



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.:	11-28
Associated permits:			

Applicant Data

Name: Julie Weiss

Company Name: N/A

Address: 693 Medina Line Road

Telephone No.: 216-571-0313

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: 693 Medina Line Road Parcel No.: 0404077

Allotment Name: N/A Lot No.: N/A

Owner(s): Julie Weiss

Owner Address: 693 Medina Line

Telephone No.: 216 571 0213

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: 3014PIB Description: locate in rear yard behind principal building.

Practical Difficulty: same distance

2. Section: 3014PIE Description: exceed one thousand five hundred square feet

Practical Difficulty: Storage, There is no garage on property

Parcels

Rec	Alt ID	Parid	Address	Owner 1	Owner 2
1	BA0002503007000	0403606	665 MEDINA LINE RD	GEIER LARRY D	
2	BA0002501012000	0404078	N MEDINA LINE RD	JONES BEATA M	JONES TIMOTHY C
3	BA0002501011000	0404077	693 MEDINA LINE RD	WEISS JULIE	
4	BA0002501010000	0403496	4960 GRANGER RD	JONES BEATA M	JONES TIMOTHY C
5	BA0002503006000	0403605	MEDINA LINE RD	WERESTUK SHUST ANISA	SHUST NESTOR W
6	BA0002502014000	0402227	4945 GRANGER RD	HEALY WILLIAM R	HEALY MARSHA S TRUSTEE

Same

4616 Granger Rd.

Zoom to these records

*720 N. Medina Line Rd.
698 N. Medina Line Rd.*

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: Julie Lynn Weiss Date: 9/22/2011

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 - 28

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-11-28**

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 p.m. for the appeals of **Case No. BZA-11-28**, Julie Weiss, 693 N. Medina Line Road, Akron, 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 an accessory structure. Property is located at 693 N. Medina Line 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 – Bath Township
Board of Zoning Appeals (6)
Sharon Troike, Fiscal Officer
File
Applicant
Larry Geier, 665 N. Medina Line Road, Medina, OH 44256
Timothy Jones, 4960 Granger Road, Akron, OH 44333
Nestor & Anisa Shust, 4616 Granger Road, Akron, OH 44333
William & Marsha Healey, 4945 Granger Road, Akron, OH 44333
Resident, 720 N. Medina Line Road, Medina, OH 44256
Resident, 698 N. Medina Line Road, Medina, OH 44256



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
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

\$200.- **POSTED** 9.28.11 Date 9/28 23916 20 11

OFFICE OF THE TOWNSHIP FISCAL OFFICER

Bath Township, Township County, Ohio

Received of Julie Weiss

Two hundred & no Dollars
100

For Zoning appeals fee 11-28

213 03 113 4 5 2510

J. A. Troike Fiscal Officer

Signature of party making payment _____

Dayton Legal Blank, Inc., Form No. 10066

NOTES

RECEIPT DATE 9/23/11 NO. 220958

RECEIVED FROM Julie Weiss

ADDRESS 693 N. Medina Lind Rd.

Two hundred dollars \$ 200.00

FOR BZA-11-28

ACCOUNT		HOW PAID	
AMT. OF ACCOUNT		CASH	
AMT. PAID		CHECK	<u>5024</u>
BALANCE DUE		MONEY ORDER	

BY Matthew F...

©2001 REDIFORM © 8L808

GRANGER RD

MEDINA LINE RD

R-2

~~Not
There~~

27'

36'

○ septic

34'

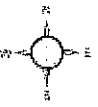
100'

202'

