Bath Township
Summit County, Ohio
3864 West Bath Road - P.O. Box 1188 - Bath, Ohio - 44210-1188
Phone: 330.666.4007 - Fax: 330.666.0305
www.bathtownship.org

Boards, Commissions, and Other Applications

Date: 08/27/2025

Applicant / Owner

Applicant Name:	Lora and Judd Freitag	Owner Name:	Lora and Judd Freitag
Applicant Address:	682 North Hametown Rd.	Address:	682 North Hametown Rd.
Applicant Phone:	3303882214	City, State, Zip:	Akron, OH 44333
Applicant Email:	jchiera@impactmylandscape.com	Phone:	3303882214
Property Address:	682 N HAMETOWN RD	Email:	jchiera@impactmylandscape.com
City, State, Zip	,		
Parcel:	0400760		
Lot:			
Zoning District:	R-2		
Company Name:	Impact Remodeling		
Company Phone:			

Project

Permit Type:	Accessory Structure	Front Setback:	250
Project Cost:	0	Side Setback (L):	120
Existing Sq. Ft.:	0	Side Setback (R):	15
Additional Sq. Ft.:	2320	Height:	21.00
Corner Lot?:	No	Sign Sq. Footage:	
Allotment Name:		Minimum Lot Area:	
Type of Review:		Lots Created:	
Other:		Smallest Lot Size:	
Subdivision Type:		Largest Lot Size:	
Total Site Area:		Minimum Road Frontage:	
Open Space Area:		Minimum Lot Width at Front Setback Line:	
% Open Space:		Minor Subdivisions	
Permitted Density:		Lot 1:	
Density Bonus:		Lot 2:	
Total Home Sites:		Lot 3:	
Proposed Sewer:		Lot 4:	
Proposed Water:		Lot 5:	

Setback from Principle Structure: 25
Are there existing oil/gas wells or tank batteries on the parcel(s)?
Are there any existing structures on the parcel(s)?
Are there any easements on the parcel(s)?
Do all proposed lots have the minimum required frontage on a dedicated road?
For subdivisions, do all proposed lots meet the requirement of Section 802 regarding no slopes greater than 30% within the building envelope?

Provide an overview of the project: Installing a detached garage, open air covered pavillion, and inlaw suite next to existing pool.
A. Special Conditions: The homeowners would like to add a detached garage and pool house next to the pool and patio that they have put in. Given the driveway, lot layout, and existing garage this proposed area would be the only area to do that.
B. Explain Benefits: The additional garage space and livable square footage is going to be a beneficial use for this family for extra storage and using the liveable space for entertaining and functional use for when family stays over.
C. Substantial: We believe it is substantial because the lot is narrow and deep and meeting the proper setback would be difficult while trying to achieve the overall goal of the garage and living space together.
D. Neighborhood: No this structure sits off the road very far and where it is in relation to the neighbors to the north it is very far from their houses as well so this will not negatively effect the neighborhood and will only add value to the neighborhood by it's appearance and overall look.
E. Governmental Services: no effect here.
F. Knowledge at time of Purchase: Without
G. Special Circumstances: No
H. Resolution Method Demonstrated: No given the lot layout and existing pool and existing house.
I. Spirit and Intent: Yes this project would add great value and years of enjoy to these homeowners. They plan to live on this property for a long time and love Bath Township. Their kids go to Revere schools and they want to add this to finish off what they are hoping for with their property.

Zoning Text or Map Amendment

Present Land Use: Existing Zoning:

Proposed Zoning District:
Legal Description of Proposed Rezone:

Proposed Land Use:

Previously attempted rezoning of property?
If yes, when?

Condition Use / Variance Requested

Section: Sec 701-D (2A) Side Setback for accessory structure Description: Asking for 15' instead of 50'
Practical Difficulty:
Section: Sec 701-D (2D) square footage over 750 Description: Asking for additional square footage for dwelling
Practical Difficulty:
Section: Description: Practical Difficulty:
Section: Description: Practical Difficulty:

