

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

- Variance Application -

For office use only:	ARC File No.:	BZA File No.:	11-29
Associated permits:			

Applicant Data

Name: PATRICK WEYRICK

Company Name: _____

Address: 3995 WOOD THRUSH DR.

Telephone No.: 330-665-9402

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: 3995 WOOD THRUSH DR. Parcel No.: 402715

Allotment Name: MEADOW PARK Lot No.: 61

Owner(s): PATRICK WEYRICK

Owner Address: 3995 WOOD THRUSH DR.

Telephone No.: 330-665-9402

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: 301-4-P-1-C Description: EAST SIDE OF BUILDING SET-BACK 10' FROM PROPERTY BOUNDARY.
301-4-P-1-C

2. Section: _____ Description: _____

Parcels

Rec	Alt ID	Parid	Address	Owner 1	Owner 2
1	BA0002009004000	0402671	1050 TANAGER RD	KLEIN ANDREW S	KLEIN KARA C
2	BA0002009012000	0402354	1041 ROLLING MEADOWS	NESTER ELISE	NESTER MARK J
3	BA0002009003000	0402950	3977 WOODTHRUSH RD	WILLIAMS SAMANTHA R	WILLIAMS JON J
4	BA0002009002000	0402715	3995 WOODTHRUSH RD	WEYRICK HUGH PATRICK	
5	BA0002009001000	0400558	1021 ROLLING MEADOWS	WISE ELLEN T	
6	BA0002008006000	0402177	3978 WOODTHRUSH RD	OWOC CLARA J TRUSTEE	
7	BA0002008010000	0403206	4018 WOODTHRUSH RD	CLINTON DAVID J	

[Zoom to these records](#)

3. Section: _____ Description: _____

4. Section: _____ Description: _____

Contiguous Property Owners List (name & tax mailing address)

1. Mr. John J & SAMANTHA R. Williams 3977 Wood Thrush
2. ANDREW S. & KARA C. KLEIN 1050 Tanager Rd
3. MARK & ELISE NESTER 1041 Rolling Meadows
4. ELLEN T. WISE 1021 Rolling Meadows Rd.
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: _____

H. Patrick Nejuick

Date: _____

9-19-2011

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 - -

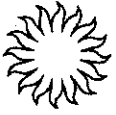
Hearing Date: _____ Public Notice Date: _____

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-11-29

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-11-29**, Patrick Weyrick, 3995 Woodthrush Road, 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.

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
Andrew & Kara Klein, 1050 Tanager Rd., Akron, OH 44333
Mark & Elise Nester, 1041 Rolling Meadows Rd., Akron, OH 44333
Jon & Samantha Williams, 3977 Woodthrush Rd., Akron, OH 44333
Ellen Wise, 1021 Rolling Meadows Rd., Akron, OH 44333
Clara Owoc, 3897 Woodthrush Rd., Akron, OH 44333
David Clinton, 4018 Woodthrush Rd., 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

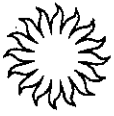
Requesting variance(s) from Article IV, Section 406-4-B, C and D for reduction of the minimum front, side and rear yard setback and from Article IV, Section 411 for construction within the riparian setback for an addition. – B-1.

