



BATH TOWNSHIP BOARD OF ZONING APPEALS

July 21, 2026

Kurt Reed of Fairlawn School of Music

Variance to exceed the area for a personal service establishment.

Case #: 26-12	Zoning: B-3
Applicant: Kurt Reed	Adjacent Zoning: B-3
Property Owner: Novak Property Management	Lot Size: 4.33 Acres (entire development)
Address: 312 N. Cleveland Massillon Rd.	Parcel: 0405561

Location/Property: Property is located on the west side of N. Cleveland Massillon Rd. approximately 800' north of the N. Cleveland Massillon Rd. and Springside Dr. intersection. The building is located in the Commonwealth Square development. To the north is 1-77, and to the east, south and west is commercial office.



Site Description: The site currently is a free-standing office building in the Commonwealth Square. The site is relatively flat and there are no environmental setbacks according to the Summit County Parcel Viewer.

Proposal: The Applicant is proposing to use the existing 312 N. Cleveland Massillon Rd. building for the Fairlawn School of Music which is classified as a personal service establishment per the Zoning Resolution.

Zoning Comments: The applicant is requesting a variance from Article 5, Section 503 – V to exceed the allowed percentage of the total gross floor area of a use in the B-3 and B-4 Districts for a personal service establishment. The entire building will be used as a personal service establishment.

Member	Present	Motion	Second	Yes	No	Abstain
JoAnne Bondi						
Nancy Fay						
Thomas Flynn (Alt. 1)						
Tim Franklin						
Marci Frederick (V Chair) (Alt. 2)						
Jeff Kerr (Chair)						
Mike Mack						