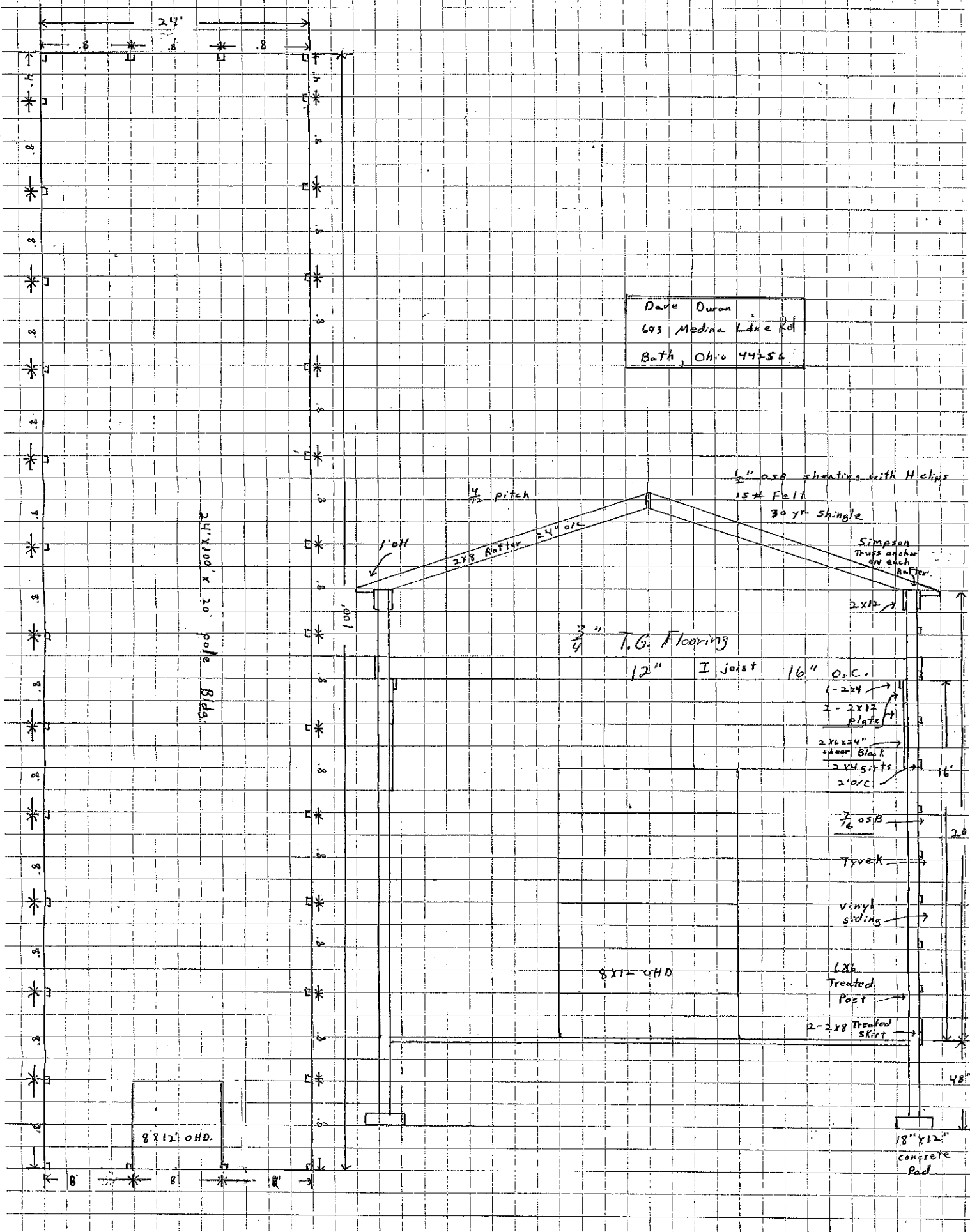
24'

