BATH TOWNSHIP

1818

BOARD OF ZONING APPEALS

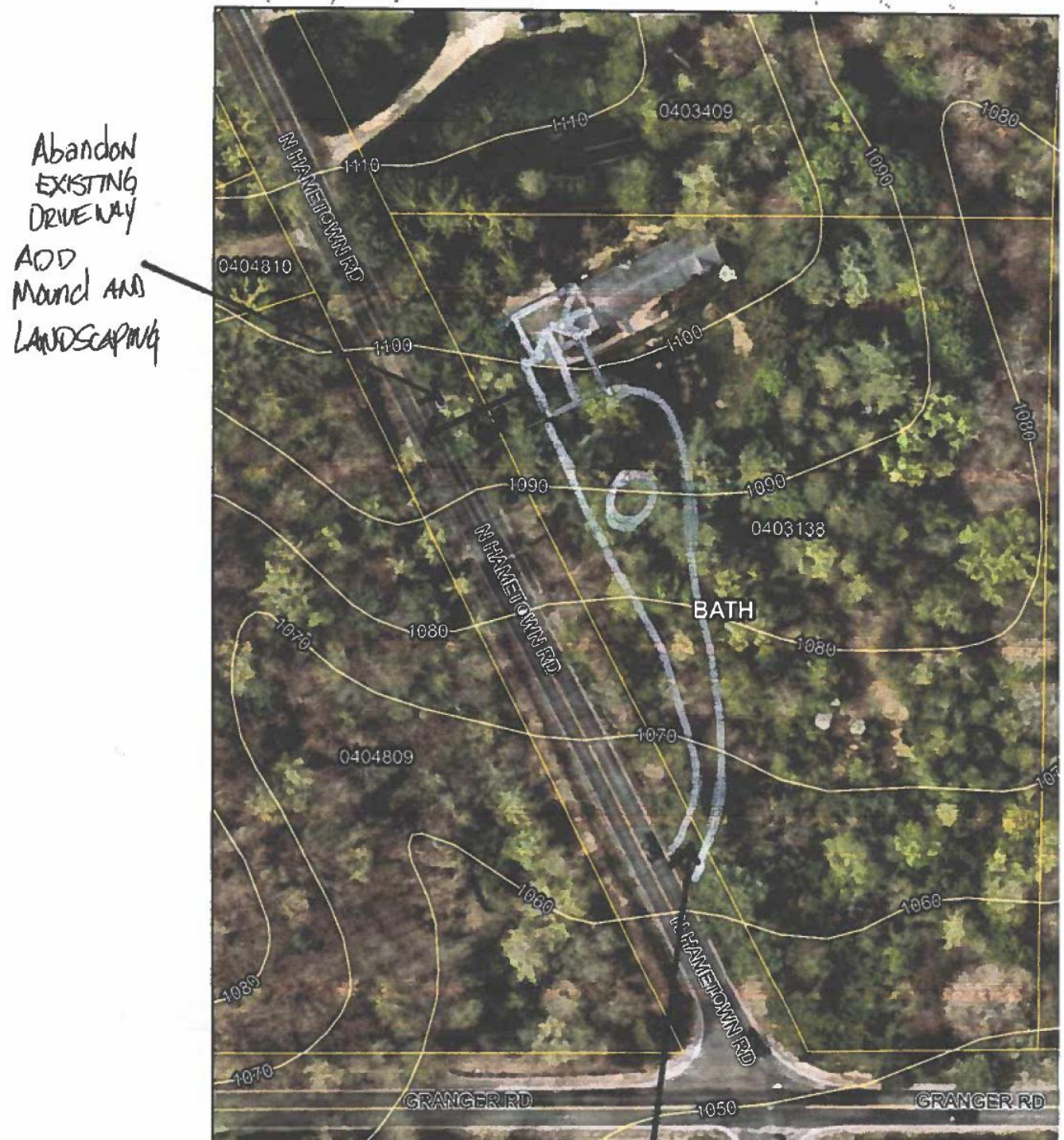
November 17, 2026

- Mark Hammer, Hammer Construction
- 761 N. Hametown Rd.
- Requesting variance from Article 5, Table 504-1 to encroach upon the front yard setback for an addition.