Contractor Info

Name	Address	Phone	License

Application Certification

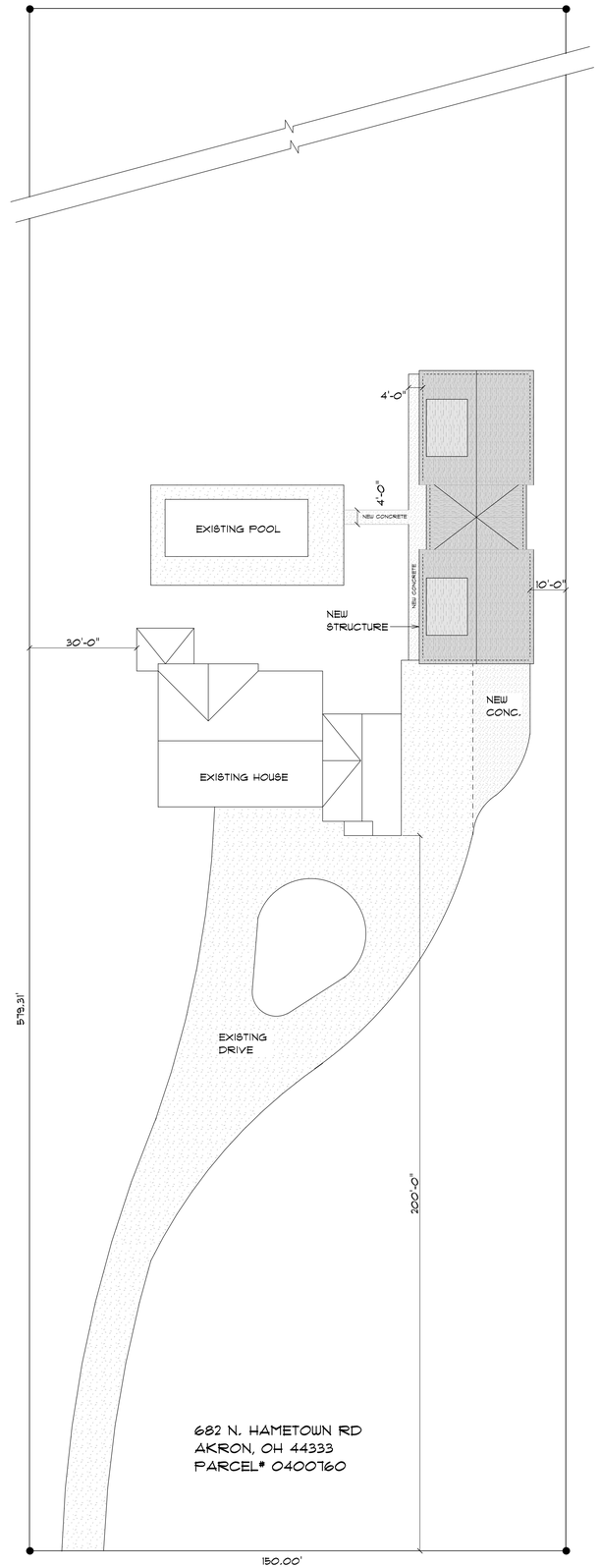
Right of Revocation:

Deed Restrictions:

I do hereby certify that the information contained herein is true and correct.

Joe Chiera — Name

08/27/2025 — Date



SITE PLAN

SCALE: N.T.S.

TABLE OF CONTENTS

IF SHEET IS MISSING, IT IS NOT INCLUDED IN THIS SET OF PLANS

SHEET	CONTENTS
A-1	SITE PLAN
A-2	LANDSCAPING PLAN
B-1	ELEVATIONS
B-2	ELEVATIONS
B-3	ELEVATIONS
B-4	ELEVATIONS
C-1	FOUNDATION PLAN
C-2	FOUNDATION PLAN
D-1	FIRST FLOOR PLAN
D-2	SECOND FLOOR PLAN
D-3	FRAMING PLAN
D-4	FRAMING PLAN
D-5	FRAMING PLAN
E-1	SECTIONS / DETAILS
E-2	SECTIONS / DETAILS
E-3	NOTES / SCHEDULES
F-1	ELECTRICAL FOUND. PLAN
F-2	ELECTRICAL FLOOR PLAN
F-3	ELECTRICAL FLOOR PLAN
G-1	PLUMBING FOUND. PLAN
G-2	PLUMBING FLOOR PLAN
G-3	PLUMBING FLOOR PLAN
H-1	HVAC FOUND. PLAN
H-2	HVAC FLOOR PLAN
H-3	HVAC FLOOR PLAN

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SITE STANDARDS:

1	SITE PLAN FOR PERMITS & BLDG PLACEMENT ONLY
2	SITE CONDITION TO BE VERIFIED BY CONTRACTOR
3	SOIL BEARING CAPACITY TO BE VERIFIED
4	EXCAVATION OF FOUNDATION AND BACKFILL
5	ROUGH & FINISH GRADING OF DISTURBED AREAS
6	FOS. GRADE AWAY FROM BLDG. @ 6" TO EVERY 10'
7	FORM SWALES TO CARRY WATER AWAY FROM BLDG.
8	CONCRETE PORCHES, STEPS, SIDEWALK TO DRIVE
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DRAWING PREPARED FOR:

CUSTOMER:
JUDD & LORA FREITAG
682 N. HAMETOWN RD
AKRON, OH 44333

BUILDING ADDRESS:
682 N. HAMETOWN RD
AKRON, OH 44333

CUSTOMER PLAN APPROVED SIGNATURES:

CUST:

CUST:

DATE:

PROFESSIONAL DRAWINGS BY:
MARK VANZANT

VANZANT DESIGN

(330) 447 4346

DRAFTING

DESIGN AND

BLUEPRINTS

MARKVZ@SBCGLOBAL.NET

SITE LEGEND:

LOT LINE	
LOT PIN	
SET BACK LINE	
EASEMENT	
CONCRETE SLAB	
ROOF PITCH	
FLOOR DRAIN	
PLUMBING LINE	
PLUMBING DROP	
FLUE	
16" X 4" PILASTER	
2" BLOCK LEDGE	
ELECTRICAL LINE	
ROUND COLUMN	
SQUARE COLUMN	

A / E-1 — SECTION / PAGE SECTION IS LOCATED

A / E-1 — ELEVATION / PAGE ELEVATION IS LOCATED

REVISION MARKER

DATE: JULY 30, 2025

SCALE: AS NOTED

SQ FT:

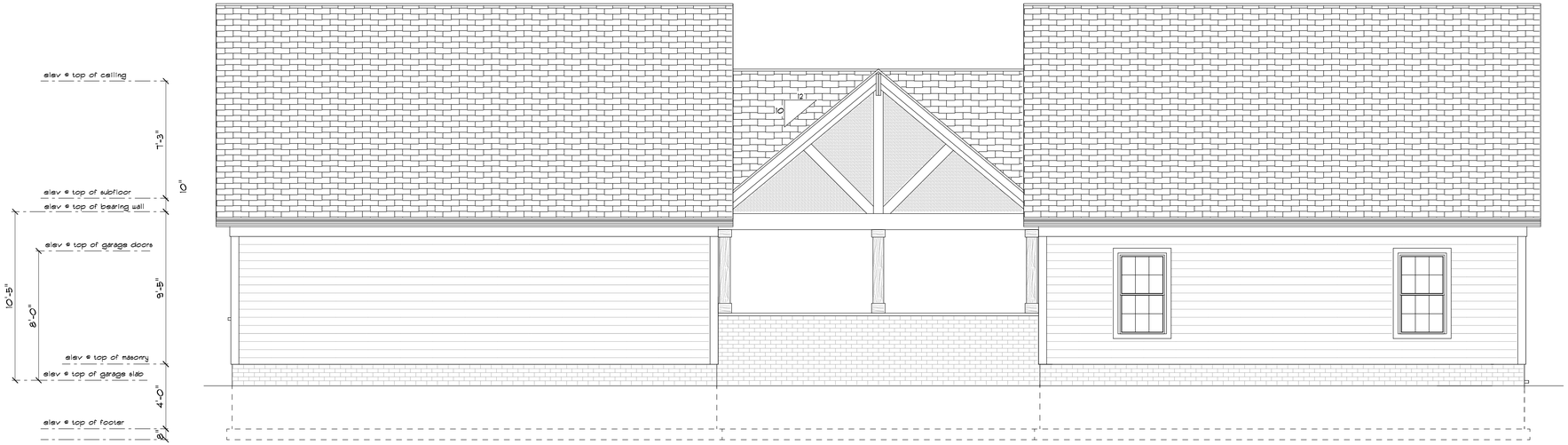
FIN. BSMT:	
1st FLOOR:	2,320
2nd FLOOR:	
TOTAL:	2,320

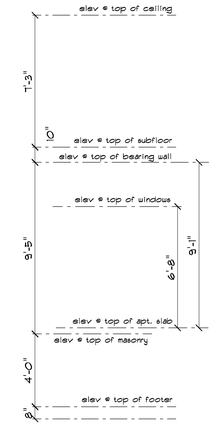
PLAN:

SITE PLAN

PAGE:

A-1



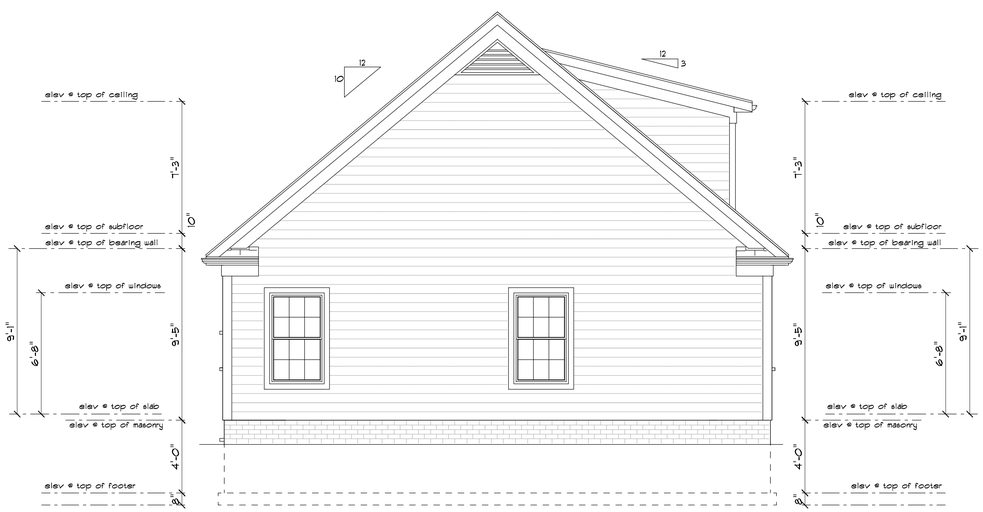


RIGHT ELEVATION

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

LEFT ELEVATION

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



REAR ELEVATION

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

FRONT ELEVATION

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

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ELEVATION STANDARDS:

1	ELEVATIONS TO BE SET BY CONTRACTOR
2	DOWNSPOUTS ARE NOT SHOWN FOR CLARITY
3	ROOF PENETRATIONS TO BE KEPT TO REAR
4	PROVIDE ATTIC VENTILATION PER LOCAL CODE
5	PROVIDE ALL APPROPRIATE FLASHING
6	PROVIDE ALL APPROPRIATE SADDLES, CRICKETS
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DRAWING PREPARED FOR:

CUSTOMER:
JUDD & LORA FREITAG
682 N. HAMETOWN RD
AKRON, OH 44333

BUILDING ADDRESS:
682 N. HAMETOWN RD
AKRON, OH 44333

CUSTOMER PLAN
APPROVED SIGNATURES:

CUST:

CUST:

DATE:

PROFESSIONAL DRAWINGS BY:
MARK VANZANT

VANZANT
DESIGN

(330) 447 4346

DRAFTING
DESIGN AND
BLUEPRINTS

MARKVZ@SBCGLOBAL.NET

ELEVATION LEGEND:

LOT LINE	
LOT PIN	
SET BACK LINE	
EASEMENT	
CONCRETE SLAB	
ROOF PITCH	
FLOOR DRAIN	
PLUMBING LINE	
PLUMBING DROP	
FLUE	
16" X 4" PILASTER	
2" BLOCK LEDGE	
ELECTRICAL LINE	
ROUND COLUMN	
SQUARE COLUMN	

A / E-1 — SECTION — PAGE SECTION IS LOCATED

A / E-1 — ELEVATION — PAGE ELEVATION IS LOCATED

REVISION MARKER

DATE: JULY 30, 2025

SCALE: 1/4"=1'-0" / 1/8"=1'-0"

SQ FT:

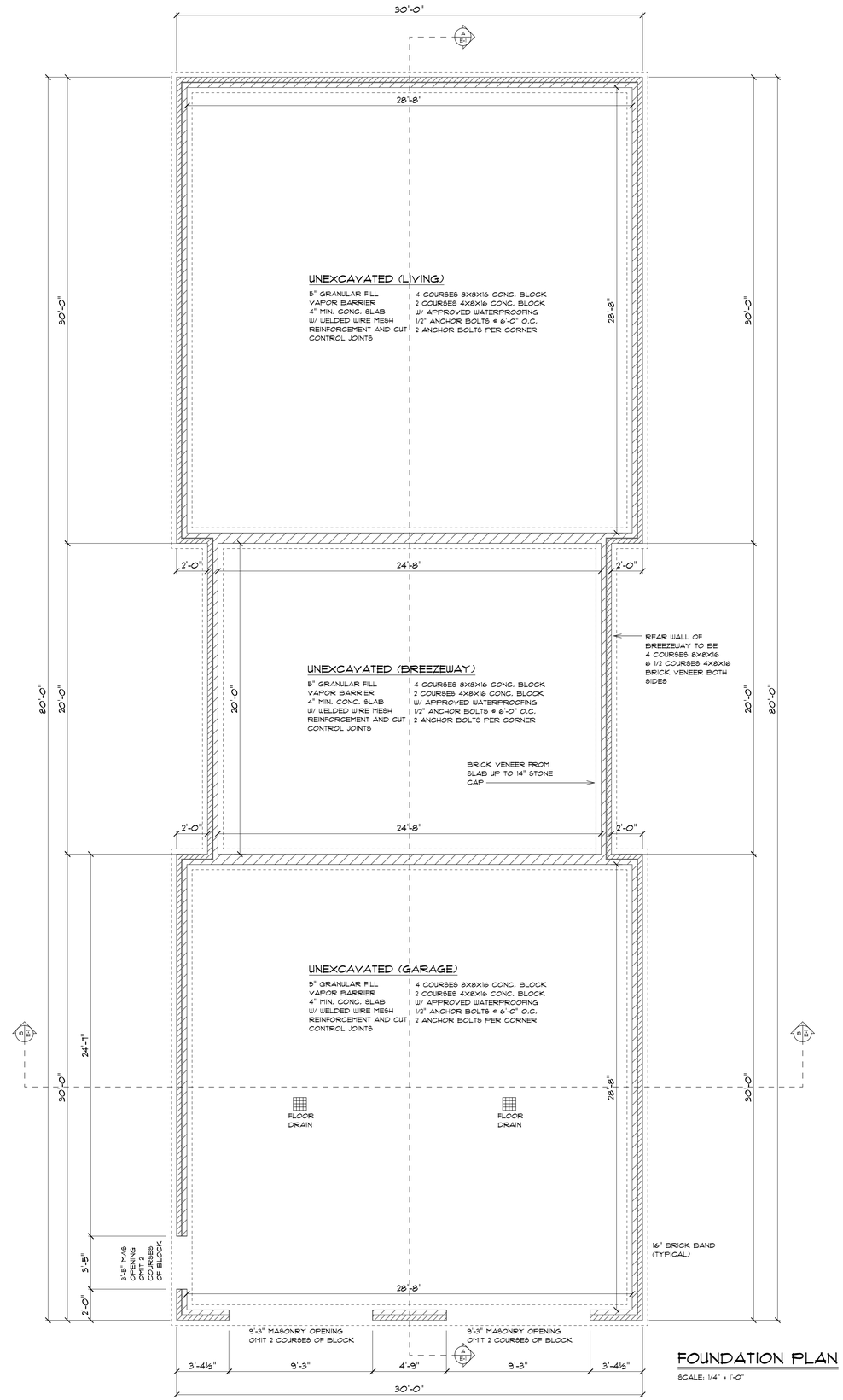
BSMT:
1st FLOOR: 2,320
2nd FLOOR:
TOTAL: 2,320

