



# 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

## - Conditional Use Application -

For office use only:	ARC File No.:	BZA File No.:	11-27
Associated permits:			

### Applicant Data

Name: TRUC T NGUYEN

Company Name: ★ Star NAILS @ SPA INC

Address: 1601 South Hawkins Ave Akron 44320

Telephone No.: (330-690-2385) 330-869-0234

### 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 Drive Parcel No.: 05-00065

Allotment Name: Sprinside Building Lot No.: \_\_\_\_\_

Owner(s): Orca Properties LLC

Owner Address: 6651 Frank Avenue NW N. Canton

Telephone No.: 330-873-1200 x 205 44720  
(Mogen Real Estate)

### Conditional Use(s) Requested

Below list the specific section of the Zoning Resolution referencing the conditional use being sought as well as a description of each use.

1. Section: 408-3-F Description: Other uses similar to the uses permitted in this district - Personal use - Beauty Salon

2. Section: \_\_\_\_\_ Description: \_\_\_\_\_

## Parcels

Rec	Alt ID	Parid	Address	Owner 1	Owner 2
1	<a href="#">BA0003996002000</a>	0500710	80 SPRINGSIDE DR	H I HERITAGE INN OF AKRON INC	
2	<a href="#">BA0003998002000</a>	0500737	4073 MEDINA RD	AKRON FAIRLAWN PROPERTIES LLC	
3	<a href="#">BA0003902015000</a>	0500058	4015 MEDINA RD	4015 MEDINA ROAD ASSOCIATES LLC	
4	<a href="#">BA0003902014000</a>	0500065	81 SPRINGSIDE DR	ORCA PROPERTIES LLC	
5	<a href="#">BA00039A4003000</a>	0500780	91 SPRINGSIDE DR	AKRON HEBREW CONGREGATION	
6	<a href="#">BA00039A5001000</a>	0500785	SPRINGSIDE DR	ORCA PROPERTIES LLC	

[Zoom to these records](#)

3. Section: \_\_\_\_\_ Description: \_\_\_\_\_

4. Section: \_\_\_\_\_ Description: \_\_\_\_\_

Contiguous Property Owners List (name & tax mailing address)

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_
7. \_\_\_\_\_
8. \_\_\_\_\_
9. \_\_\_\_\_
10. \_\_\_\_\_

**Data Required With Conditional Use Application (8 copies of each along with a digital copy of site plan and plans)**

1. Site plan as specified in **Article III, Section 301-5.**
2. Complete plans and specifications for all proposed development and construction, and where appropriate, reclamation.
3. A statement supported by substantiating evidence regarding the requirements enumerated in **Article VIII, Section 801-2.**
4. Applicant shall state a reasonable time to complete development plans or proposed structure.
5. The recommendations of the Appearance Review Commission as specified in **Article XI.**

Applicant Certification

Applicant Signature: \_\_\_\_\_ Date: 9/14/11

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*

October 3, 2011

## **Bath Township Board of Zoning Appeals Case No. BZA-11-27**

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 October 18, 2011 at 7:00 PM for the appeal of **Case No. BZA-11-27**, Truc T. Nguyen, Star Nails @ Spa Inc., 1601 S. Hawkins Ave., Akron, Ohio requesting Conditional Use approval per Article IV, Section 408-3-F for a personal service business as determined by the Board of Zoning Appeals to be similar to the uses permitted in this district. 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  
**October 18, 2011 7:00 p.m.**  
Bath Township Administrative Offices  
3864 West Bath Road

**I. Call To Order**

**II. New Business**

**BZA-11-27**

Truc T. Nguyen  
Star Nails @ Spa Inc.  
81 Springside Drive

Requesting Conditional Use Approval per Article IV, Section 408-3-F for a personal service business as determined by the Board of Zoning Appeals to be similar to the uses permitted in this district. – B-3.

**BZA-11-28**

Julie Weiss  
693 N. Medina Line Road

Requesting variance from Article III, Section 302-4-P-1-b for reduction in the front yard setback and Article III, Section 302-4-P-1-e for total building footprint exceeds the maximum square foot allowed for an accessory structure. –R-2.

**BZA-11-29**

Patrick Weyrick  
3995 Woodthrush Road

Requesting variance 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-11-30**

James Parnell, Variety Contractors for  
Karen Taylor  
4568 Granger Road

Requesting variance from Article III, Section 301-4-P-1-e for total building footprint exceeds the maximum square foot allowed for an accessory structure. – R-2.

