 Residential District. **(4) Case No. BZA-11-21**, David Szucs, 2524 Banning Road, Akron, Ohio, requesting variance from Article IV, Section 402-4-F for a side yard reduction to construct an addition. Property is located at 2524 Banning 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

23682

\$ 200.00 Date 6/27 20 11

OFFICE OF THE TOWNSHIP FISCAL OFFICER

Bath Township, Summit County, Ohio

Received of Hiram Coffey
Two hundred dollars & 00/100 Dollars

For BZA 11-20
213-03-113-4-5-2510

S. A. Straube Fiscal Officer

Signature of party making payment _____

Dayton Legal Blank, Inc., Form No. 10066

NOTES

RECEIPT

DATE 6-27-11 NO. 220883

RECEIVED FROM Hiram Coffey

ADDRESS 1302 Hillandale Dr.
Two hundred dollars \$ 200.00

FOR BZA-11-20

ACCOUNT		HOW PAID	
AMT. OF ACCOUNT		CASH	
AMT. PAID		CHECK	1742
BALANCE DUE		MONEY ORDER	

BY Matthew Faulk

©2001 REDIFORM © 81808

BATH TOWNSHIP ZONING DEPARTMENT

Date 6/27/11 Receipt # 220883

Name Hiram Coffey

Amount 200.00 Check # 1742 Cash

Please credit the Zoning and other funds with the following:

- Zoning Permit Fee (213.03.113.4.5.2500) \$ _____ ZC Permit # _____
- Zoning Appeals Fee (213.03.113.4.5.2510) BZA Case No. # 11-20
- 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 # _____
- Bath Directories (101.09.111.4.5.6690) # 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.