PLAN:

ELEVATIONS

PAGE:

B-1



FOUNDATION PLAN

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

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FOUNDATION STANDARDS:

1	CONTRACTOR TO VERIFY SOIL BEARING CONDITIONS
2	PROVIDE ADEQUATE WALL BRACING AT BACKFILL
3	CONCRETE FOOTERS 16"w X 8"d (UNLESS NOTED)
4	CONCRETE BLOCK WALLS 8" (UNLESS NOTED)
5	12 COURSES OF CONCRETE BLOCK (UNLESS NOTED)
6	ROD & CORE CONC. BLK WALLS @ 5'-4" O.C. (U.N.)
7	WALLS COATED WITH POLYMER WATERPROOFING
8	1/2" ANCHOR BOLTS @ 4'-0" O.C. (2 PER CRNR) (U.N.)
9	1/2" ANCHOR BOLTS @ BOTH SIDES OF ALL OPENINGS
10	30" X 30" X 12" CONCRETE POST PADS (U.N.)
11	4" INTERIOR AND EXTERIOR FOOTER DRAINS
12	8"h X 8"w X 4"d BEAM POCKETS (UNLESS NOTED)
13	16"w X 4"d BEAM PILASTERS
14	PROVIDE TERMITE PROTECTION PER LOCAL CODE
15	16"w X 2"d CONC. BLOCK SLAB LEDGES @ 4'-0' O.C.
16	3" ADJUSTABLE MONO POSTS (UNLESS NOTED)
17	ENGINEERED STEEL BEAMS (UNLESS NOTED)
18	5" GRANULAR SLAB BASE WITH VAPOR BARRIER
19	4" CONCRETE SLABS WITH 6X6 WWM
20	PROVIDE EXP JOINT MAT'L @ SLABS & MASONRY
21	PROVIDE DEEP SCORE CONTROL JOINTS ALL SLABS
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DRAWING PREPARED FOR:

CUSTOMER:
JUDD & LORA FREITAG
682 N. HAMETOWN RD
AKRON, OH 44333

BUILDING ADDRESS:
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AKRON, OH 44333

CUSTOMER PLAN
APPROVED SIGNATURES:

CUST:

CUST:

DATE:

PROFESSIONAL DRAWINGS BY:
MARK VANZANT

VANZANT DESIGN

(330) 447 4346

DRAFTING
DESIGN AND
BLUEPRINTS

MARKVZ@SBCGLOBAL.NET

FOUNDATION LEGEND:

LOT LINE	SECTION / PAGE SECTION IS LOCATED
LOT PIN	
SET BACK LINE	ELEVATION / PAGE ELEVATION IS LOCATED
EASEMENT	
CONCRETE SLAB	REVISION MARKER
ROOF PITCH	
FLOOR DRAIN	
PLUMBING LINE	
PLUMBING DROP	
FLUE	
16" X 4" PILASTER	
2" BLOCK LEDGE	
ELECTRICAL LINE	
ROUND COLUMN	
SQUARE COLUMN	

DATE: JULY 30, 2025

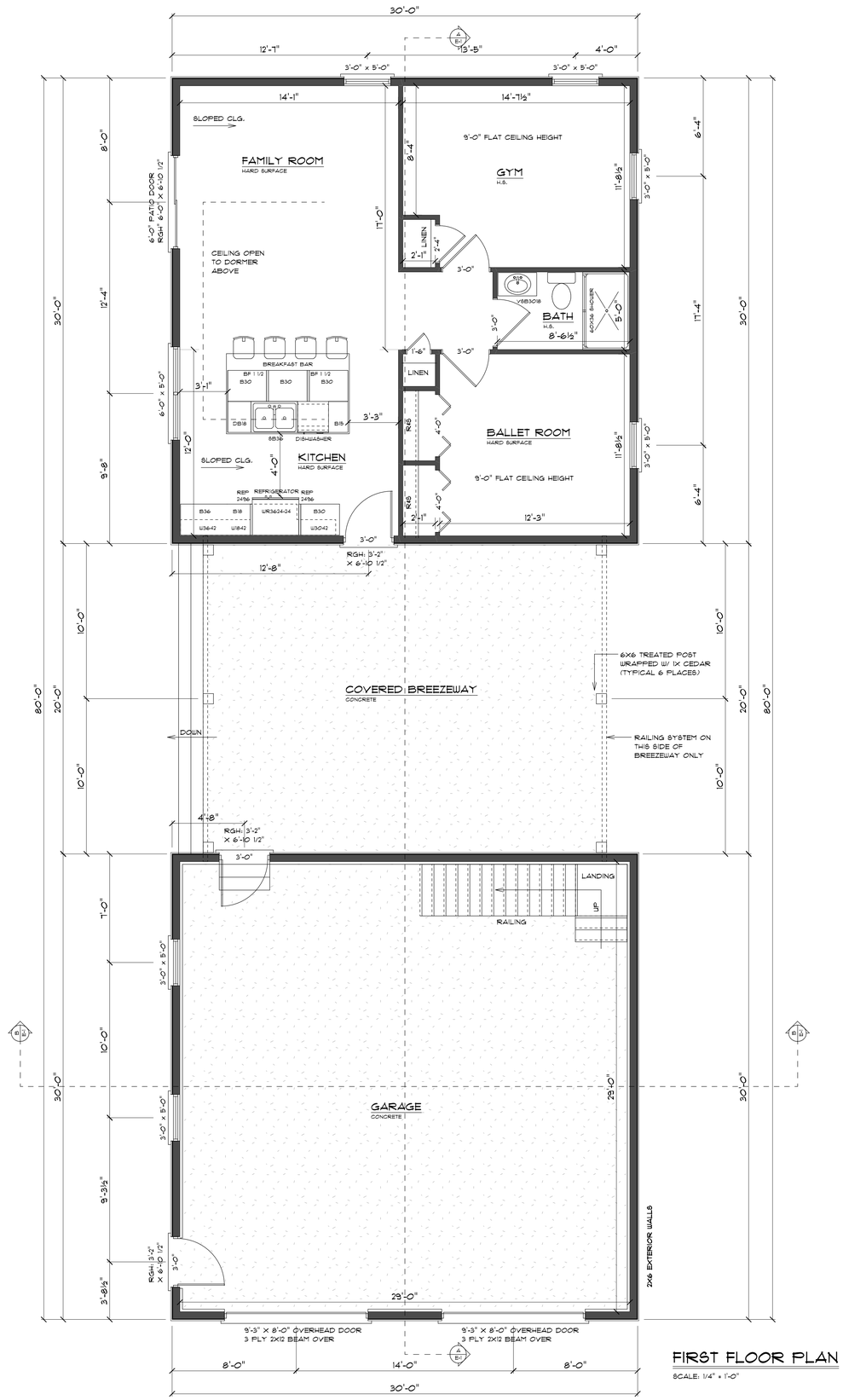
SCALE: 1/4"=1'-0" (U.N.)