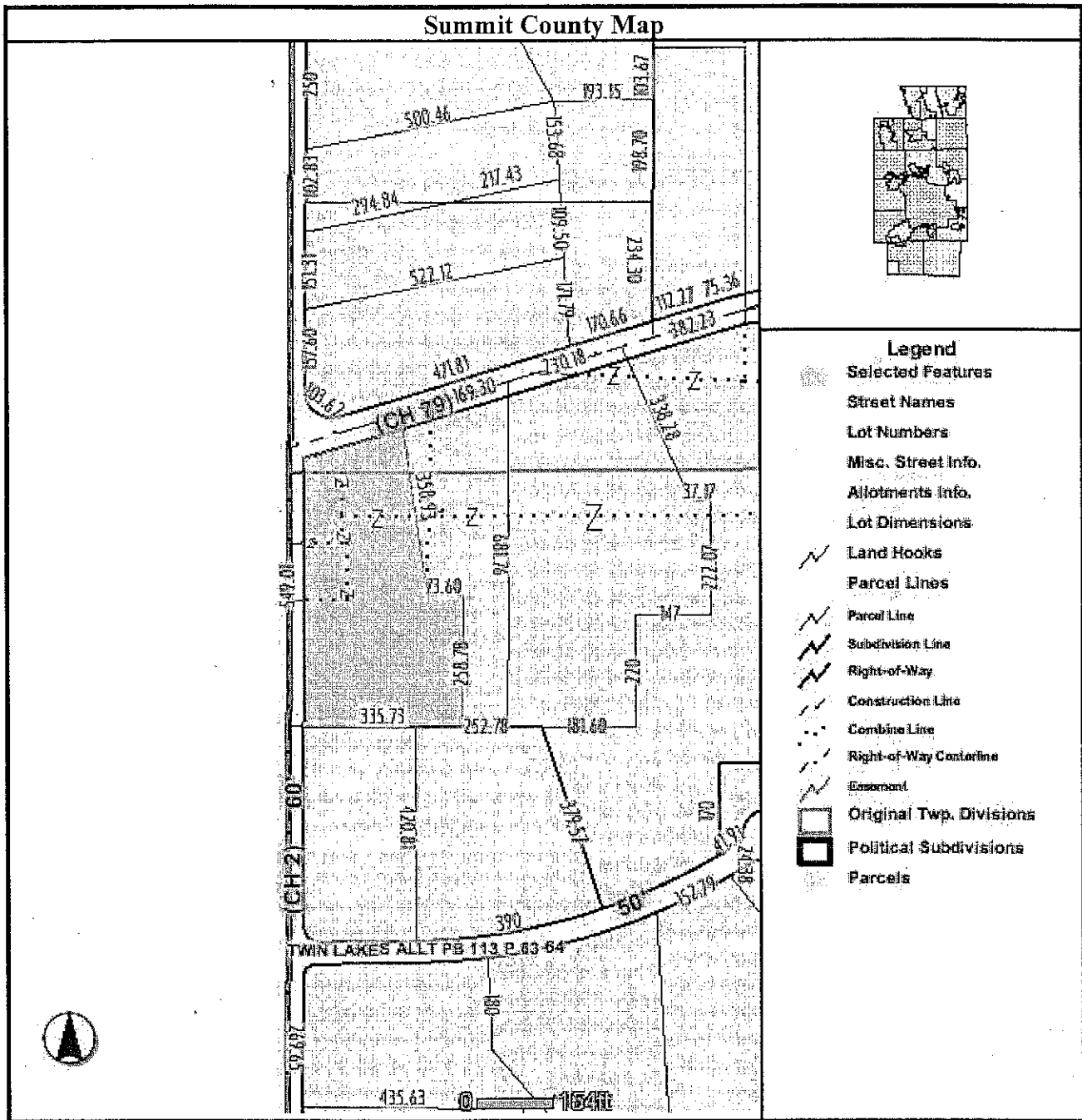
21'

0 40 80 Feet



Dave Duran
493 Medina Lane Rd
Bath, Ohio 44256





Parcels

Rec	Alt ID	Parid	Address	Owner 1	Owner 2
1	BA0002501011000	0404077	693 MEDINA LINE RD	WEISS JULIE	

Kristen M. Scalise, CPA, CFE, **Fiscal Officer**
 Alan Brubaker, P.E., P.S., **Engineer**
 Russell M. Pry, **Executive**



PRINT

Martha Ferch

From: William Funk
Sent: Tuesday, September 27, 2011 1:05 PM
To: Martha Ferch
Subject: FW: Variance for 693 N Medina Line Road

Marty,
Please add to BZA file.
Thanks
Bill Funk

-----Original Message-----

From: Geier [mailto:weneed2dive@aol.com]
Sent: Tuesday, September 27, 2011 11:44 AM
To: William Funk
Subject: Variance for 693 N Medina Line Road

> Dear Bill,

>

> I am the owner of 665 N Medina Line Road and I spoke with you yesterday about the property adjacent to mine . I will be out of town until October 19 and wanted to be sure that I noted my questions about the proposed variance. I believe the owner of 693 N Medina Line Road is proposing a large building adjacent (south) to their home to serve as garage and workshop. It appears that it would be close to Yellow Creek.

>

> My first question is whether or not the building would be for commercial proposes? The other question I have is what the impact would be given the proximity of Yellow Creek?

>

> If you have any questions please do not hesitate to contact me. I will be checking this email every few days while I am away,

>

> Sincerely yours,

>

> Larry Geier

>