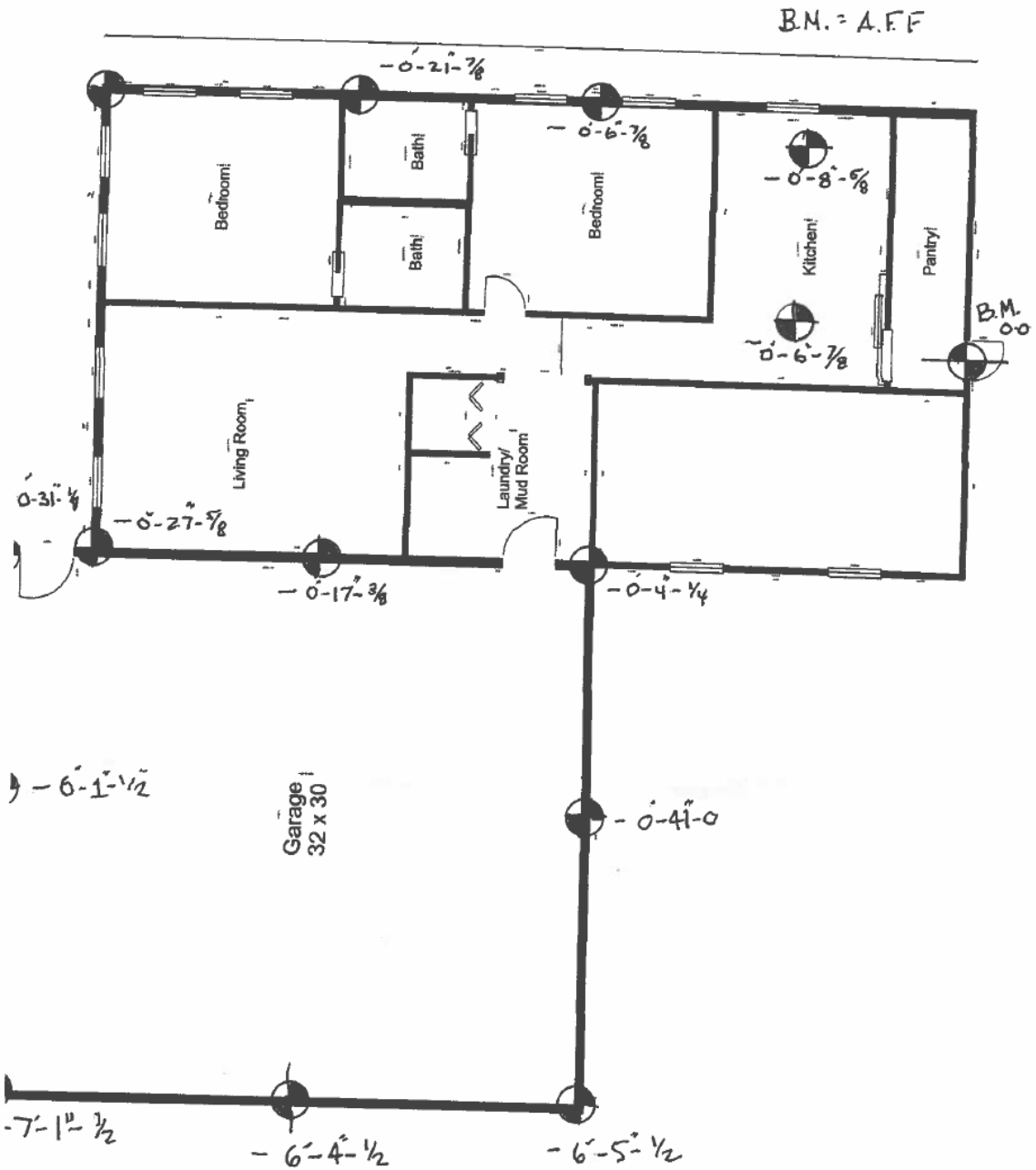
BZA 26-19


761 N. Hametown Rd.
Ranchwood Rd
Ranchwood Rd
N Hametown Rd
S Larkspur Ln
Spring Water Dr
Spring Water Dr
Granger Rd
Granger Rd
Lois Dr
Lael's Groom Room


N HAMETOWN RD
GRANGER RD


Abandon
EXISTING
DRIVEWAY
ADD
Mound AND
LANDSCAPING
0403409
0404810
0403138
0404809
BATH
N HAMETOWN RD
GRANGER RD
1110
1100
1090
1080
1070
1060
1050

EXISTING GRADES





FRONT VIEW

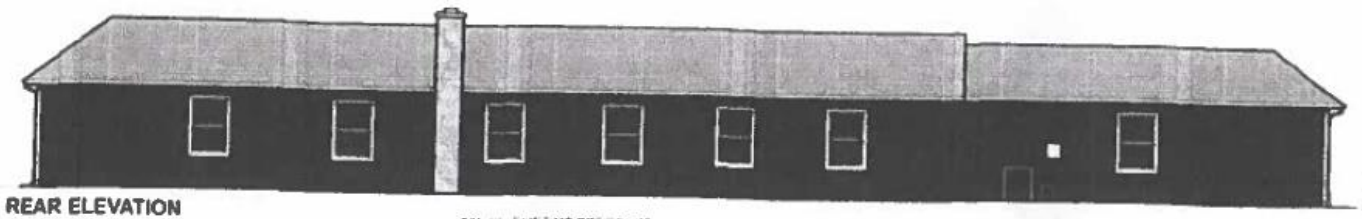
REFERENCE PHOTOS FOR EXISTING CONDITIONS ONLY - NOT TO SCALE



1 FRONT ELEVATION

1/4" = 1'-0"

NOTE: NEW GARAGE PROJECTS FORWARD OF EXISTING RESIDENCE



2 REAR ELEVATION

1/4" = 1'-0"

88'-0" EXISTING RESIDENCE

48'-0" ADDITION

136'-0" OVERALL (REAR ELEVATION ONLY)



3 LEFT SIDE ELEVATION (TOWARD ROAD)

1/4" = 1'-0"



4 RIGHT SIDE ELEVATION

1/4" = 1'-0"

GRAPHIC SCALE

0' 4' 8' 16' 24'

1/4" = 1'-0"

N

NORTH

DIMENSION / NOTES

EXISTING RESIDENCE = 88'-0" (LENGTH) x 26'-0" (DEPTH)
ADDITION = 48'-0" (LENGTH) x 26'-0" (DEPTH)
REAR OVERALL LENGTH (EXISTING + ADDITION) = 136'-0"
NEW GARAGE = 32'-0" x 13'-0" (ATTACHED IN FRONT)

NOTE: NEW GARAGE IS ATTACHED IN FRONT OF THE EXISTING RESIDENCE AND CREATES A THIRD GABLE AT THE ROAD-FACING ELEVATION

ROOF INFORMATION NOTE

EXISTING ROOF PITCH (TYP.) - PROVIDE ROOF PITCH EQUAL TO EXISTING ON ALL NEW ROOF AREAS

MATCH EXISTING ROOF OVERHANGS, SOFFITS, FASCIAS, AND VENTING

LEGEND

- EXISTING CONSTRUCTION (CONVERTED TO RESIDENTIAL)
- NEW CONSTRUCTION (MATCH EXISTING FINISHES)

THE NELSON PROJECT

JAMES 2026

SITE:
761 N Hometown Rd
Akron, OH 44313

CONTRACTOR:
Hammer Construction LLC
28 E Clinton St
Doylestown, OH 44230

DRAWN BY:
Shenal Nguyen

REVISION SCHEDULE

NO	DATE	DESCRIPTION

GENERAL NOTES:

1. VERIFY ALL DIMENSIONS, ELEVATIONS, AND CONDITIONS IN THE FIELD PRIOR TO CONSTRUCTION
2. EXISTING CONSTRUCTION SHOWN LIGHT GRAY. NEW CONSTRUCTION SHOWN DARK GRAY
3. MATCH EXISTING ROOF PITCH, EAVE HEIGHTS, AND MATERIALS AS SHOWN
4. ALL EXTERIOR FINISHES TO MATCH EXISTING UNLESS NOTED OTHERWISE