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

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 23915 2011

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

Received of Patrick Weyrick
Two hundred 00 Dollars

For Zoning appeals fee 11-29
213 03113 45 2510

P.A. Toike Fiscal Officer

Signature of party making payment _____

Dayton Legal Blank, Inc., Form No. 10066

NOTES

RECEIPT DATE 9/23/11 NO. 220959

RECEIVED FROM Patrick Weyrick

ADDRESS 3995 Woodthorn Dr.
Two hundred \$ 200.00

FOR BZA case fee 11-29

ACCOUNT		HOW PAID	
AMT. OF ACCOUNT		CASH	
AMT. PAID		CHECK	<u>1822</u>
BALANCE DUE		MONEY ORDER	

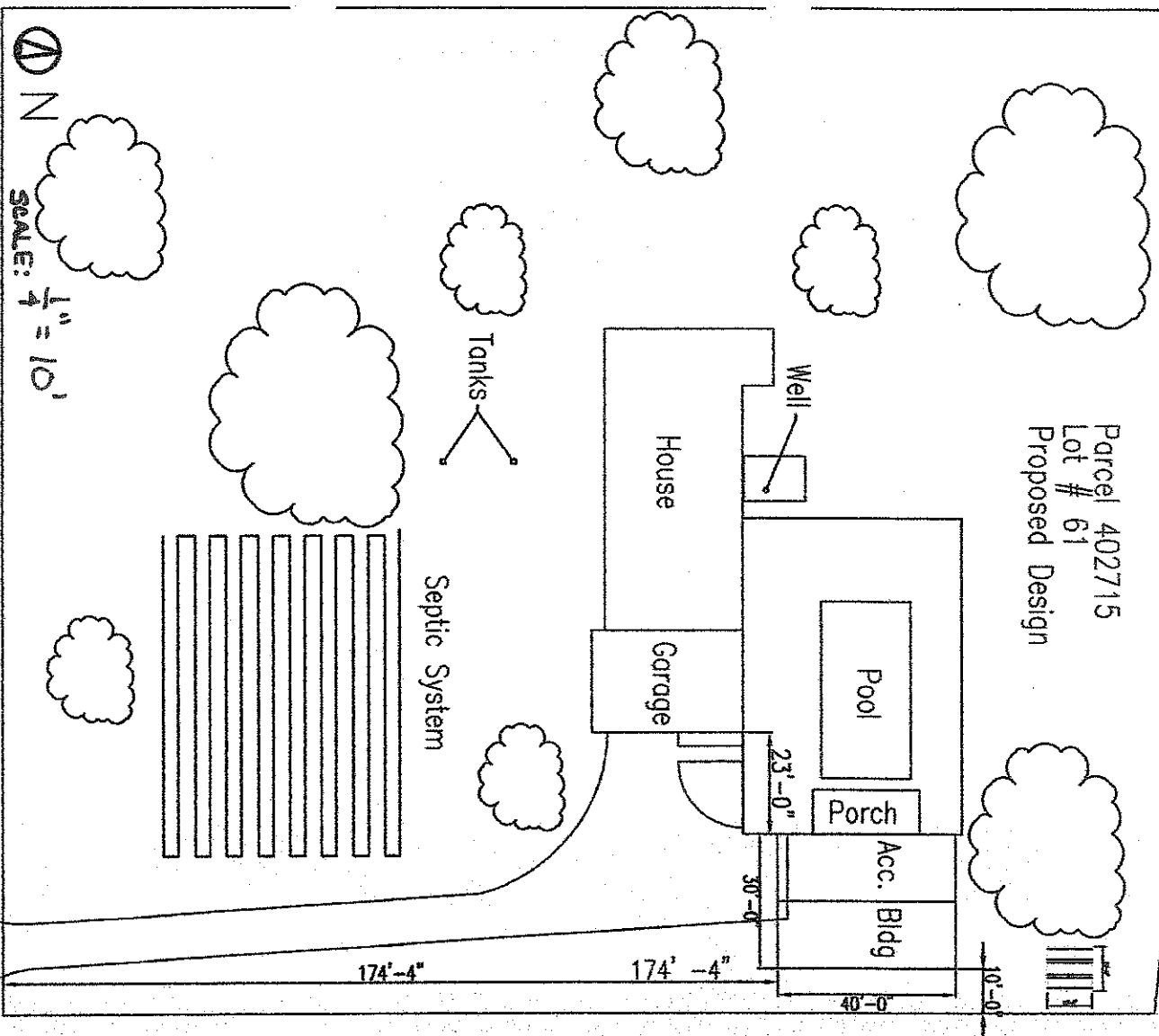
BY Matthew Fehl

©2001 REDIFORM © 81808

281.83'

227.66'

Parcel 402715
Lot # 61
Proposed Design



Ⓝ N
SCALE: 1/4" = 10'

225'

Tanks

Septic System

House

Garage

Well

Pool

Porch

Acc. Bldg

174'-4"

174'-4"

23'-0"

30'-0"