**III. Old Business**

**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.

**BZA-11-26- Tabled September 20, 2011.**

Nancy L. Secrist  
1814 N. Revere Road

Requesting Conditional Use Approval per Article IV, Section 412 for steep slopes to construct a retaining wall. – R-2.

**IV. Adjourn**



# BATH TOWNSHIP

*Summit County, Ohio*

September 29, 2011

Leader Publication

Classified Department

[www.classads@akron.com](mailto: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, October 6, 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, October 18, 2011 at 7:00 p.m. for the appeals of: **(1) Case No. BZA-11-27**, Truc T. Nguyen, Star Nails @ Spa Inc., 1601 S. Hawkins Avenue, Akron, Ohio, requesting Conditional Use Approval per Article IV, Section 408-3-F for a personal service business as determined by the Board of Zoning Appeals to be similar to the uses permitted in this district. Property is located at 81 Springside Drive in the B-3 Business District. **(2) Case No. BZA-11-28**, Julie Weiss, 693 N. Medina Line Road, Bath, Ohio requesting variance approval from Article III, Section 301-4-P-1-b for reduction in the front yard setback and Article III, Section 301-4-P-1-e for total building footprint that exceeds the maximum square foot allowed for an accessory structure. Property is located at 693 N. Medina Line Road in the R-2 Residential District. **(3) Case No. BZA-11-29**, Patrick Weyrick, 3995 Woodthrush Road, Bath, Ohio 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 3995 Woodthrush Road in the R-2 Residential District. **(4) Case No. BZA-11-30**, James Parnell, Variety Contractors, Inc. for Karen Taylor, 5090 Park Avenue West, Seville, Ohio requesting variance approval from Article III, Section 301-4-P-1-e for total building footprint that exceeds the maximum square foot allowed for accessory structures. Property is located at 4568 Granger 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

\$300.- **POSTED** 9.28.11 Date 9/28 2011 23911

**OFFICE OF THE TOWNSHIP FISCAL OFFICER**  
Bath Township, Summit County, Ohio

Received of Iruc Ngurjen  
Three hundred & no Dollars  
~~no~~  
~~100~~

For Zoning appeals fee 11-27  
213 03 113 4 5 2510

PA Fraibe Fiscal Officer

Signature of party making payment \_\_\_\_\_

Dayton Legal Blank, Inc., Form No. 10066

NOTES

**RECEIPT** DATE 9-14-11 NO. 220950

RECEIVED FROM Iruc Ngurjen

ADDRESS \_\_\_\_\_

Three hundred dollars \$ 300.00

FOR B2A Case Fee 11-27

ACCOUNT		HOW PAID	
AMT. OF ACCOUNT		CASH	
AMT. PAID		CHECK	1437
BALANCE DUE		MONEY ORDER	

BY Martha Feul

©2001 REDIFORM © 81808



## AVAILABLE REAL ESTATE

**ADDRESS:** 81 Springside Drive, Akron (Bath Twp.), OH 44333  
**LOCATION:** Just north of Borders Books in the Montrose area off  
 West Market/Medina Road - northeast of Akron  
 (Current home of Learning RX)

**CONTACT:** Susan Lines

**PHONE:** 330-873-1200 x 205

- |   |   |
|---|---|
| <input type="checkbox"/> FOR SALE                   | <input checked="" type="checkbox"/> FOR LEASE |
| <input type="checkbox"/> Apartments                 | <input type="checkbox"/> Industrial           |
| <input type="checkbox"/> Shopping Center            | <input type="checkbox"/> Business Oppor.      |
| <input type="checkbox"/> Commercial                 | <input type="checkbox"/> Vacant Land          |
| <input checked="" type="checkbox"/> Office Building | <input type="checkbox"/> Other                |

SITE INFORMATION	IMPROVEMENT INFORMATION	SALES INFORMATION
Area:	Building Size: 7,520 SF	Price: NFS
Frontage: 120 Ft.	No. Units: 4	Taxes:
Depth: Varies	No. Floors: 1	Assessments:
Zoning: B-3 Office Research & Limited Business	Sq. Ft. Per Floor: 7,520 SF	Equity:
Gas: Dominion East Ohio Gas	Age of Building: 1973 with renovations	Gross Income:
Sewer: City	Elevators: No	Expenses:
Water: City	Sprinklers: No	Curr. Occupancy:
Electric: First Energy	Ceiling Height: Varies	Financing:
Topography: Flat	Docks: No	
Survey Available?	Drive In Doors & Size: No	
Nearest Interchange: I-77 & Rt. 18		
Distance: 1/4 Mile	Office Space: 7,520 SF	
Bus Line Available: #50 Montrose	Air Conditioning: Yes	
Traffic Count: N/A	Type Heat: Gas Forced Air	
Rail: N/A	Power Available:	
Rail Name: N/A	Previous Use:	
H & B Use: Professional Office or Service Provider	On Site Parking Spaces: 68	
	Unit/Bay Sizes: Varies	
	Plans Available: No	
	Type Construction: Block	
	Est. Floor Load:	
	Crane:	
	Misc.: Yearly rental increases to cover operating expenses	