SQ FT:

BSMT:
1st FLOOR: 2,320
2nd FLOOR:
TOTAL: 2,320

PLAN:
FOUNDATION

PAGE:
C-1



FIRST FLOOR PLAN

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

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FRAMING STANDARDS:

1 FRAMING LOADS TO BE VERIFIED BY CONTRACTOR
2 EXT. DIMENSIONS SHOWN ARE TO OUTSIDE OF SHTG.
3 INT. DIMENSIONS SHOWN ARE TO ROUGH FRAME
4 2X8 SILL PLATE (UNLESS NOTED)
5 2X10 FLOOR JOISTS @ 16" O.C. UNLESS NOTED (U.N.)
6 3/4" T&G OSB SUBFLOOR GLUED & SCREWED (U.N.)
7 2X4 STUD WALLS @ 16" O.C. W/ DBL TOP PLATE (U.N.)
8 2X10 EXTERIOR DOOR & WINDOW HEADERS (U.N.)
9 7/16" OSB WALL SHEATHING (U.N.)
10 2X4 TRUSS SYSTEM @ 24" O.C. UNLESS NOTED (U.N.)
11 1/2" OSB ROOF SHEATING W/ APPROVED CLIPS (U.N.)
12 SOLID BLOCKING @ ALL HANDRAIL LOCATIONS
13 WINDOWS TO MEET PROPER EGRESS REGULATIONS
14 USE PROPER METAL HANGERS & CLIPS AS NEEDED
15 DOUBLE RIM JOIST OVER BSMT WINDOWS W/HANGERS
16 ALL BALLOON FRAMED WALLS TO BE 2X6 (U.N.)
17 2X6 SUB-FASCIA AND RAKES (U.N.)
18 12" OVERHANGS AND RAKES (U.N.)
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DRAWING PREPARED FOR:

CUSTOMER:
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682 N. HAMETOWN RD
AKRON, OH 44333

BUILDING ADDRESS:
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AKRON, OH 44333

CUSTOMER PLAN
APPROVED SIGNATURES:

CUST:

CUST:

DATE:

PROFESSIONAL DRAWINGS BY:
MARK VANZANT

VANZANT
DESIGN

(330) 447 4346
DRAFTING
DESIGN AND
BLUEPRINTS
MARKVZ@SBCGLOBAL.NET

FRAMING LEGEND:

LOT LINE
LOT PIN
SET BACK LINE
EASEMENT
CONCRETE SLAB
ROOF PITCH
FLOOR DRAIN
PLUMBING LINE
PLUMBING DROP
FLUE
16" X 4" PILASTER
2" BLOCK LEDGE
ELECTRICAL LINE
ROUND COLUMN
SQUARE COLUMN

SECTION
PAGE SECTION IS LOCATED
ELEVATION
PAGE ELEVATION IS LOCATED
REVISION MARKER

DATE: AUGUST 26, 2025

SCALE: 1/4" = 1'-0" (U.N.)

