

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.: <u>11-30</u>
Associated permits:		

Applicant Data

Name: James Parnell  
 Company Name: Variety Contractors, Inc  
 Address: 5090 Park Avenue West, Seville, OH 44273  
 Telephone No.: 330-769-4063

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: 4568 Granger Road, Parcel No.: 0404996  
 Allotment Name: \_\_\_\_\_ Lot No.: \_\_\_\_\_  
 Owner(s): Karen Taylor  
 Owner Address: 4568 Granger Road, Bath Twp. OH  
 Telephone No.: 330-666-6622

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: 301-4-P-1-E Description: Total of all accessories structures exceeds 1500'

Practical Difficulty: \_\_\_\_\_

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

Practical Difficulty: \_\_\_\_\_

## Parcels

Rec	Alt ID	Parid	Address	Owner 1	Owner 2
1	<a href="#">BA0002501005000</a>	0404079	4608 GRANGER RD	MESTERICS JARED M	WALKER DENISE A
2	<a href="#">BA0002501006005</a>	0404959	4616 GRANGER RD	SHUST NESTOR W TRUSTEE	WERESIUK SHUST ANISA TRUSTEE
3	<a href="#">BA0002501006003</a>	0404876	4576 GRANGER RD	WAITE LINDA A	WAITE PETER G
4	<a href="#">BA0002501004000</a>	0403453	4584 GRANGER RD	COVINGTON MARIE E	COVINGTON W HARRY JR
5	<a href="#">BA0002501003000</a>	0404996	4568 GRANGER RD	TAYLOR KAREN S TRUSTEE	
6	<a href="#">BA0044201003000</a>	0401317	4585 GRANGER RD	KOSKI GARY K	
7	<a href="#">BA0044201002000</a>	0402423	4603 GRANGER RD	JENSEN CHRISTOPHER LEE CO TRUSTEE	JENSEN JANE ARNOLD CO TRUSTEE
8	<a href="#">BA0002502023000</a>	0401440	4563 GRANGER RD	GALLUCCI CARL J	

[Zoom to these records](#)

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: 9/21/11

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: \_\_\_\_\_



Summit County, Ohio

# BATH TOWNSHIP

October 4, 2011

**Bath Township  
Board of Zoning Appeals  
Case No. BZA-11-30**

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-11-30**, James Parnell, Variety Contractors, Inc. for Karen Taylor, 5090 Park Avenue West, Seville, Ohio requesting a variance from Article III, Section 301-4-P-1-e for total building footprint that exceeds the maximum the maximum square foot allowed for accessory structures. Property is located at 4569 Granger 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.

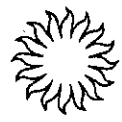
Applicant or agent for said application must be present for this meeting.

Sincerely,

Martha M. Ferch

Deputy Zoning Inspector

CC: Board of Trustees  
Board of Zoning Appeals (6)  
Sharon Troike, Clerk  
File  
Applicant  
Jared Mesterics, 4608 Granger Road, Akron, OH 44333  
Nestor & Anisa Shust, 4616 Granger Road, Akron, OH 44333  
Peter & Linda Waite, 4576 Granger Road, Akron, OH 44333  
Harry & Marie Covington, 4584 Granger Road, Akron, OH 44333  
Gary Koski, 4585 Granger Road, Akron, OH 44333  
Jan & Christopher Jensen, 4603 Granger Road, 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

\$ 200. **POSTED** 9.28.11 Date 9/28 20 11 23908

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

Received of Variety Contractors  
Two hundred + eighteen <sup>10</sup>/<sub>100</sub> Dollars

