



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.:	11-21
Associated permits:			

Applicant Data

Name: DAVID SZUCS

Company Name: _____

Address: 2524 BANNING RD.

Telephone No.: CELL-216-536-9617 HOME 330-666-2310

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: 2524 BANNING RD. Parcel No.: 0401384

Allotment Name: ILADALE ESTATES Lot No.: 19

Owner(s): DAVID A + MELANIE L. SZUCS

Owner Address: 2524 BANNING RD.

Telephone No.: CELL:216-536-9617 HOME-330-666-2310

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: 402-P Description: Side yard reduction

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. BRANDON + BETH SNYDER 2544 BANNING RD.

2. TOM + TRACY WATHEN 2491 SHADE PARK DR.

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: 6/28/11

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 - -

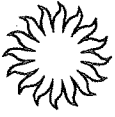
Hearing Date: _____ Public Notice Date: _____

Published In: _____ Abutting Property Owners Notification Date: _____

- Approved Approved with Conditions Denied

Comments: _____

Zoning Inspector Signature: _____ Date: _____



BATH TOWNSHIP

Summit County, Ohio

July 5, 2011

**Bath Township
Board of Zoning Appeals
Case No. BZA-11-21**

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-11-21**, David Szucs, 2524 Banning Road, Akron, Ohio requesting a 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.

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

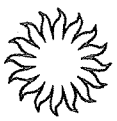
Deputy Zoning Inspector

CC: Board of Trustees
Board of Zoning Appeals (6)
Sharon Troike, Clerk
File
Applicant
Pamela Baginski, 2511 Banning Road, Akron, OH 44333
Deborah Hercsek, 2465 Shade Park Drive, Akron, OH 44333
John & Jane Gardner, 2515 Shade Park Drive, Akron, OH 44333
Dale & Julia Mitchell, 2533 Banning Road, Akron, OH 44333
Mark Baum, 2502 Banning Road, Akron, OH 44333
Elizabeth & Brandon, Synder, 2544 Banning Road, Akron, OH 44333

Parcels

Rec	Alt ID	Parid	Address	Owner 1	Owner 2	
1	BA0001704004000	0400366	2511 BANNING RD	BAGINSKI PAMELA R		44333
2	BA0001703006000	0401191	2465 SHADE PARK DR	HERCSEK DEBORAH		44333
3	BA0001703005000	0402781	2491 SHADE PARK DR	WATHEN TRACEY P	WATHEN THOMAS J	44333
4	BA0001703004000	0403232	2515 SHADE PARK DR	GARDNER JOHN J	GARDNER JANE L	44333
5	BA0001704003000	0401382	2533 BANNING RD	MITCHELL JULIA B	MITCHELL DALE A	44333
6	BA0001703010000	0401384	2524 BANNING RD	SZUCS MELANIE L	SZUCS DAVID A	
7	BA0001703009000	0401920	2502 BANNING RD	BAUM MARK J		44333
8	BA00017A5001000	0407275	2544 BANNING RD	SNYDER BRANDON J	SNYDER ELIZABETH A	44333

[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.

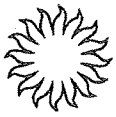
III. Old Business

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”

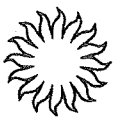
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Applications are on file at the Township Administrative Offices and available for viewing. All meetings are open to the public.

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



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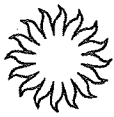
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Send invoice and affidavit of publication to: Bath Township Trustees, c/o Sharon A. Troike, Fiscal Officer, P.O. Box 1188, Bath, OH 44210-1188

BATH TOWNSHIP ZONING DEPARTMENT

Date 6/29/16
Name David Syucs
Amount 200.00

Receipt # 220887
 Check No. 3165 Cash

Please credit the Zoning and other funds with the following:

- Zoning Permit Fee (213.03.113.4.5.2500) \$ ~~200.00~~ ZC Permit No. _____
- Zoning Appeals Fee (213.03.113.4.5.2510) BZA Case No. 11-21
- 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

\$ <u>200.00</u>	POSTED PAID	Date <u>7/7</u> <u>2011</u> 23704
OFFICE OF THE TOWNSHIP FISCAL OFFICER		
<u>Bath</u> Township, <u>Summit</u> County, Ohio		
Received of <u>David Syucs</u>		
<u>Two hundred and 00/100</u> Dollars		
For <u>BZA 11-21</u>		
<u>213-03-113-4-5-2510</u>		
<u>S. A. Dreike</u>		Fiscal Officer
Signature of party making payment _____		