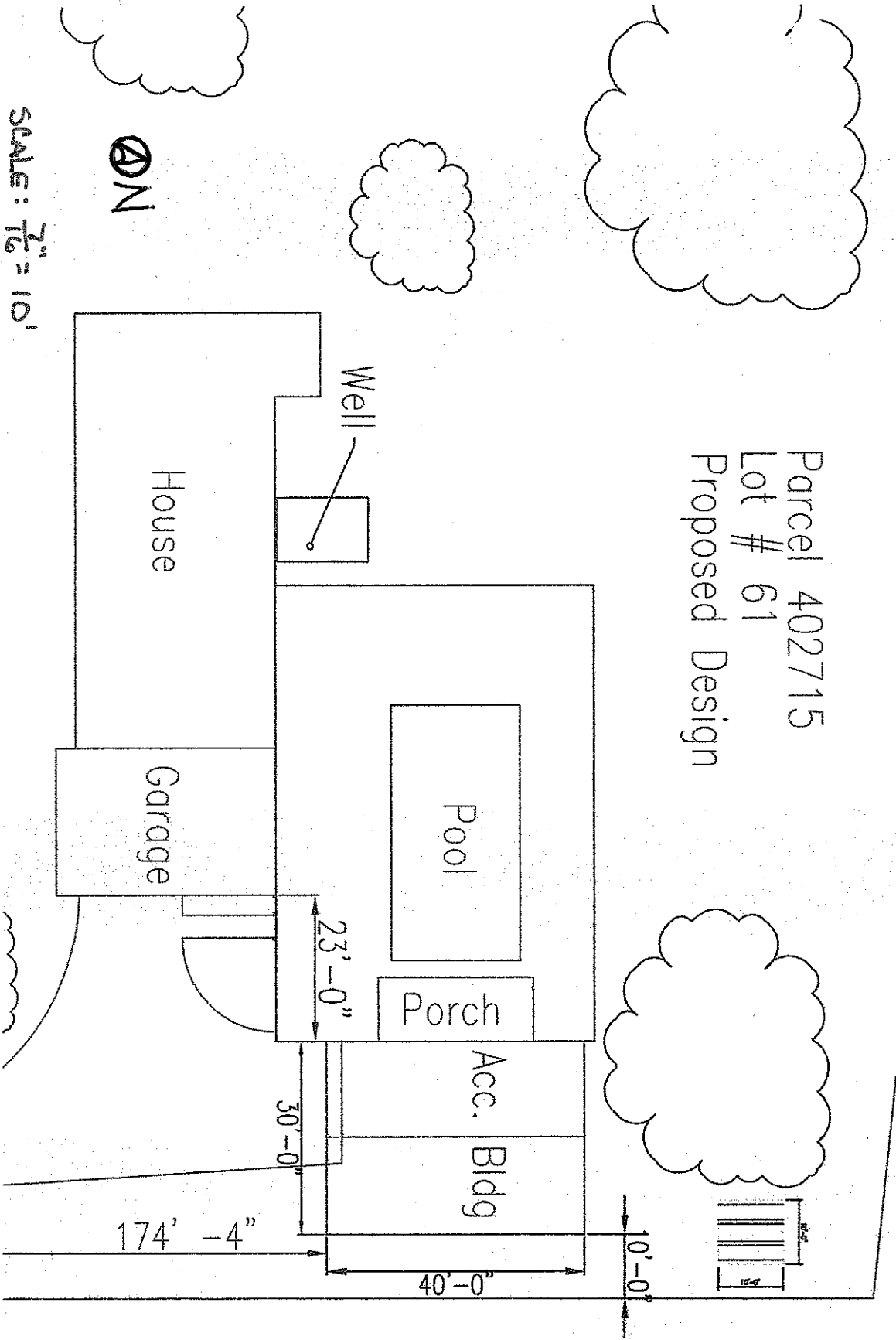
40'-0"

10'-0"

