



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.: <u>11-17</u>	BZA File No.: <u>11-23</u>
Associated permits:		

Applicant Data

Name: SCOTT PALMATEER

Company Name: UNIVERSAL SIGNS INC

Address: 1033 THOMAS AVE ST. PAUL, MN 55104

Telephone No.: 651-645-0223

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: 3891 MEDINA RD Parcel No.: _____

Allotment Name: SELECT COMFORT Lot No.: _____

Owner(s): STARK ENTERPRISES

Owner Address: 1350 W. 3rd ST. CLEVELAND, OH 44113

Telephone No.: 216-464-2860

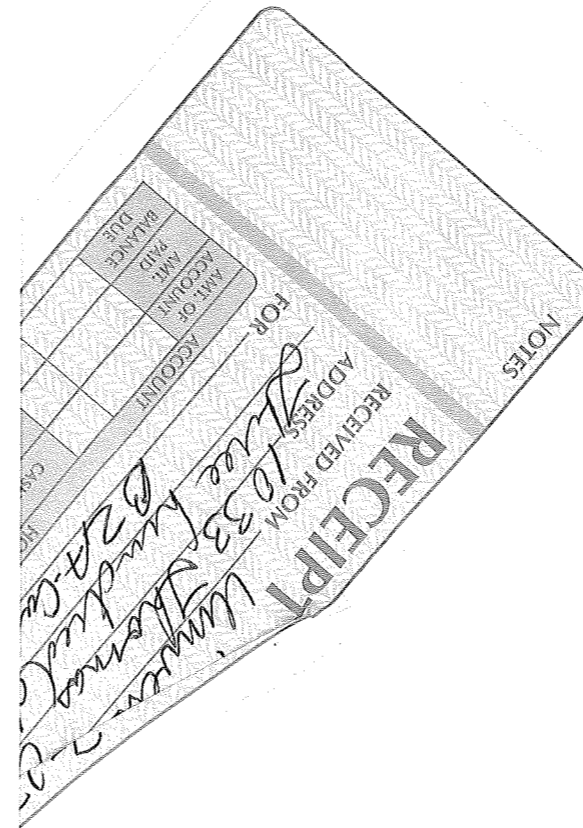
Variance(s) Requested

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 Description: ADDITION OF A BELOW SIGN ON THE SOUTH ELEVATION- 41 SQ FT. TO HELP WITH BUSINESS ID FROM WEST MARKET PLAZA, ALONG W/ MEDINA RD.

2. Section: _____ Description: _____

Practical Difficulty: _____



Parcels

Rec	Alt ID	Parid	Address	Owner 1	Owner 2
1	BA0003902021000	0500472	3875 MEDINA RD	MCDONALDS CORPORATION	
2	BA0057801004000	0500250	N CLEVELAND MASSILLON RD	WEST MARKET PLAZA LIMITED PARTNERSHIP	
3	BA0057801006000	0500349	N CLEVELAND MASSILLON RD	WEST MARKET PLAZA LIMITED PARTNERSHIP	
4	BA0057801005000	0500251	N CLEVELAND MASSILLON RD	WEST MARKET PLAZA LIMITED PARTNERSHIP	
5	BA0057801002000	0500496	3867 MEDINA RD	WEST MARKET PLAZA LIMITED PARTNERSHIP	
6	BA0057801001000	0500160	3863 MEDINA RD	WEST MARKET PLAZA LIMITED PARTNERSHIP	
7	BA0057801003000	0500498	3847 MEDINA RD	TAGO BELL OF AMERICA INC	

5681 River St. Red Maling, OH 44250
 1350w 3rd St. Clevel, OH 44113

Zoom to these records
 Burkhardt Dev. Grp., Property Tax Dept. P.O.B. 695 019, Orlando FL 32859

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. _____
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: 7/25/11

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
Board of Zoning Appeals
August 16, 2011 7:00 p.m.
Bath Township Administrative Offices
3864 West Bath Road

I. Call To Order

II. New Business

BZA-11-22

Matt Newsome for

Verizon Wireless

3253 Martadale Drive

Requesting variance approvals per Article IV, Section 402-3-L for removal and replacement of two antennas on existing cell tower – R-2.

BZA-11-23

Scott Palmateer for

Select Comfort

3891 Medina Road

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

III. Old Business

BZA-11-20 – Tabled July 19, 2011

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-11-01- Tabled January 18, 2011, working with applicant.

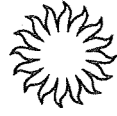
Susan Moore-Arkinetics, Inc. for

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

August 8, 2011


**Bath Township
Board of Zoning Appeals
Case No. BZA-11-23**

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 August 16, 2011 at 7:00 PM for the appeal of **Case No. BZA-11-23**, Scott Palmeteer, Universal Signs Inc. for Select Comfort, 1033 Thomas Ave., St. Paul, MN, requesting variance approval from Article V, Section 505-4-A-1 for a second building sign. Property is located at 3891 Medina Road in the B-2 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
Burkhardt Development Group, Property Tax Dept., POB 5019, Orlando, FL 32859
West Market Plaza Land LLC, 1350 W. Third St., Cleveland, OH 44113
McDonald Corporation, 5681 River Styx Rd., Medina, OH 44256



BATH TOWNSHIP

Summit County, Ohio

August 3, 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, August 4, 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, August 16, 2011 at 7:00 p.m. for the appeals of: **(1) Case No. BZA-11-22**, Matt Newsome, agent for Verizon Wireless, 3333 Lake Road West, Ashtabula, Ohio requesting Conditional Use approval per Article IV, Section 402-3-L for removal and replacement of two antennas on existing cell tower. Property is located at 3253 Martadale Drive in the R-2 Residential District. **(2) Case No. BZA-11-23**, Scott Palmateer, Universal Signs Inc., representing Sleep Number, 1033 Thomas Avenue, St. Paul, MN, requesting variance approval from Article V, Section 501-4-A-1 for a second building sign. Property is located at 3891 Medina Road in the B-2 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

CLASSIFIED

WEST SIDE *Leader* SOUTH SIDE NEWS *Leader*

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classads@akron.com • www.akron.com

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Please note that Leader Publications will not be responsible for any errors in classified advertisements after the first insertion. It is the responsibility of the advertiser to notify Leader Publications by calling 330-665-0909. All customers will pay for any advertising with mistakes after the first insertion.

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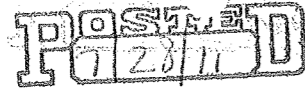
LEGAL NOTICES

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William J. Funk Jr.
Zoning Inspector/Administrator



23756

Date 7/28 2011

\$ 300.00

OFFICE OF THE TOWNSHIP FISCAL OFFICER

Bath Township, Summit County, Ohio

Received of Universal Signs
Three hundred and 00/100 - Dollars

For BZA 11-23
213-03-113-4-5-2510

S.A. Drake Fiscal Officer

Signature of party making payment

Dayton Legal Blank, Inc., Form No. 10066

- 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.

S-L