For Zoning Appeals fee 11-30  
213 03 113 45 2510

W. A. Groibe Fiscal Officer

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

Dayton Legal Blank, Inc., Form No. 10066

NOTES

**RECEIPT** DATE 9/24/11 NO. 220960

RECEIVED FROM Variety Contractors

ADDRESS 5090 Park Ave, Level 14

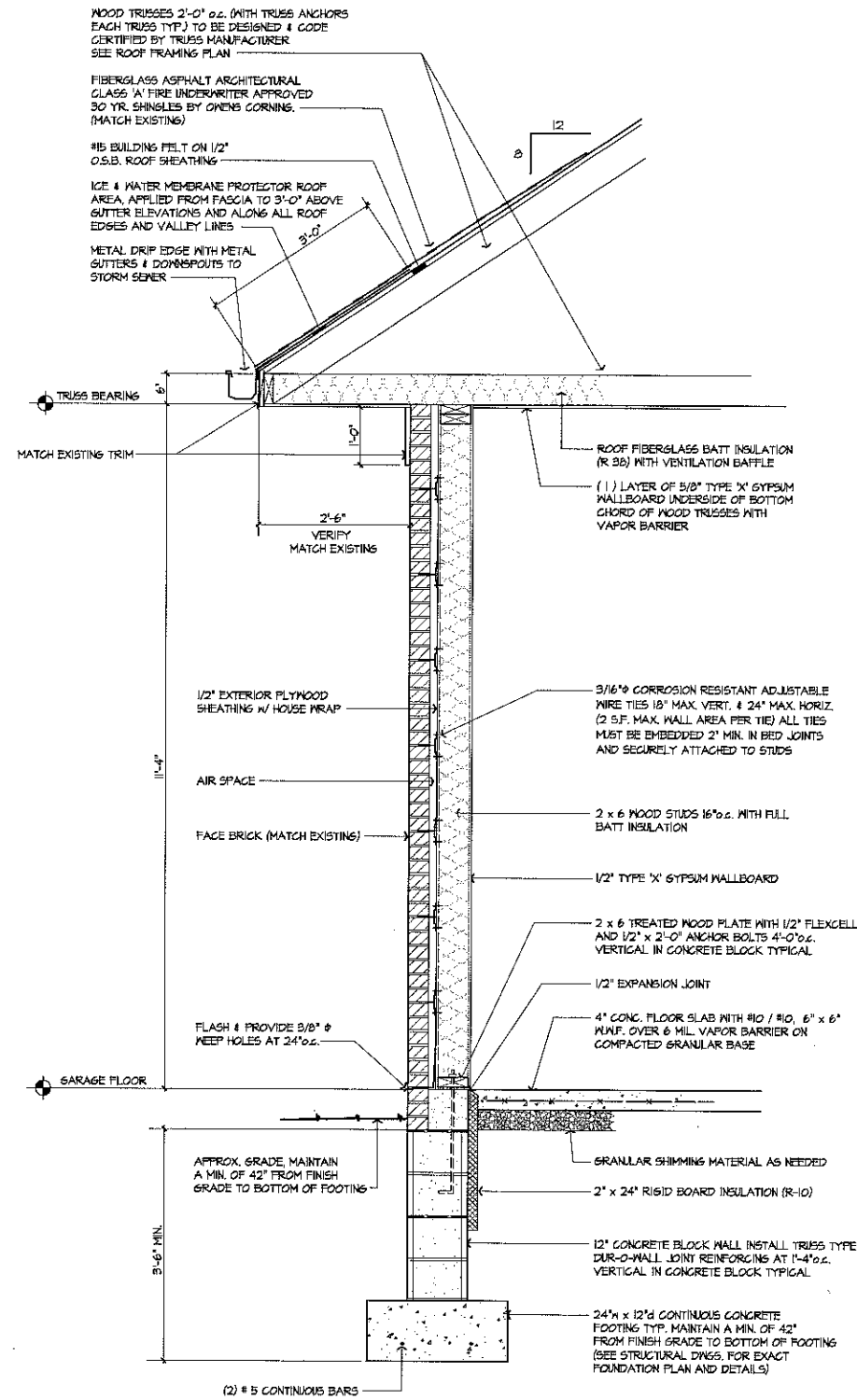
Two hundred dollars \$ 200.00

FOR D3A-11-30

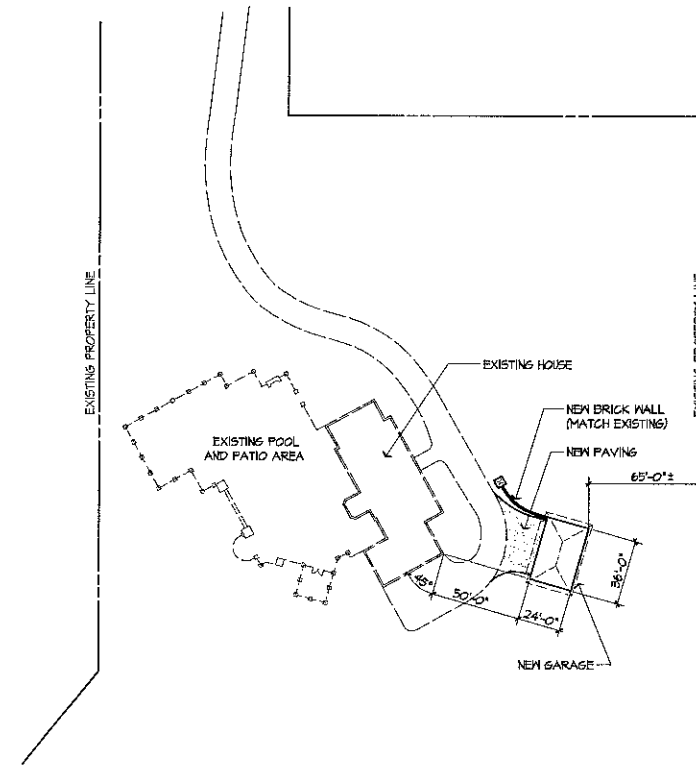
ACCOUNT		HOW PAID	
AMT. OF ACCOUNT		CASH	
AMT. PAID		CHECK	<u>27897</u>
BALANCE DUE		MONEY ORDER	