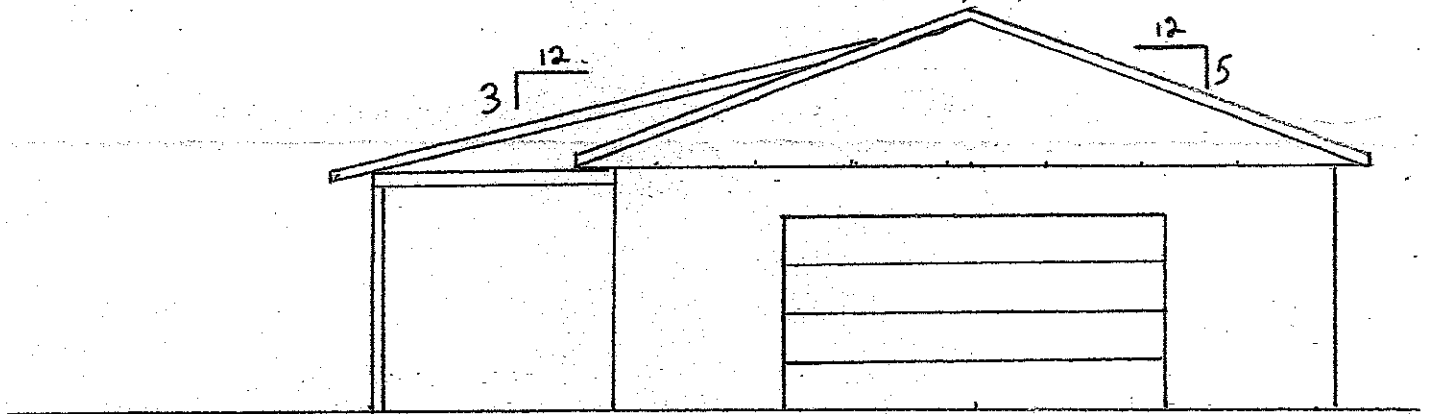
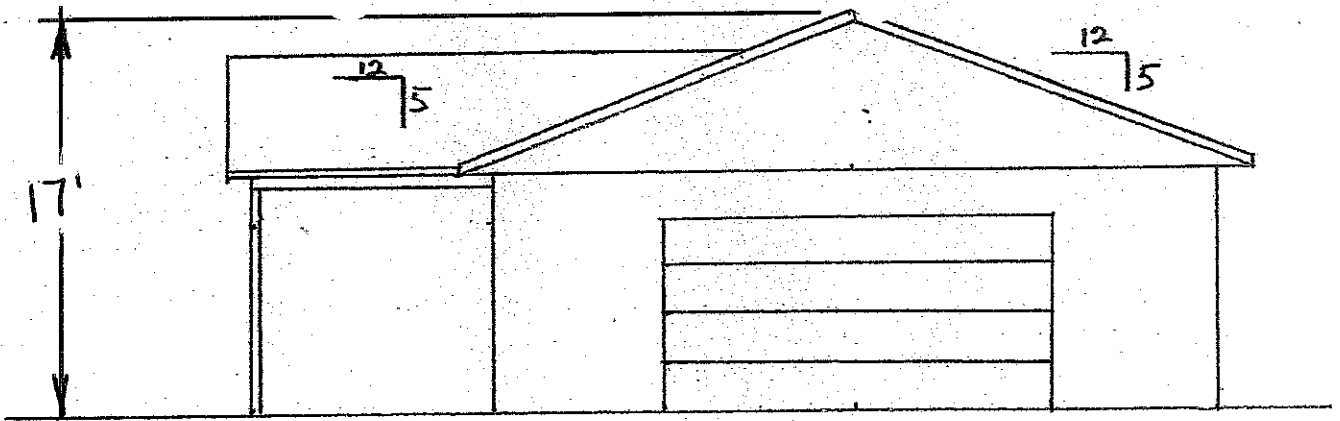
259.02'

Wood Thrush Dr.

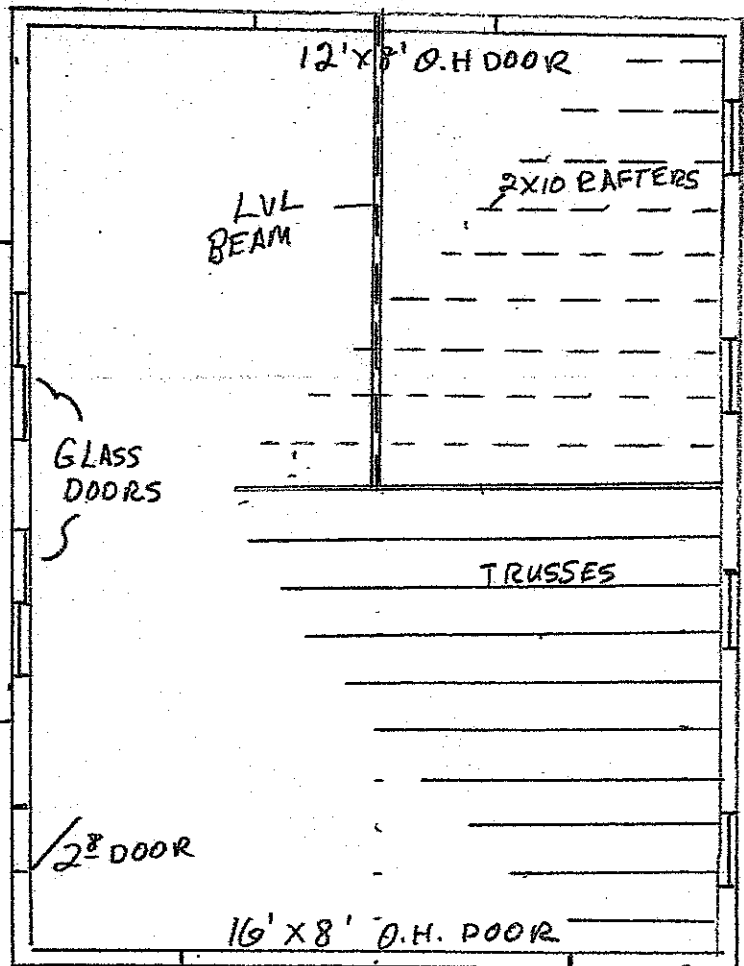
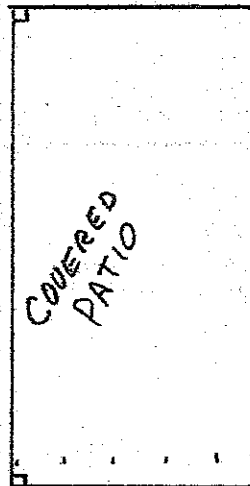
Parcel 402715
Lot # 61
Proposed Design