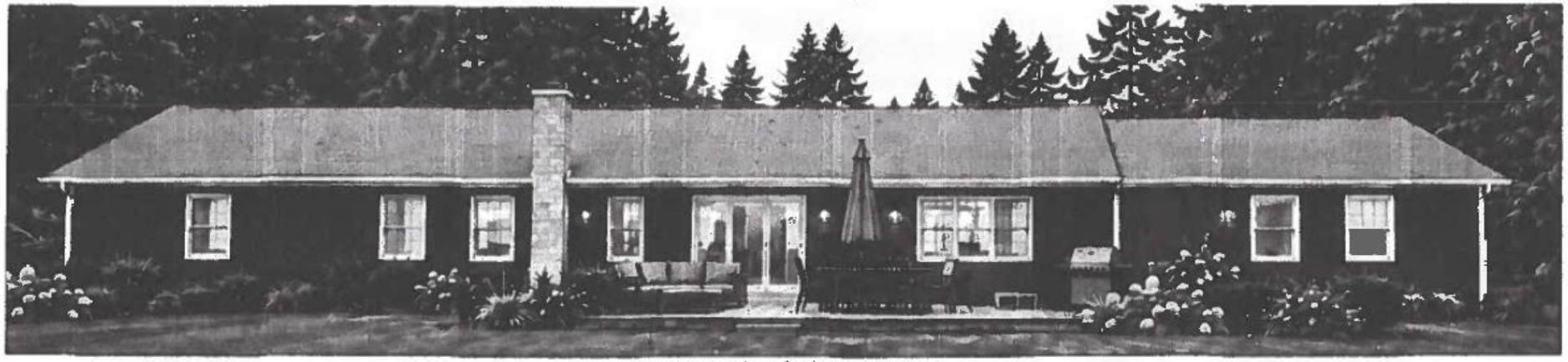
DRAWING TITLE:

EXTERIOR ELEVATIONS

SCALE:
1/4" = 1'-0"

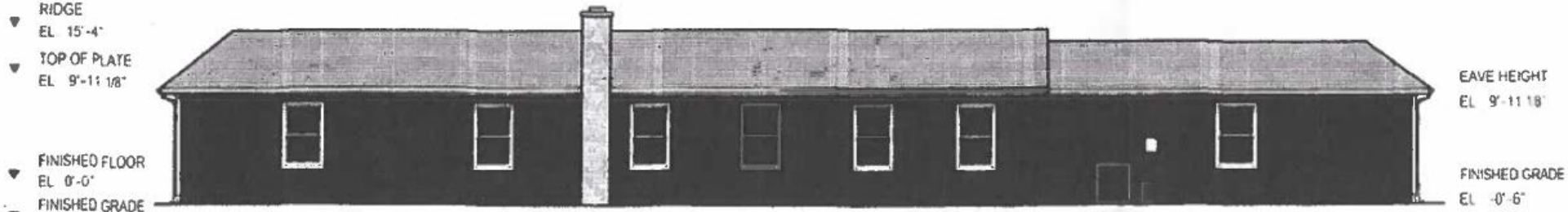
DATE:
05/16/2026

A3.0



FUTURE REAR ELEVATION

CONCEPTUAL RENDERING FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE



1 REAR ELEVATION

1/4" = 1'-0"

86'-0" EXISTING RESIDENCE | 48'-0" ADDITION

136'-0" OVERALL (REAR ELEVATION ONLY)

GRAPHIC SCALE

0' 4' 8' 16' 24'

1/4" = 1'-0"

N

NORTH

DIMENSION / NOTES

EXISTING RESIDENCE = 86'-0" (LENGTH) x 26'-0" (DEPTH)
ADDITION = 48'-0" (LENGTH) x 26'-0" (DEPTH)
REAR OVERALL LENGTH (EXISTING + ADDITION) = 136'-0"
NEW GARAGE = 32'-0" x 33'-0" (ATTACHED IN FRONT)

NOTE: NEW GARAGE IS ATTACHED IN FRONT OF THE EXISTING RESIDENCE AND CREATES A THIRD GABLE AT THE ROAD FACING ELEVATION

ROOF INFORMATION NOTE

EXISTING ROOF PITCH (TYP.) - PROVIDE ROOF PITCH EQUAL TO EXISTING ON ALL NEW ROOF AREAS

MATCH EXISTING ROOF OVERHANGS, SOFFITS, FASCIAS, AND VENTING

LEGEND

- EXISTING CONSTRUCTION (CONVERTED TO RESIDENTIAL)
- NEW CONSTRUCTION (MATCH EXISTING FINISHES)

THE NELSON PROJECT
JAMES 2026

SITE:
761 N. Hometown Rd
Akron, OH 44313

CONTRACTOR:
Hammer Construction LLC
28 E Clinton St
Doylestown, OH 44230

DRAWN BY:
Shonal Nguyen

REVISION SCHEDULE

NO	DATE	DESCRIPTION

GENERAL NOTES

1. VERIFY ALL DIMENSIONS, ELEVATIONS, AND CONDITIONS IN THE FIELD PRIOR TO CONSTRUCTION
2. EXISTING CONSTRUCTION SHOWN LIGHT GRAY. NEW CONSTRUCTION SHOWN DARK GRAY
3. MATCH EXISTING ROOF PITCH, EAVE HEIGHTS, AND MATERIALS AS SHOWN
4. ALL EXTERIOR FINISHES TO MATCH EXISTING UNLESS NOTED OTHERWISE

DRAWING TITLE:

REAR ELEVATIONS

SCALE
1/4" = 1'-0"

DATE
05/16/2026

A3.1

A1.0 DEMO PLAN



THE NELSON PROJECT
JAMES 2026

SITE:
761 N. Hometown Rd
Akron, OH 44313

CONTRACTOR:
Hammer Construction LLC
Doylestown, OH 44230

SQUARE FOOTAGE

EXISTING GARAGE: 340 sf
NEW LIVING AREA: 306 sf
NEW GARAGE: 928 sf

NOTES:

Confirm all existing dimensions prior to construction.