BY Maureen Friel

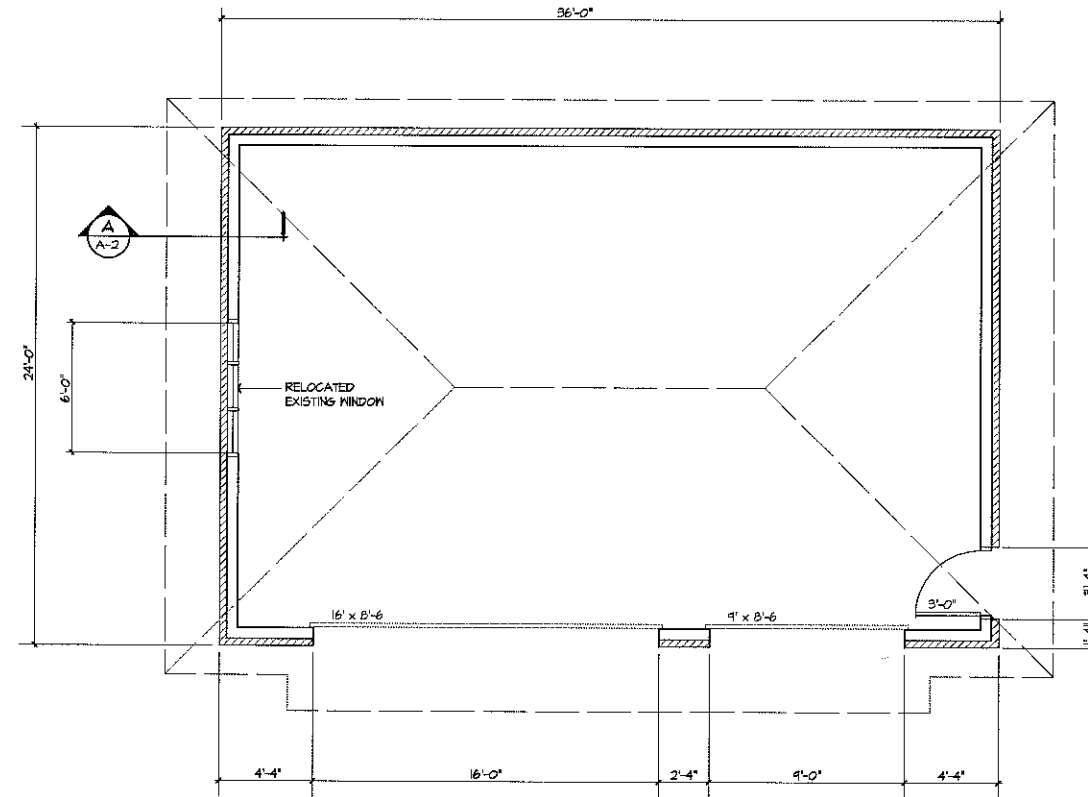
©2001 REDFORM © 81808



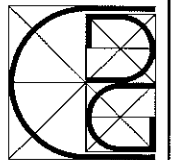
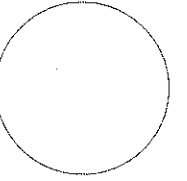
**TYP. WALL AT BRICK** (A) A-2  
SCALE: 3/4" = 1'-0"



**SITE PLAN**  
SCALE: 1" = 50'



**FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



**CAMERON  
DESIGN  
GROUP, INC.**

Donald Y. Cameron Jr.  
Architect, AIA  
Ohio Registration #760  
NCARB Certificate #5 338