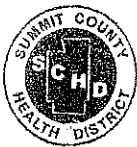
SCALE: $\frac{7}{16}'' = 10'$



SHOP CEILING - APPROX - 10'
 OVERALL HEIGHT - APPROX - 17'



SCALE = $\frac{1}{8}'' = 1 \text{ FOOT}$



SUMMIT COUNTY COMBINED GENERAL HEALTH DISTRICT

1100 Graham Road Circle • Stow, Ohio 44224-2992 • 330-926-5600 • Fax 330-923-6436

www.schd.org

250835

BASIC EVALUATION OF AN EXISTING SEWAGE TREATMENT SYSTEM (STS) APPLICATION

Job Site Address:	3995 WOOD THRUSH DR.	Zip Code:	44333	Parcel I.D.:	402715
Parcel acreage:	1.5	Parcel dimensions:	225' w x 259' L	Township/Village/City:	BATH TOWNSHIP
Owner/applicant:	H. PATRICK WEYRICK			Phone:	330-472-6837

Reason for Application: \$60 FEE

Remaining home from proposed lot split: Evaluation of HSTS that is in use, but land on which it is located is part of a minor or major subdivision proposal.

Building & Excavation Review:
 Dwelling addition/remodel, for projects that will increase the potential occupancy or foot-print of the existing dwelling. Briefly describe below.
 Garage, shed or other accessory buildings, lot excavation project, pond construction, swimming pool installation, etc.

Existing Dwelling & Project Information:

One-Family Two-Family Three-Family 3 Total number of bedrooms. 2200 Square footage of the dwelling.
 Water Source: "City" water Private Water System (Well Cistern Hauled Water Storage Tank Spring)

BRIEF PROJECT DESCRIPTION: (Include a copy of site and/or building plans)

GARAGE 30' x 40' x 17'

I understand that any approval or disapproval issued by the Health District is based on the information I have provided. I further understand that *any change in this information may result in a voided approval made by this Department.* This evaluation is not as complete as a property transfer evaluation and may not be used as an assessment of the suitability of the STS for ownership transfer. See additional instruction on the "Basic Evaluation..." form.

Signature of Applicant: H. Patrick Weyrick Date: 9-20-2011

Health District Use Below This Line:

Existing System Data: This form does not constitute a Site and Soil Evaluation. If alterations or replacement of the STS is required, it will be necessary for the applicant to submit the appropriate application form and fee.

Review Conclusions:

APPROVED See attached approved stamped plan.
 The proposal meets the minimum requirements of the Environmental Health Code (EHC) and Ohio Administrative Code (OAC) 3701-29.
 The proposal is **APPROVED WITH THE FOLLOWING CONDITIONS** necessary to meet code requirements:
 Minor repair of STS is necessary.
 Repair/Replacement of major portions of STS is necessary.
 A STS permit is required & is to be presented to Building/Zoning in with this form to be considered approved.
 Sanitary sewer service is available and the STS must be abandoned
 Other:

DISAPPROVED: The proposed project is not capable of meeting the minimum requirements of the EHC and/or OAC without adversely affecting the HSTS or future HSTS replacement area.