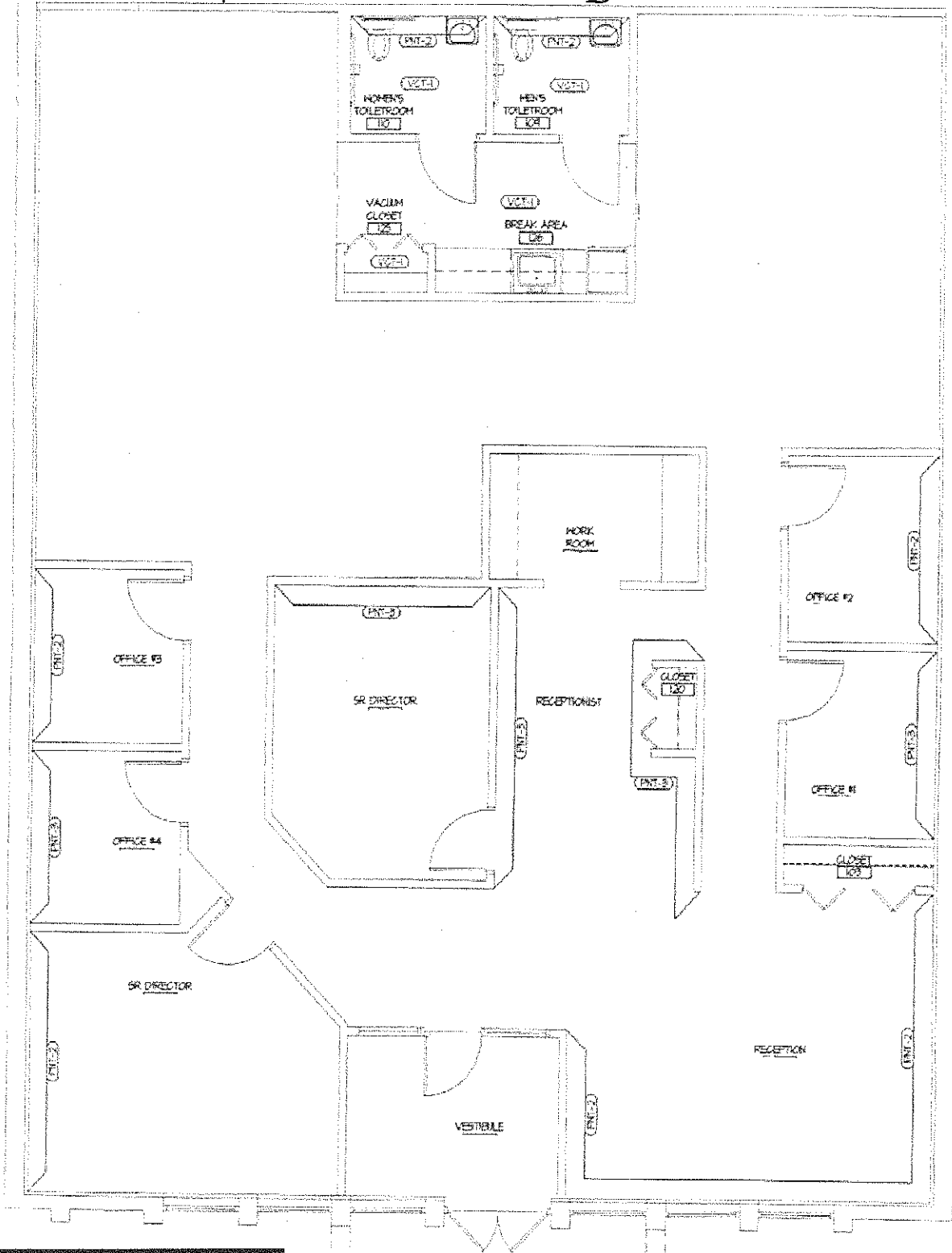
LEASE INFORMATION	
Sq. Ft. Available:	3,009 SF
Rate:	\$15.00 SF/YR
Term Desired:	3-5 Years
Possession:	30-60 Days
Will Owner Remodel?	
Indicate Who Pays For:	
Utilities:	Tenant
Repairs:	Landlord
Taxes:	Landlord
Insurance:	Landlord
Janitorial:	Tenant

**Misc Information:** Current home to Learning RX.  
 Upgraded finishes in a contemporary atmosphere.  
 Building signage available

The information contained herein is from sources deemed reliable but no warranty or representation is made as to the accuracy thereof.