DRAWING:
DEMO PLAN

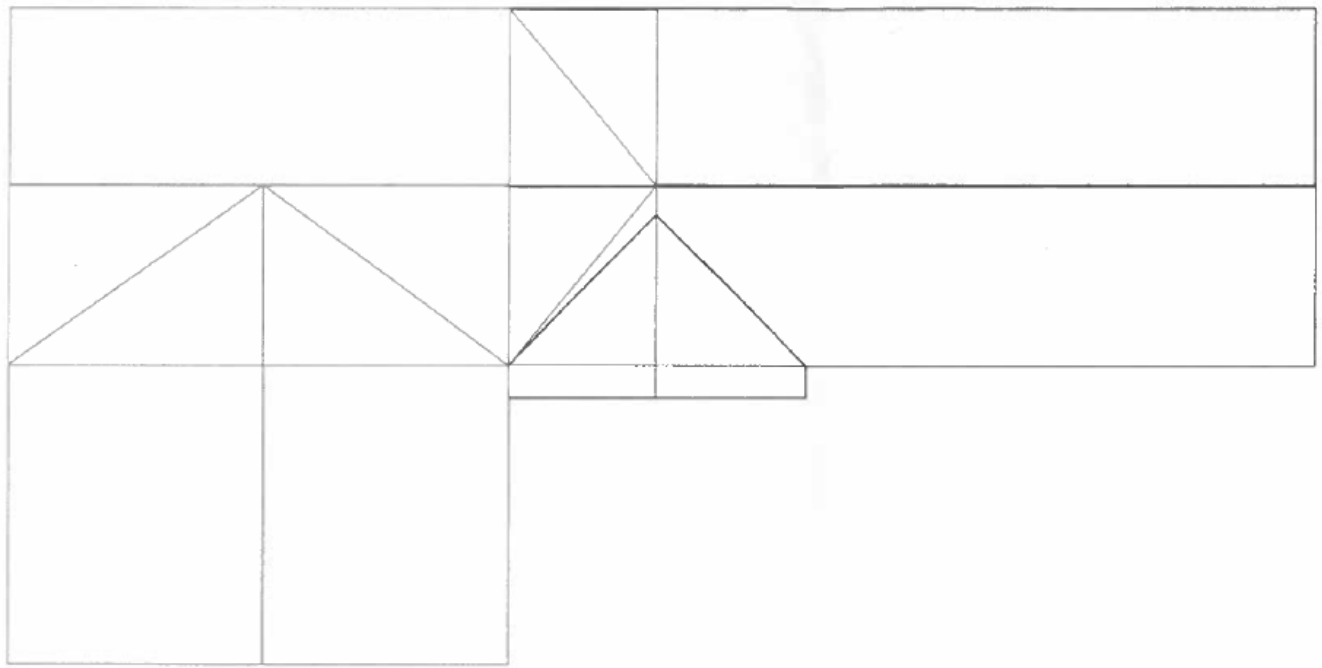
SCALE: 1/4 in = 1 ft

STATUS: MASTERED PREVIEW

A1.0

DEMO PLAN

A2.0 ROOF PLAN



LEGEND

NEW WORK

EXISTING

THE NELSON PROJECT
JAMES 2026

SITE:
761 N. Hometown Rd
Akron, OH 44313

CONTRACTOR:
Hammer Construction LLC
Doylestown, OH 44230

NOTES:

Confirm all existing dimensions prior to construction.