Inspector's Signature: Ben M. Illing Date: 9-22-11

The conclusions rendered may be without knowledge of some of the individual parts of the STS and water system and applies only to the date and time the opinion was made. Therefore, this evaluation does not guarantee the future performance of the STS

Site inspection date(s):	<input type="checkbox"/> Cash <input checked="" type="checkbox"/> Check #:	<input type="checkbox"/> ID #:	This is not a permit.
<u>9-21-11</u>	<input type="checkbox"/> Fee not apply	<u>\$60.00</u>	

Will Pick up

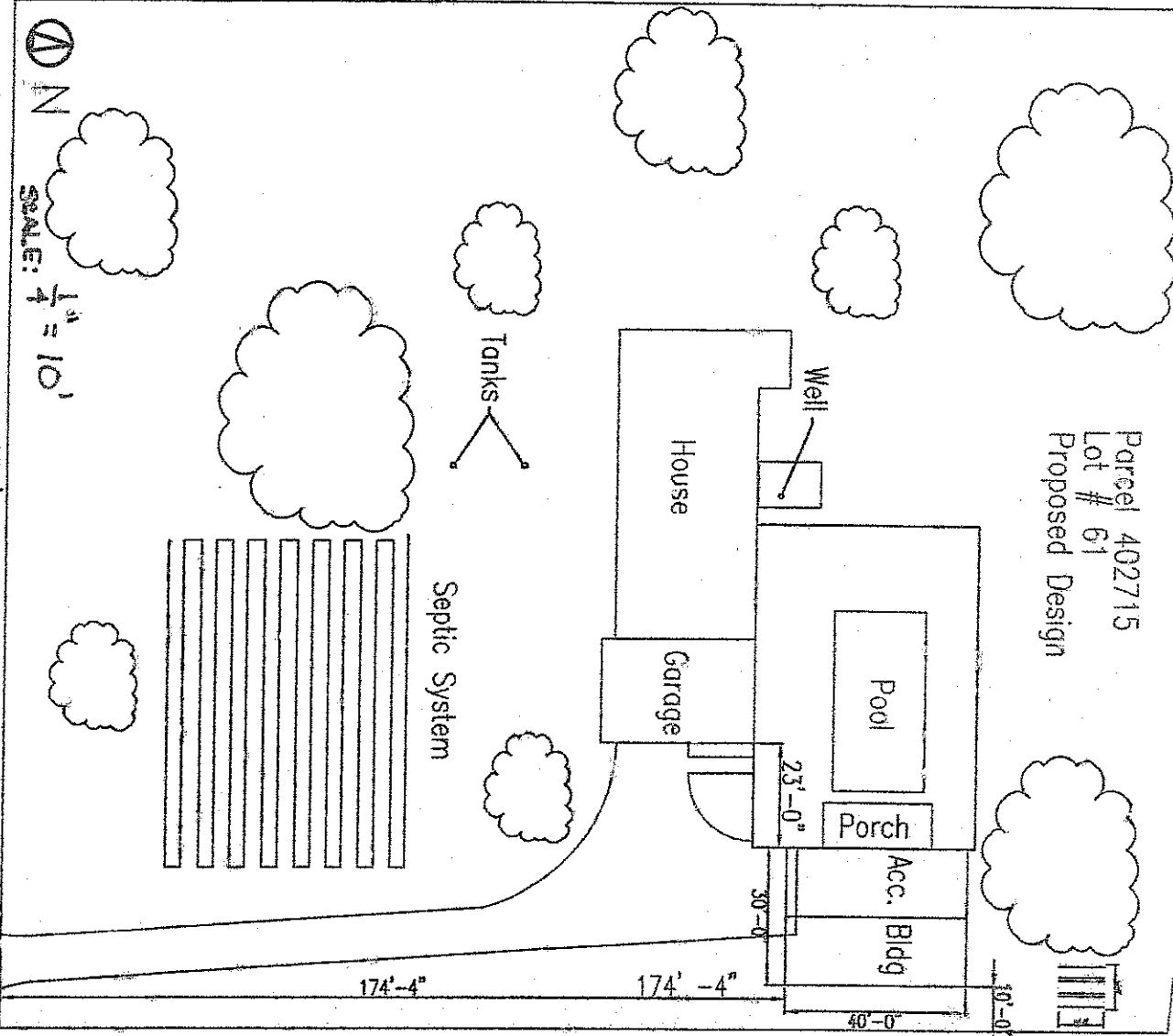
9/20/11

Arthur Stee

281.83'

227.66'

Parcel 402715
Lot # 61
Proposed Design



Ⓝ N
SCALE: 1" = 10'

225'