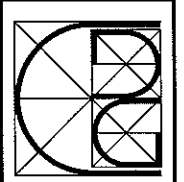
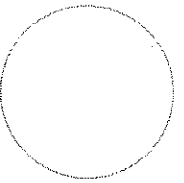
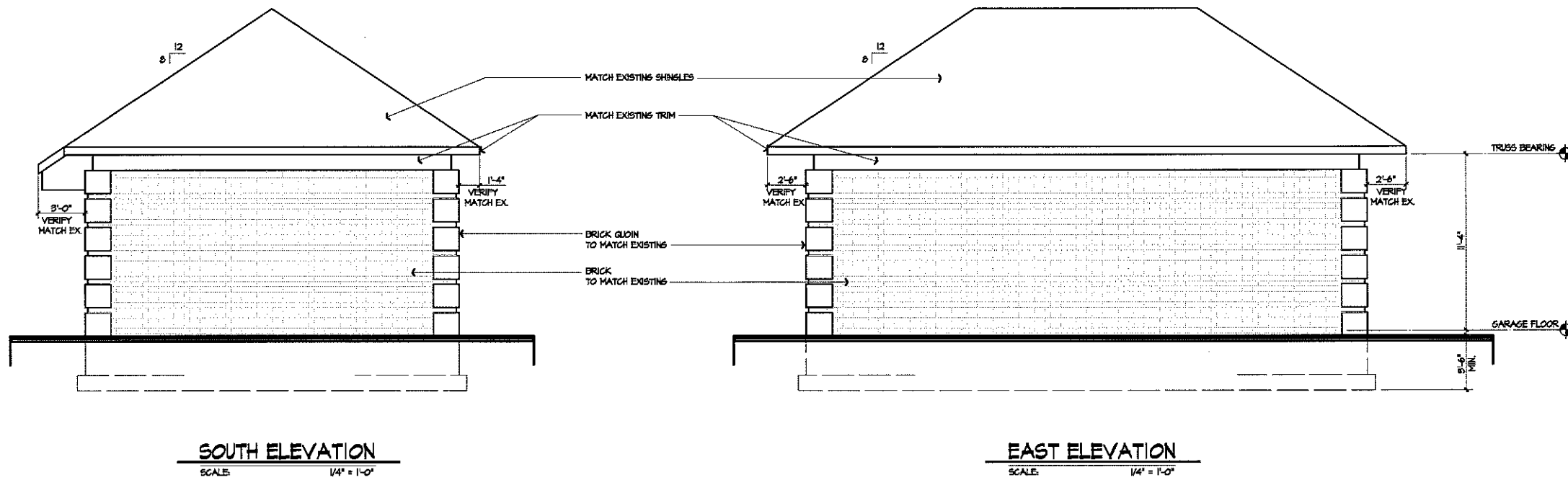
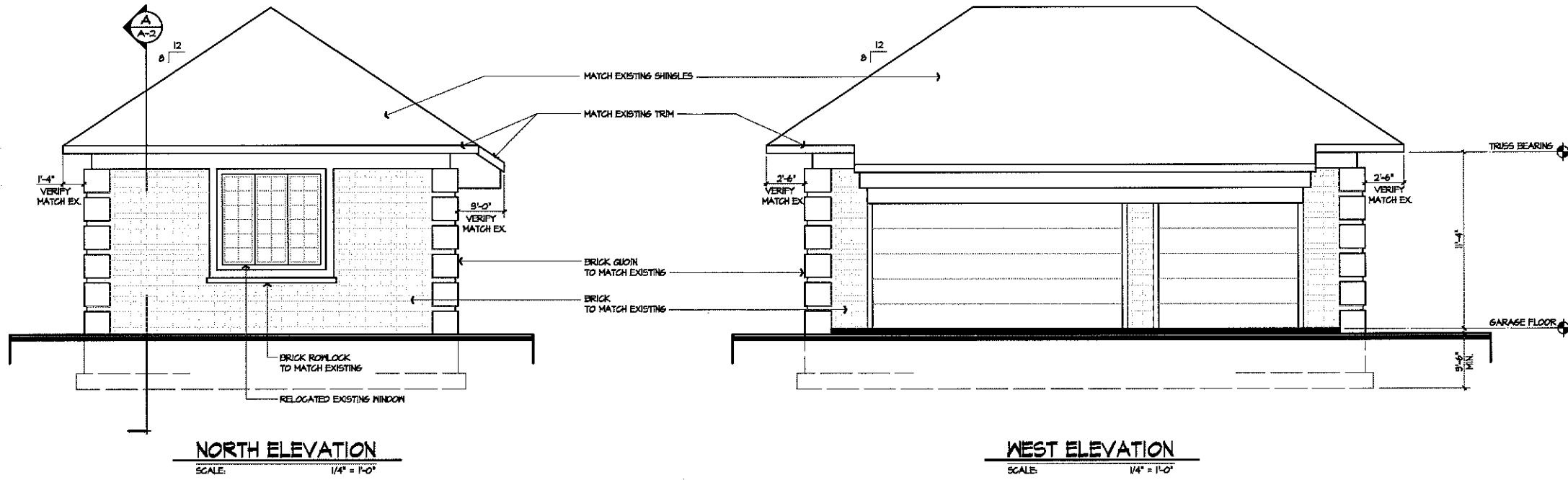
One Park Centre  
Park Centre Drive  
Wadsworth, Ohio 44281  
(330) 330-7686

Architecture  
Planning  
Construction Management  
Graphic Design  
Interior Design

New Garage for:  
**TAYLOR RESIDENCE**  
4568 GRANGER ROAD BATH, OHIO 44210

**GARAGE  
FLOOR  
PLAN**

A-1



**CAMERON  
DESIGN  
GROUP, INC.**

Donald Y. Cameron Jr.  
Architect, AIA  
Ohio Registered 4362  
NCARB Certificate 26 38

One Park Centre  
Park Centre Drive  
Wadsworth, Ohio 44281  
(330) 354-7686

Architecture  
Planning  
Construction Management  
Graphic Design  
Interior Design

New Garage for:  
**TAYLOR RESIDENCE**  
4568 GRANGER ROAD BATH, OHIO 44210

**EXTERIOR  
ELEVATIONS**

**A-2**