DRAWING:
ROOF PLAN

SCALE: 1/4 in = 1 ft

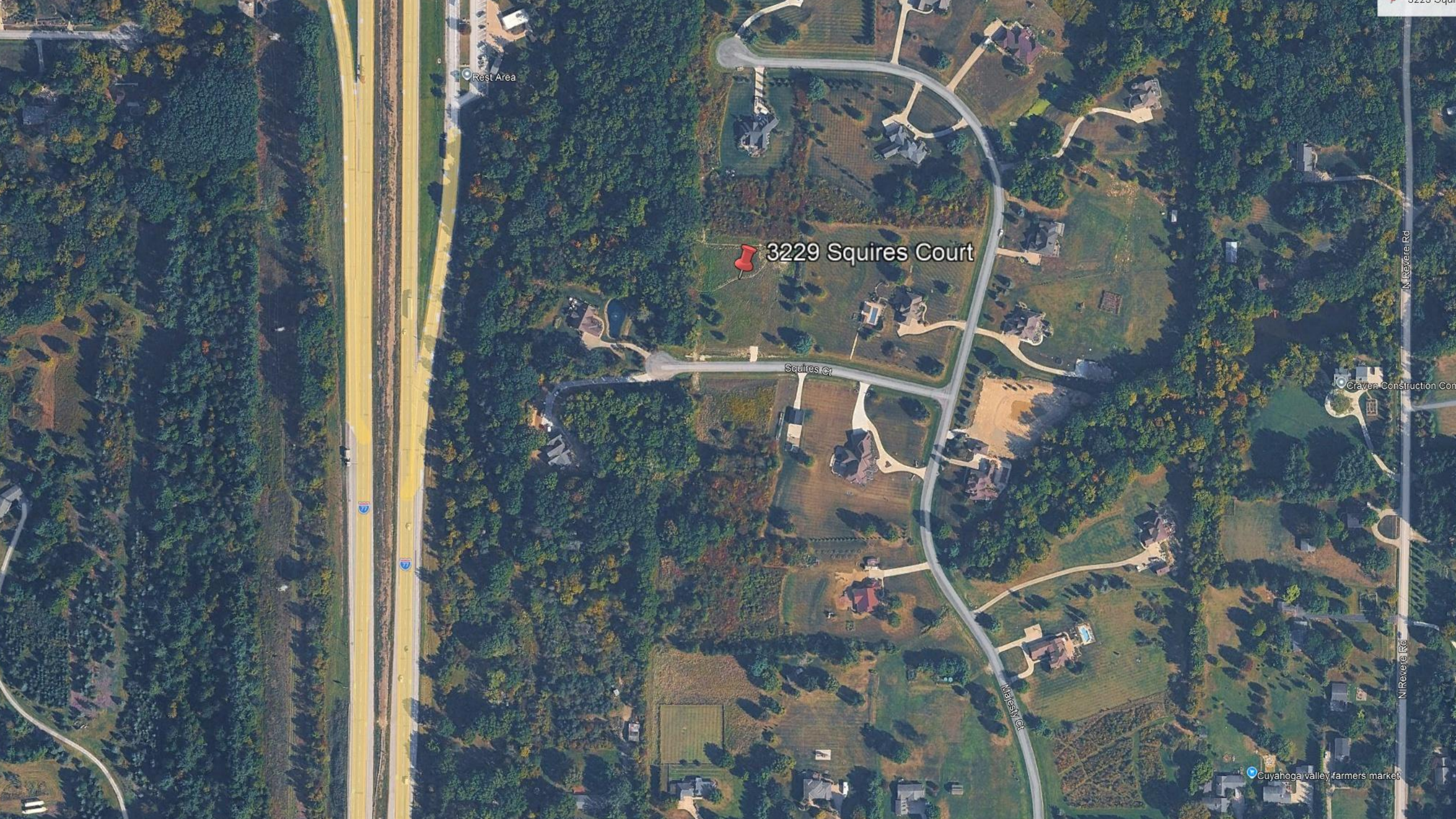
STATUS: MASTERED PREVIEW

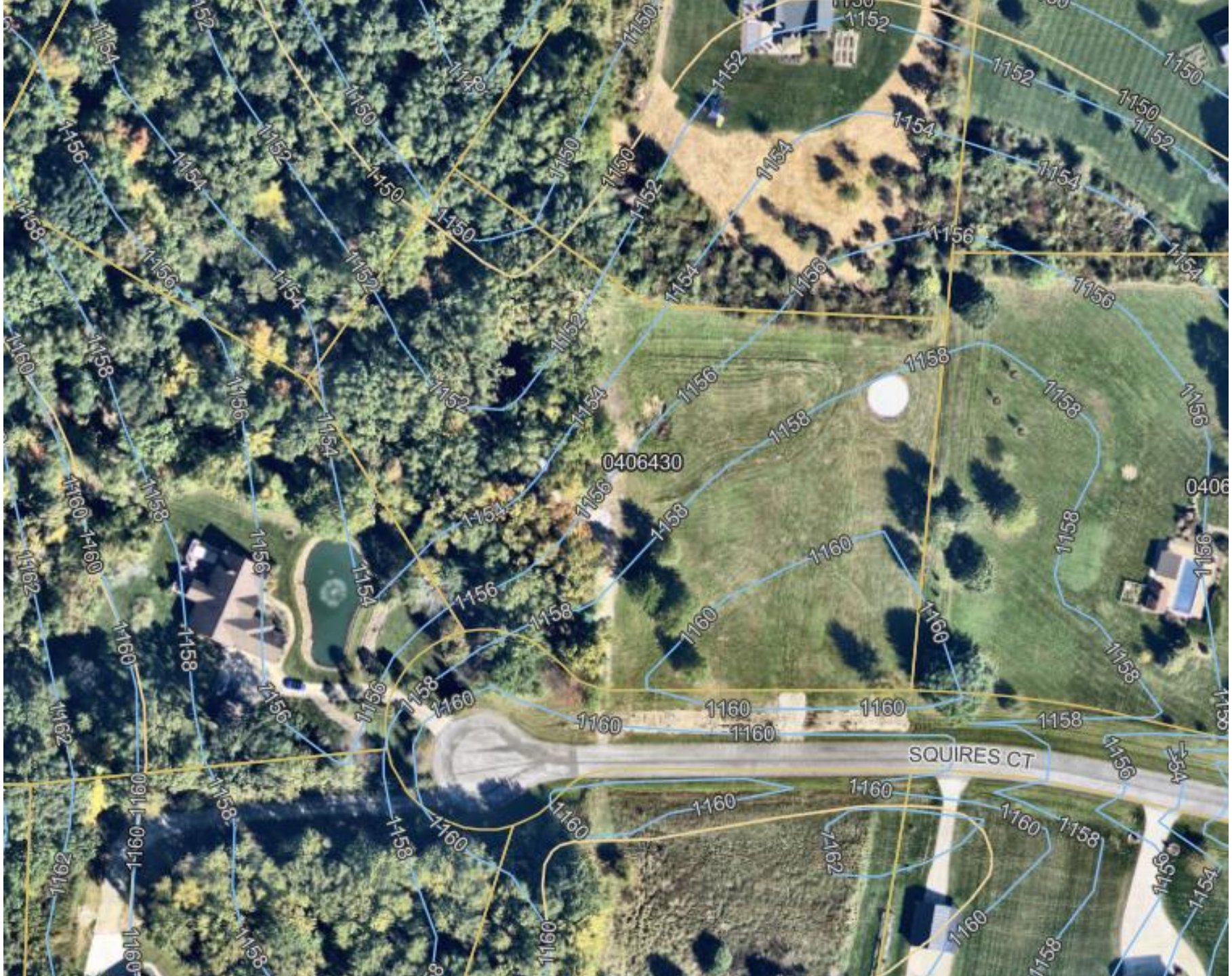
A2.0

ROOF PLAN

- Richard Sipley
- 3229 Squires Court
- Requesting variance from Article 7, Section 701-B(5) to construct an accessory structure prior to a principal use being established on the site.

BZA 26-20


3229 Squires Court
Rest Area
Squires Ct
Majesty Ct
N Revere Rd
N Revere Rd
Crawen Construction Com
Cuyahoga valley farmers market


SQUIRES CT
0406430

Keim

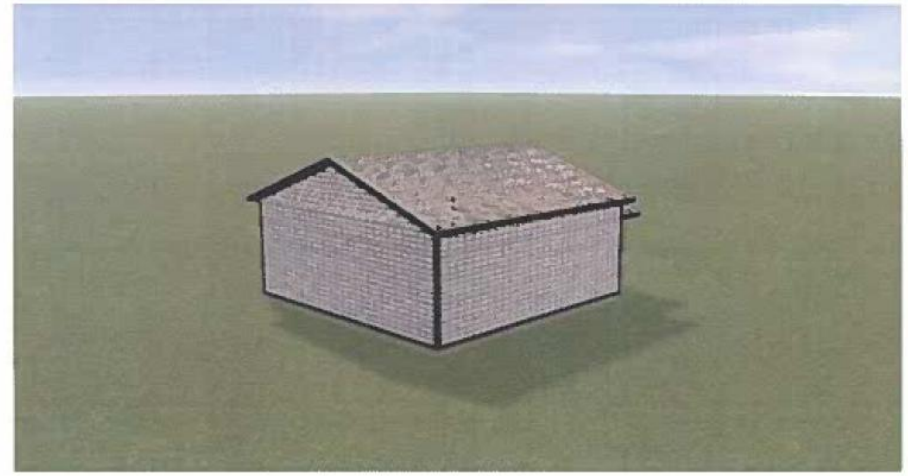
4465 SR 557 · PO Box 6
Charm, Ohio 44617
800·362·6682