SQ FT:

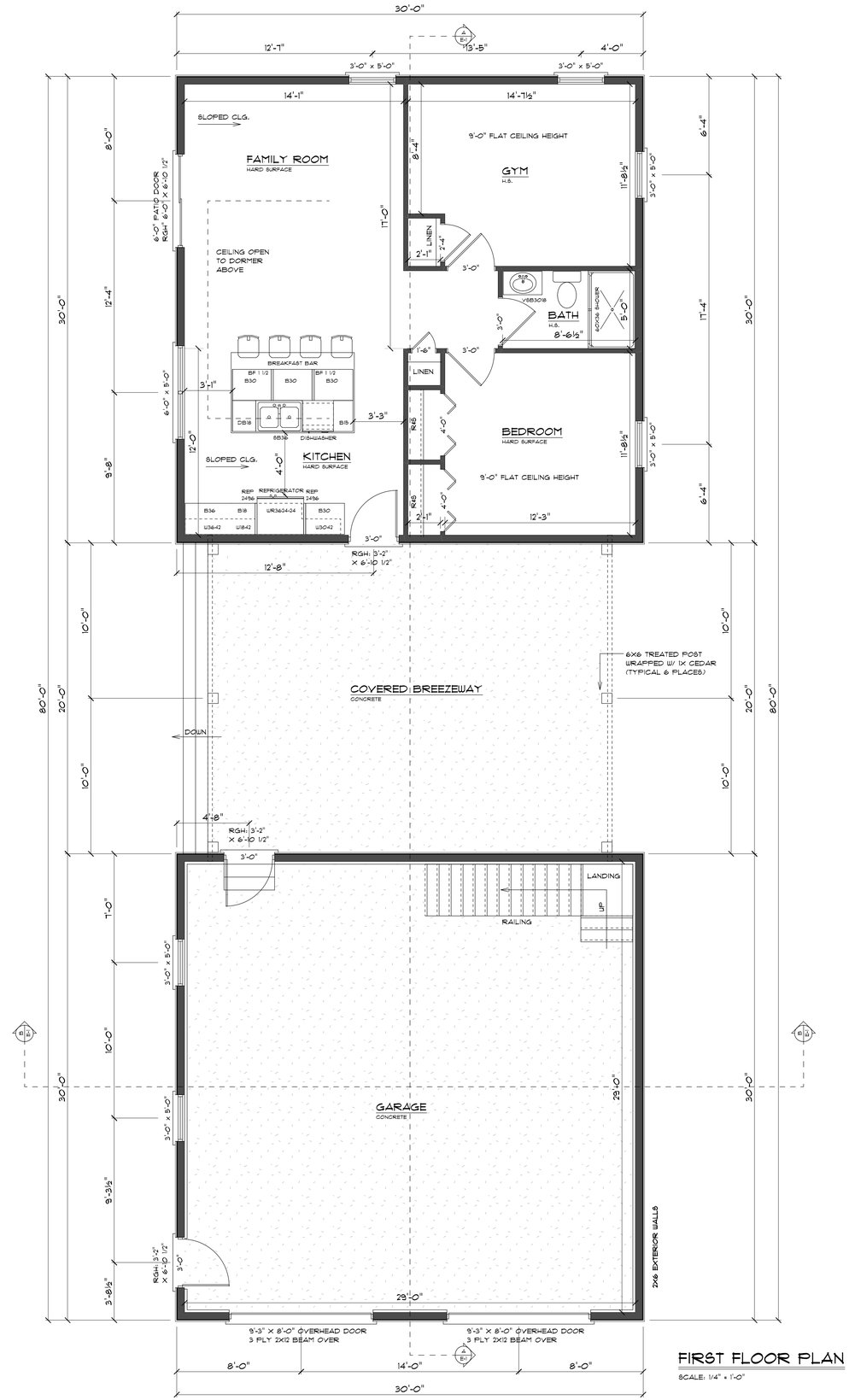
BSMT:
1st FLOOR: 2,320
2nd FLOOR:
TOTAL: 2,320

PLAN:

FLOOR PLAN

PAGE:

D-1



FIRST FLOOR PLAN

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

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FRAMING STANDARDS:

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2	EXT. DIMENSIONS SHOWN ARE TO OUTSIDE OF SHTG.
3	INT. DIMENSIONS SHOWN ARE TO ROUGH FRAME
4	2X8 SILL PLATE (UNLESS NOTED)
5	2X10 FLOOR JOISTS @ 16" O.C. UNLESS NOTED (U.N.)
6	3/4" T&G OSB SUBFLOOR GLUED & SCREWED (U.N.)
7	2X4 STUD WALLS @ 16" O.C. W/ DBL TOP PLATE (U.N.)
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DRAWING PREPARED FOR:

CUSTOMER:
JUDD & LORA FREITAG
682 N. HAMETOWN RD
AKRON, OH 44333

BUILDING ADDRESS:
682 N. HAMETOWN RD
AKRON, OH 44333

CUSTOMER PLAN
APPROVED SIGNATURES:

CUST:

CUST:

DATE:

PROFESSIONAL DRAWINGS BY:
MARK VANZANT

VANZANT DESIGN

(330) 447 4346

DRAFTING
DESIGN AND
BLUEPRINTS

MARKVZ@SBCGLOBAL.NET

FRAMING LEGEND:

LOT LINE	SECTION / PAGE SECTION IS LOCATED
LOT PIN	
SET BACK LINE	ELEVATION / PAGE ELEVATION IS LOCATED
EASEMENT	
CONCRETE SLAB	REVISION MARKER
ROOF PITCH	
FLOOR DRAIN	
PLUMBING LINE	
PLUMBING DROP	
FLUE	
16" X 4" PILASTER	
2" BLOCK LEDGE	
ELECTRICAL LINE	
ROUND COLUMN	
SQUARE COLUMN	

DATE: JULY 30, 2025

SCALE: 1/4" = 1'-0" (U.N.)