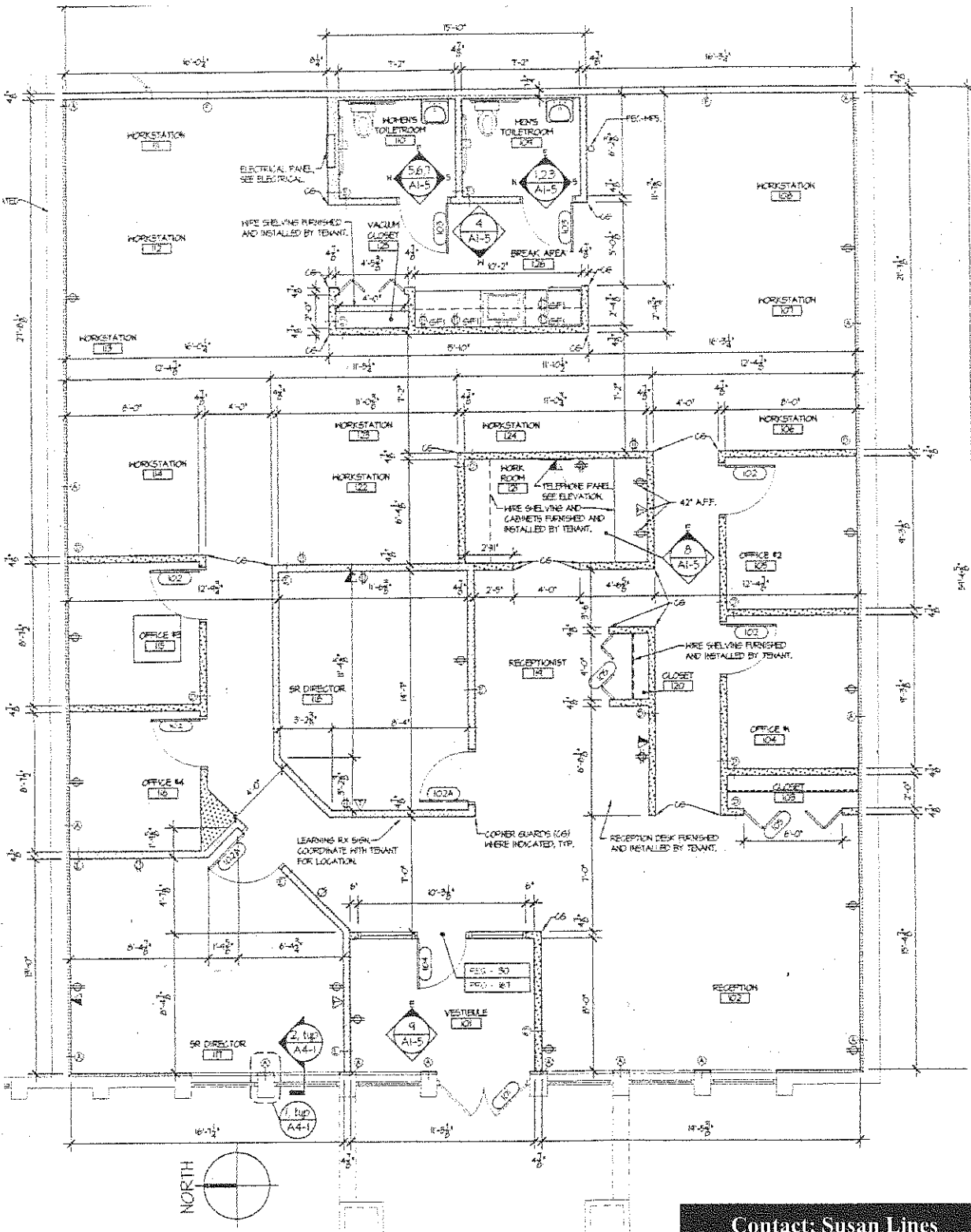
owner name : Orca Properties LLC  
6651 Frank Ave. NW  
N. Canton OH 44720  
Tax ID: 05-00065



Contact: Susan Lines  
330-873-1200  
slines@mogen.com  
www.mogen.com

81 Springside Drive

**MOGEN**  
REAL ESTATE



81 Springside Drive

Contact: Susan Lines  
 330-873-1200  
 slines@mogen.com  
 www.mogen.com