Salesman: Charles Miller

Customer Name:

Larry Sipley





POST FRAME BUILDNG SPECIFICATIONS:

28'W X 28'L X 10'H

28' Pre-engineered Wood Trusses 4' Over Standard Bottom Chord
1' Overhang With 12" Perf Soffit Alum
Post Hole 3'D X 1' 4"W With 13"x5" Regular Concrete Pad
3ply 2x6 Laminated Column (Eaves 8' O.C.) (Gables 8' O.C.)
Double Truss Carrier
Flat 2x4 SPF 2' O.C. Roof Purlins And 2x4 SPF 2' O.C. Wall Girts
Skirtboard (2 Rows)

SIDING AND ROOF:

Black Roof 28 Ga. With 40 Yr. Paint Warranty
Light Gray Vinyl Walls 28 Ga. With 40 Yr. Paint Warranty
Black Siding Trim

ATTACHED BUILDING DETAIL:

A - Porch - Gable - 4/12 - 5'x5' - 8' Ceiling - 0' 6" deep slab - 1' OH - Front of Main Building
2

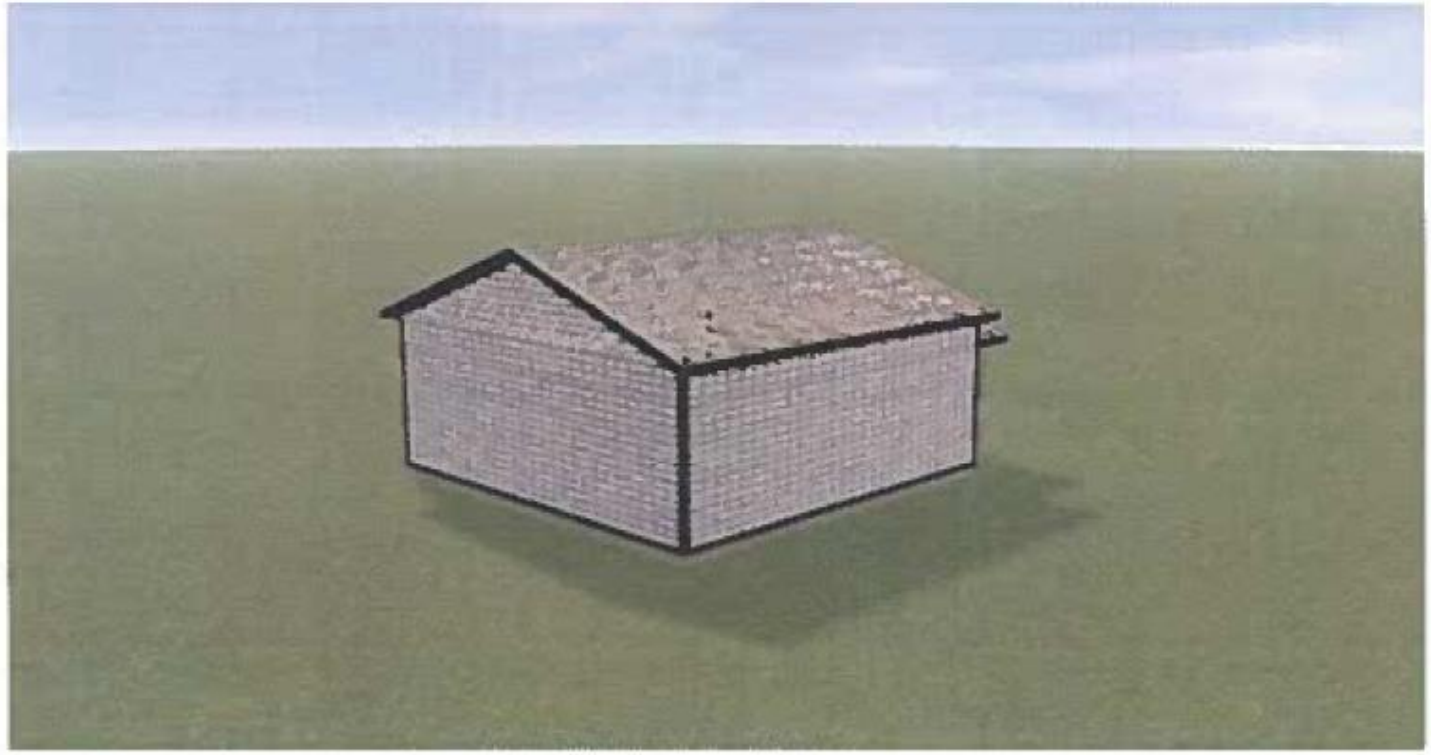
DOOR, WINDOW, AND CUPOLA DETAIL:

1 - 16' x 8' Opening - Front of Main Building
1 - 3068 LH Provia 430DC Snow - Front of Main Building

Options:

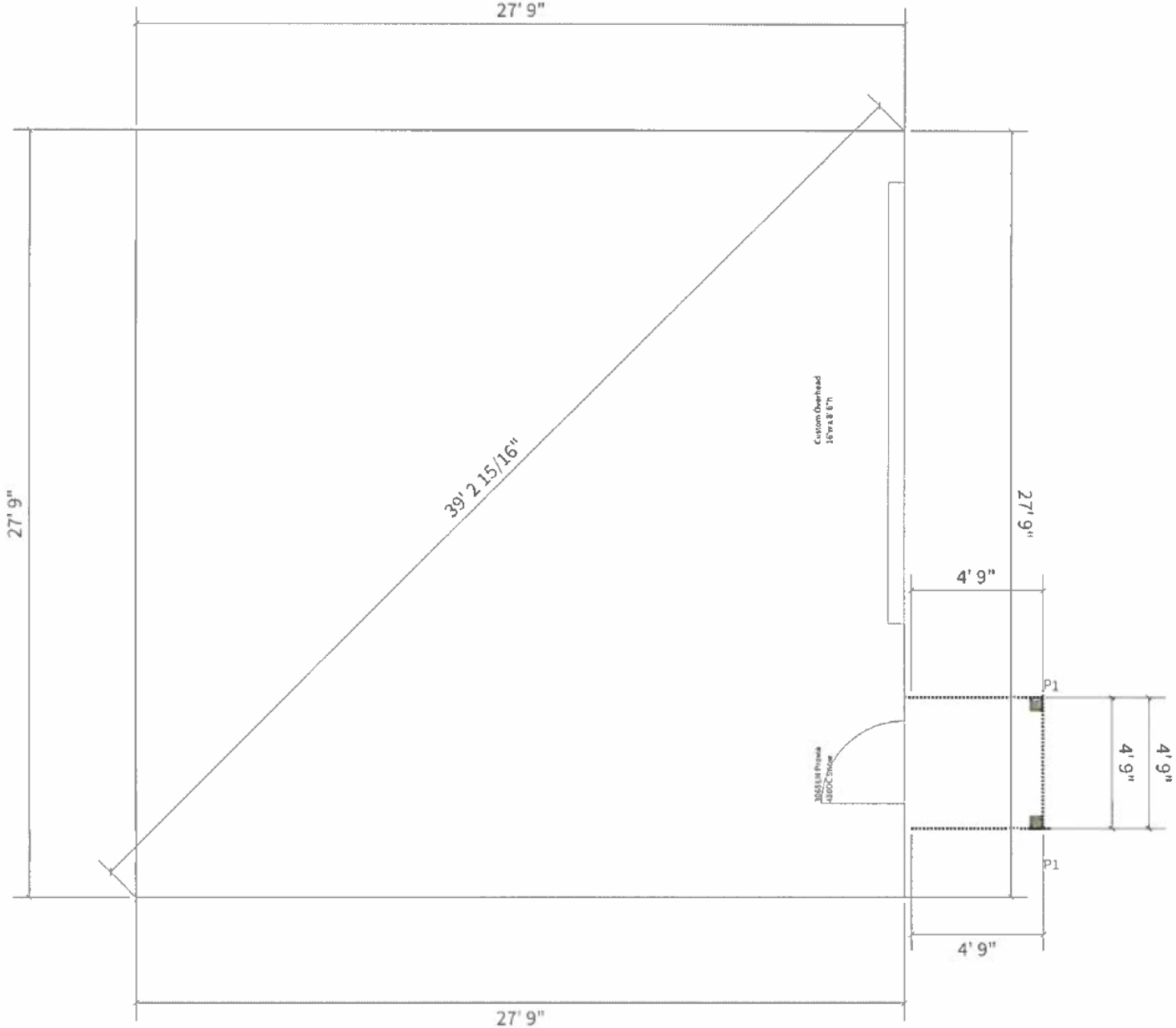
GRAND TOTAL: **$8,983.87** **Quote # {QuoteNumber}** **Quote Date: 10/21/2025**





Post Layout

Job: Larry Sipley
Date: 10/21/2025
Time: 8:38 AM



P1	6x6 #2 Trtd
	HOLE:3' x 1' 4"
	13"x5" Regular Concrete
	Pad



- Shane and Amy Price
- 1328 Hillandale Dr.
- Requesting variances from Article 7, Section 701-B(11)(A) to encroach upon the required primary structure setback and from Section 701-B(11)(B) to encroach upon the required side yard setback.