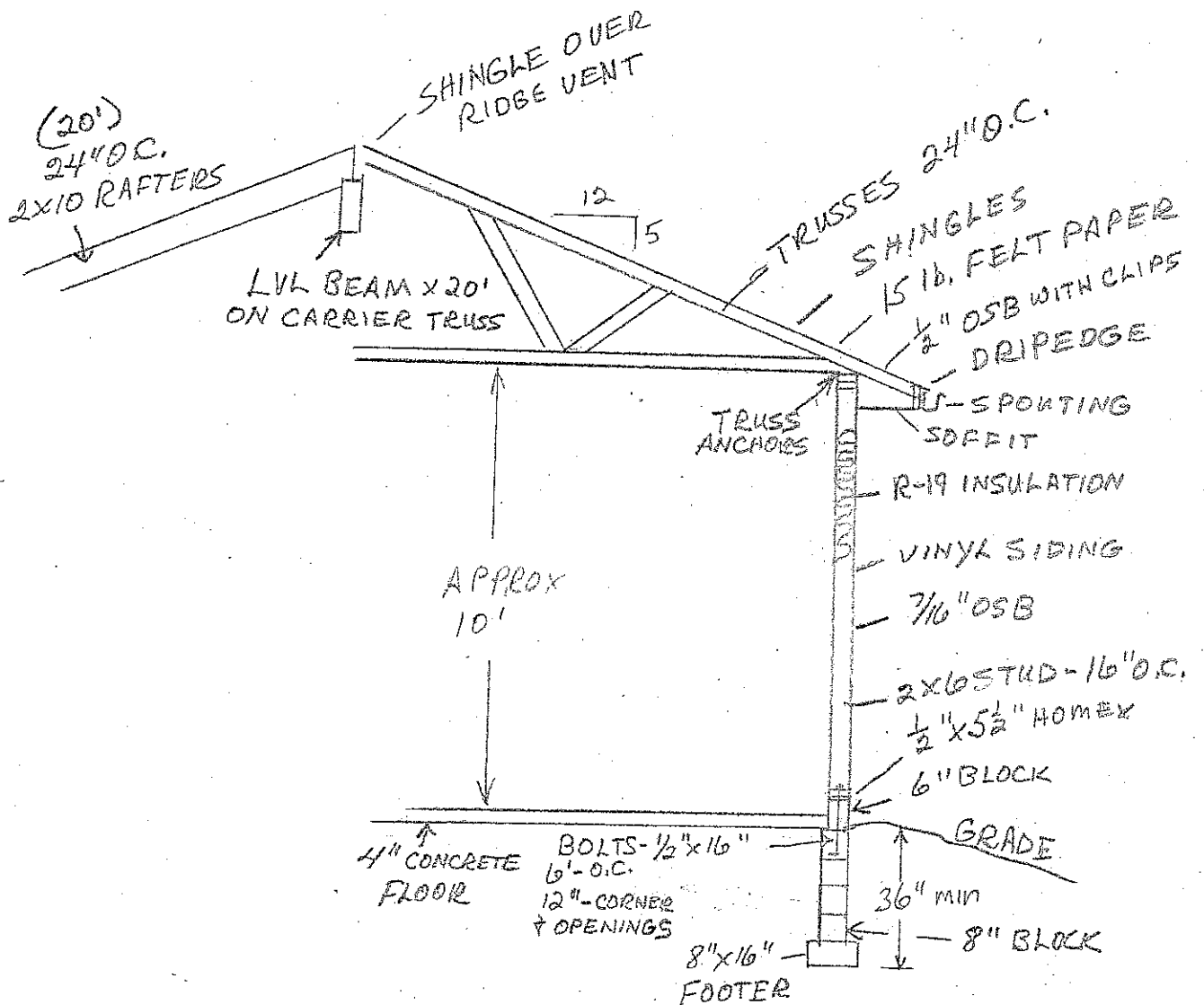
Wood Thrush Dr.

259.02'

SUMMIT COUNTY HEALTH DISTRICT
APPROVAL
Inspector: *[Signature]*
Valid for one year.
See plan review form for specific terms/limitations
Date: 9-22-11

