



# BATH TOWNSHIP ZONING

Summit County, Ohio

3864 West Bath Road P.O. Box 1188 Bath, Ohio 44210-1188  
Phone 330.668.4007 Fax: 330.668.0305  
www.bathtownship.org

## ZONING VARIANCE APPLICATION ✓

For office use only:	ARC File No.:	25-04	BZA File No.:	25-02
Associated permits:				

### Applicant Data

Name: DAVID Salsby  
 Company Name: Central Graphics  
 Address: 924 Home Ave. Akron 44310  
 Telephone No.: 928-7080 Email: DAVE@centralgraphicsgroup.com

### Property Data

Zoning District: (circle one) R-1 R-2 R-3 R-4 B-1 B-2 B-3 B-4 B-5

Corner Lot:  Yes  No Note: Corner lots are required to meet the front setback on both streets.

Property Address: 3975 + 3925 Embassy Pkw Parcel No.: \_\_\_\_\_

Allotment Name: Crystal Clinic Lot No.: \_\_\_\_\_

Owner(s): Crystal Clinic, LLC

Owner Address: SAME

Telephone No.: 330-604-5403

### Variance(s) Requested

Below list the specific section from the Zoning Resolution from which the variance is being sought along with a description of each variance. The Zoning Resolution is available online at [www.bathtownship.org](http://www.bathtownship.org) through the zoning link.

1. Section: 1309-A Description: The maximum sign area shall be 20 sq ft.

2. Section: 1309-D Description: The sign height shall not exceed three feet in height.

3. Section: \_\_\_\_\_ Description: \_\_\_\_\_

4. Section: \_\_\_\_\_ Description: \_\_\_\_\_

Contiguous Property Owners

The Township will notify all property owners within a 300' buffer of the parcel in question.

Required Site Plan Data and Architectural/Construction Drawings

1. Six (6) copies of site plan and plans along with a digital copy (ex: .pdf) of site plan and plans (11 x 17 preferred). 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 18% 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, Six (6) copies of the building/construction plans along with a digital copy (ex: .pdf) showing major details including height data must be submitted with the application (11 x 17 preferred).
3. The "Bath Township Area Variance Supplemental Form" shall be filled out completely for each variance requested.
4. Digital copy of all required documents (i.e. emailed .pdf file)

Applicant Certification

Applicant Signature:  Date: 12-4-24

Fee - due at time of application (make check payable to Bath Township Trustees)

- for residential applications - two hundred and fifty dollars (\$250.00)
- for commercial/business applications - three hundred and fifty dollars (\$350.00)
- 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 AREA VARIANCE SUPPLEMENTAL FORM

### PROJECT OVERVIEW

Provide an overview of the project:

New wayfinding signs for  
PATIENT DIRECTION & PARKING

### PRACTICAL DIFFICULTIES

The following factors shall be considered and weighed by the BZA to determine practical difficulty. If a factor is not applicable, please note that factor as "Not Applicable":

- A. Explain special conditions or circumstances that exist which are peculiar to your land or structure involved and which are not applicable generally to other lands or structures in the same Zoning District. (Examples of this are: exceptional irregularity, narrowness, shallowness or steepness of the lot, or adjacency to nonconforming and inharmonious uses, structures or conditions):

The various buildings, parking lots, and entry/exit pathways on this campus require supplementary wayfinding measures; in addition to high-volume traffic, medical transport must have clear access + path to campus sites.

- B. Explain how the property in question would not yield a reasonable return on investment or there could not be any beneficial use of the property without the variance.

With limited wayfinding, both clientele and medical transport professionals routinely access improper entry ways/road ways on campus, impacting safety and care.

- C. Explain whether the variance is substantial or not:

Given the size of this site, the requested variance is not overly substantial; this variance instead will mesh well with existing branding and be necessary to this campus's day-to-day business.

- D. Explain whether the essential character of the neighborhood would be substantially altered or if adjoining properties would suffer a substantial detriment as a result of the variance.

No, this neighborhood would likely not notice a change whatsoever, unless on-campus at Cleveland Clinic. Once on-campus, these signs would be welcome navigation aids.

- E. Explain whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, garbage, fire, street services.).

No, this variance would instead HELP governmental/safety services. This impact contributes to our request for a variance.

- F. Did the applicant purchase the property with or without knowledge of the applicable zoning restriction?

The applicant was not aware of this zoning restriction, and is eager to argue the validity of this sign need.

- G. Explain whether the special conditions or circumstances (listed in response to question A above) were a result of actions of the applicant or prior owners.

These special conditions are not the result of the applicant's, nor prior owners actions; this site enjoys more success than expected, and must adapt wayfinding to meet growing clientele need.

- H. Demonstrate whether the applicant's predicament feasibly can be resolved through a method other than a variance (e.g., a zone-conforming but unworkable example, or by minimizing the variance).

Due to the number of wayfinding signs required for safe driving onsite, and the necessary size of each ground sign (visibility), this project cannot be successful without variance.

1. Explain whether the spirit and intent behind the zoning requirement would be observed and/or substantial justice done by granting the variance.

As this zoning requirement aims to ensure concise, clear signage without unnecessary distractions to drivers, this project aligns with that goal, providing clear and easy-to-follow guides.

*\*No single factor listed above may control, and not all factors may be applicable in each case. Each case shall be determined on its own facts.*