BZA 26-21


1328 Hillandale Dr.
Hillandale Dr
Hillandale Dr
Hillandale Dr
Partridge Ln
Partridge Ln
Vietnam Veterans Memorial Hwy

I 77
HILLANDALE DR
1018
1020
1022
1024
1026
1028
1030
1032
1034
1036
1038
1040
1042
1044
1046

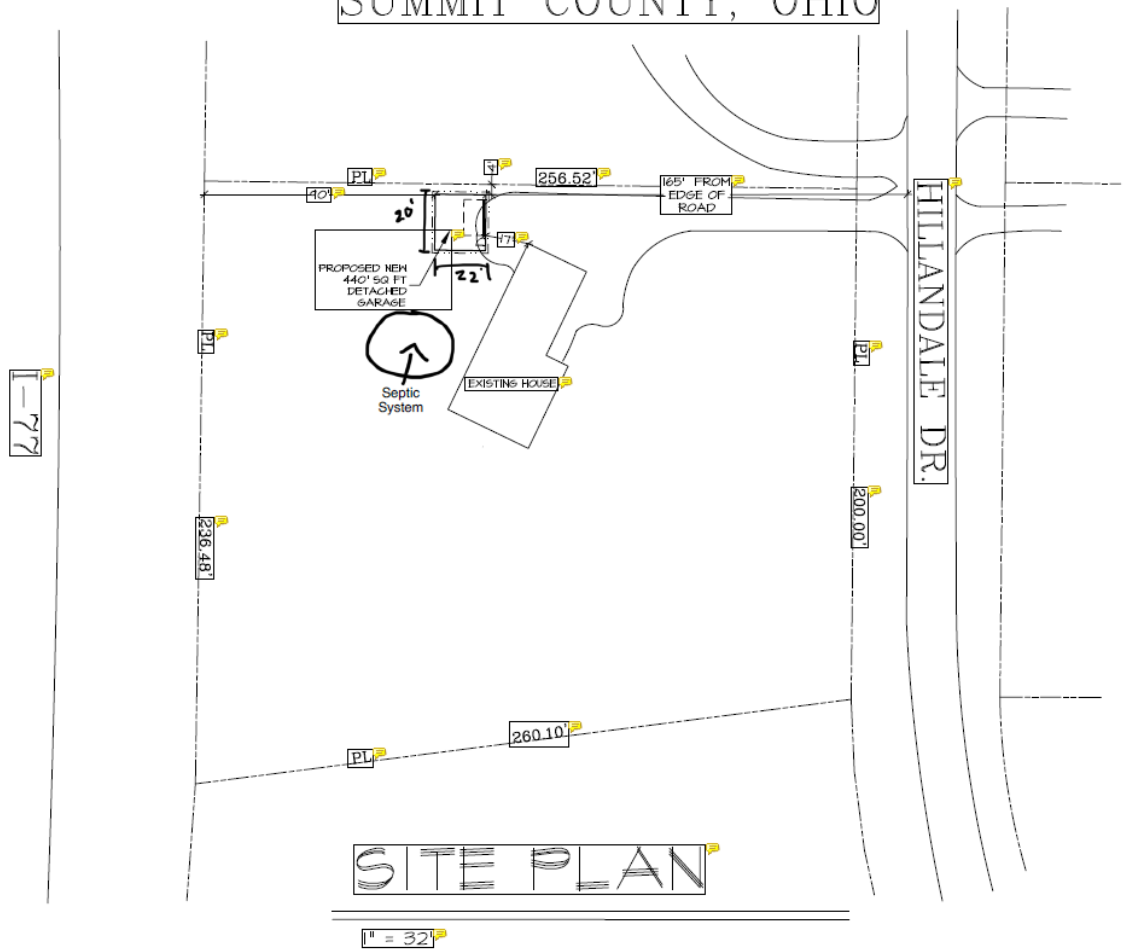
SITE PLAN

PARCEL #0407512

1.000 ACRES

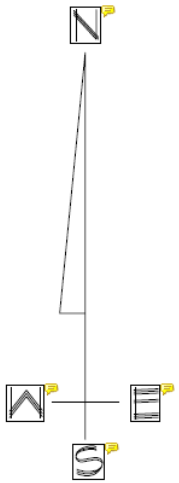
BATH TWP – REVERE LSD

SUMMIT COUNTY, OHIO



SITE PLAN

1" = 32'



N

NOTE: THIS IS NOT A SURVEY - SITE INFORMATION PROVIDED BY OTHERS.

DATE 10/20/16

REVISED DATE

SCALE 1/8" = 1'-0"

A NEW GARAGE FOR: SHANE FRICE

1928 HILLANDALE DR. AKRON, OH 44333

SUMMIT COUNTY

Wooster Buildings LLC.

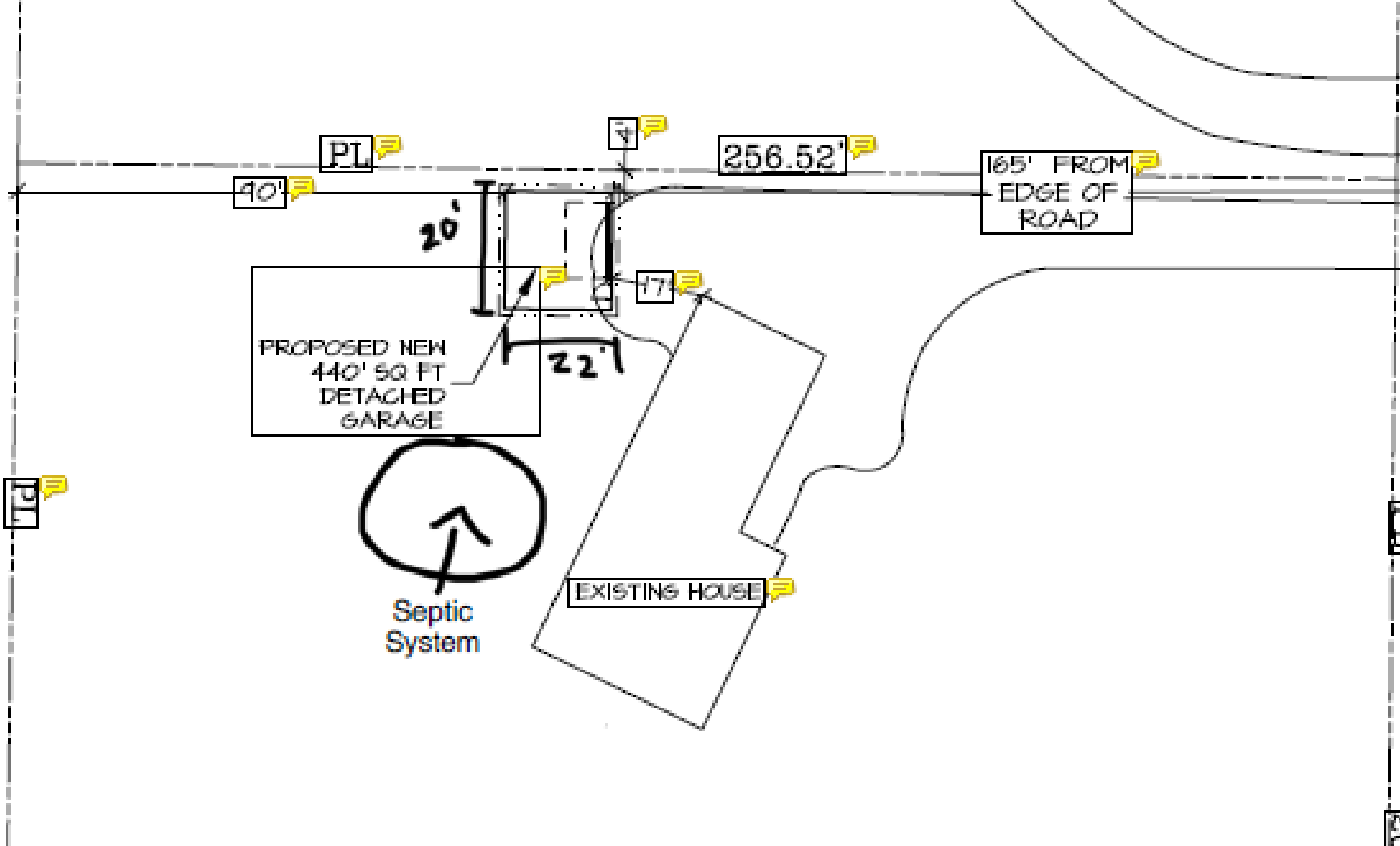
INFO@WOOSTERBUILDINGS.COM

OFFICE (330) 262-8040

FAX (330) 264-6682

P.O. BOX 154 WOOSTER, OHIO 44691

Drawn By: KEVIN MILLER


PL
40'
20'
256.52'
165' FROM EDGE OF ROAD
17'
22'
PROPOSED NEW 440' SQ FT DETACHED GARAGE
Septic System
EXISTING HOUSE
PL


PREMIER


PREMIER

BATH 1818 TOWNSHIP

BOARD OF ZONING APPEALS