SCALE $\frac{1}{2}$ " = 1 FOOT


GARAGE DETAIL



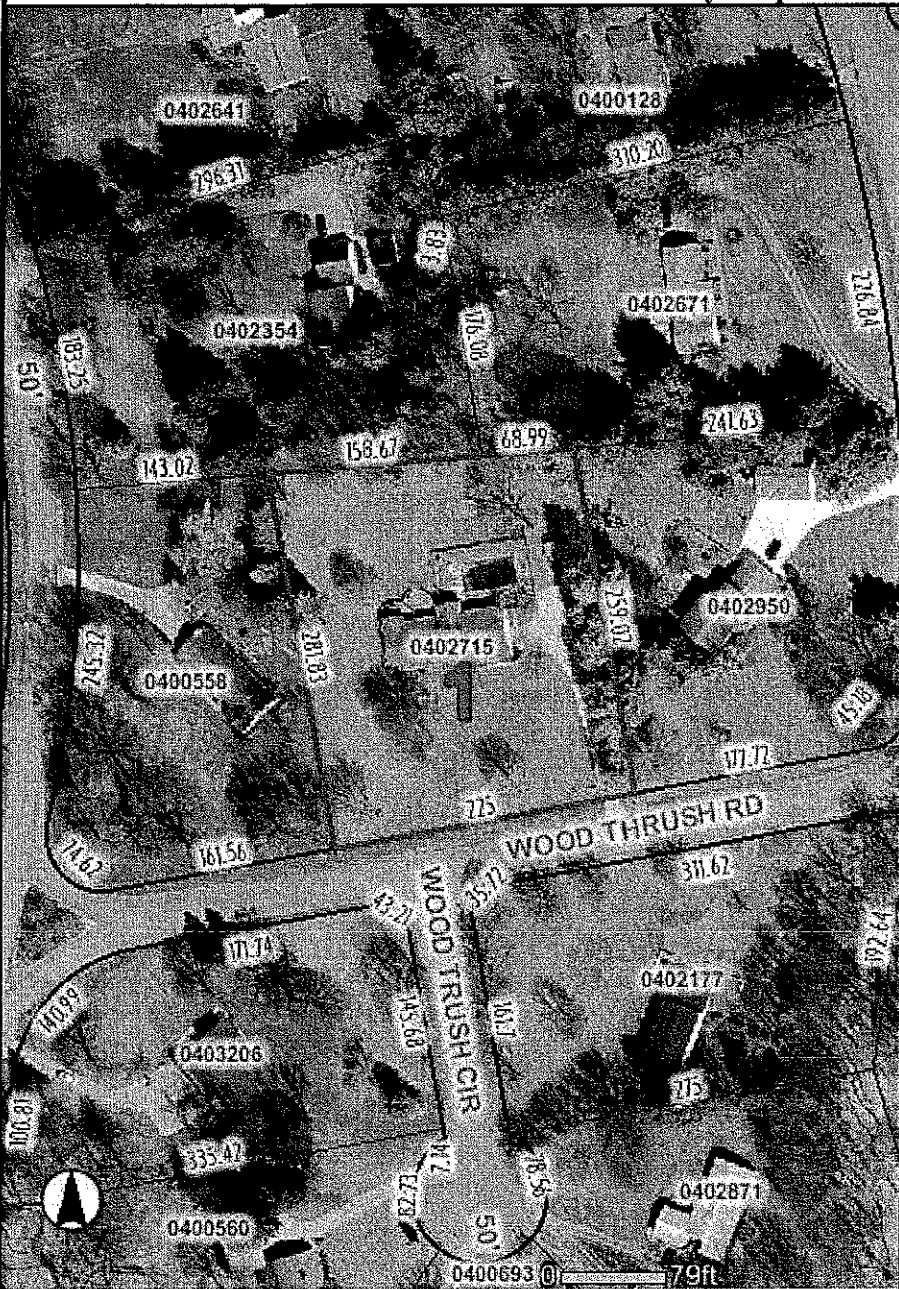
[Map Viewer](#)
[Parcel Search](#)
[Other Info](#)
[Help](#)
[Disclaimer](#)

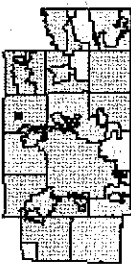
[Map](#)
[Info](#)

Summit County GIS Map Viewer



Summit County Map





Legend

- Selected Features
- Parcel Numbers
- Street Names
- Lot Numbers
- Misc. Street Info.
- Allotments Info.
- Lot Dimensions
- Land Hooks
- Parcel Lines
- Parcel Line
- Subdivision Line
- Right-of-Way
- Construction Line
- Combine Line
- Right-of-Way Centerline
- Easement
- 2005 County Council Districts
- School Districts
- Original Twp. Divisions
- Political Subdivisions
- 2010 Aerial Photos
- Parcels

Parcels

Rec	Alt ID	Parid	Address	Owner 1	Owner 2
1	BA0002009002000	0402715	3995 WOODTHRUSH RD	WEYRICK HUGH PATRICK	