SQ FT:

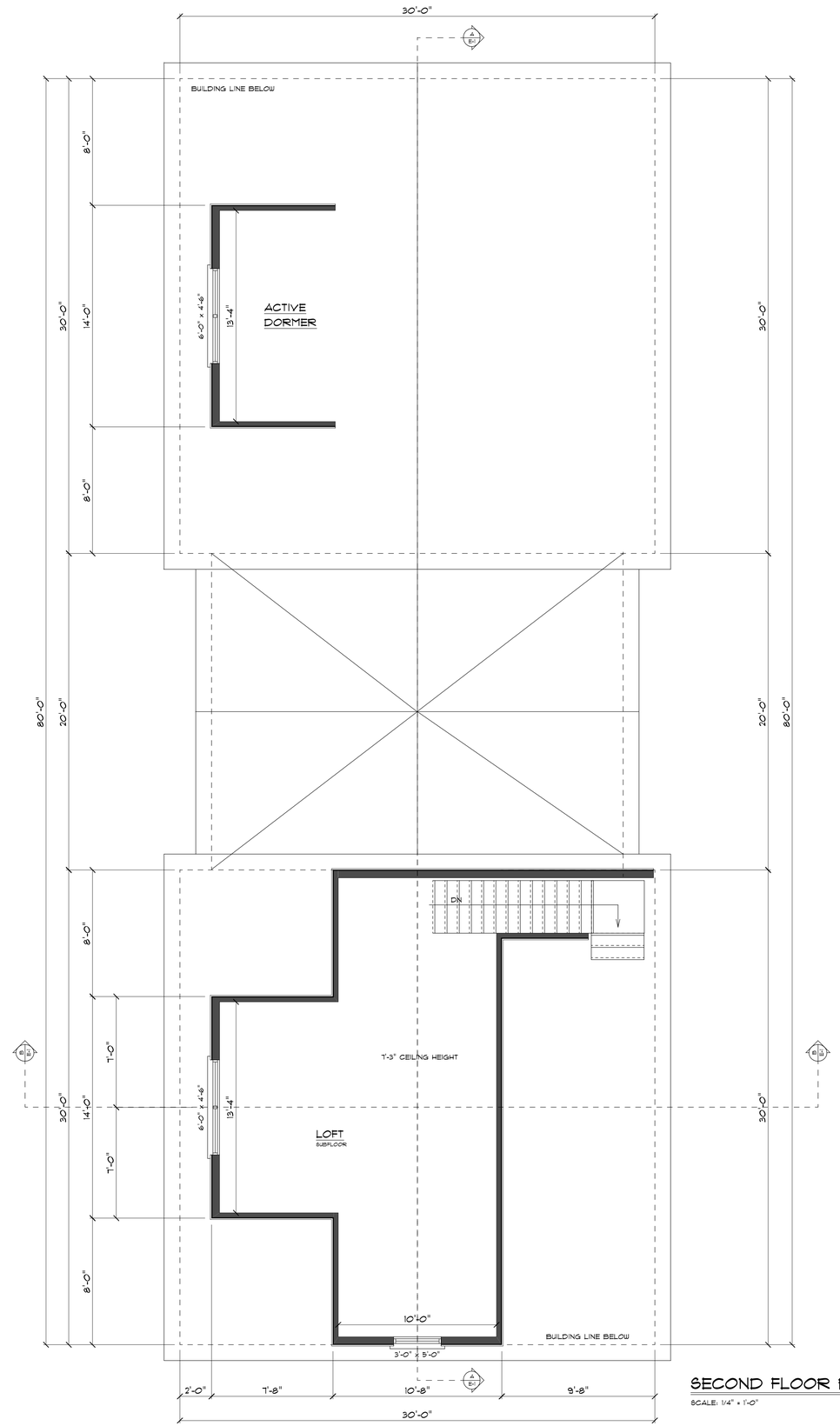
BSMT:
1st FLOOR: 2,320
2nd FLOOR:
TOTAL: 2,320

PLAN:

FLOOR PLAN

PAGE:

D-1



SECOND FLOOR PLAN

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

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DRAWING PREPARED FOR:

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CUSTOMER PLAN APPROVED SIGNATURES:

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CUST:

DATE:

PROFESSIONAL DRAWINGS BY:
MARK VANZANT

VANZANT DESIGN

(330) 447 4346

DRAFTING

DESIGN AND

BLUEPRINTS

MARKVZ@SBCGLOBAL.NET

FRAMING LEGEND:

LOT LINE	SECTION / PAGE SECTION IS LOCATED
LOT PIN	
SET BACK LINE	ELEVATION / PAGE ELEVATION IS LOCATED
EASEMENT	
CONCRETE SLAB	REVISION MARKER
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DATE: JULY 30, 2025

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SQ FT:

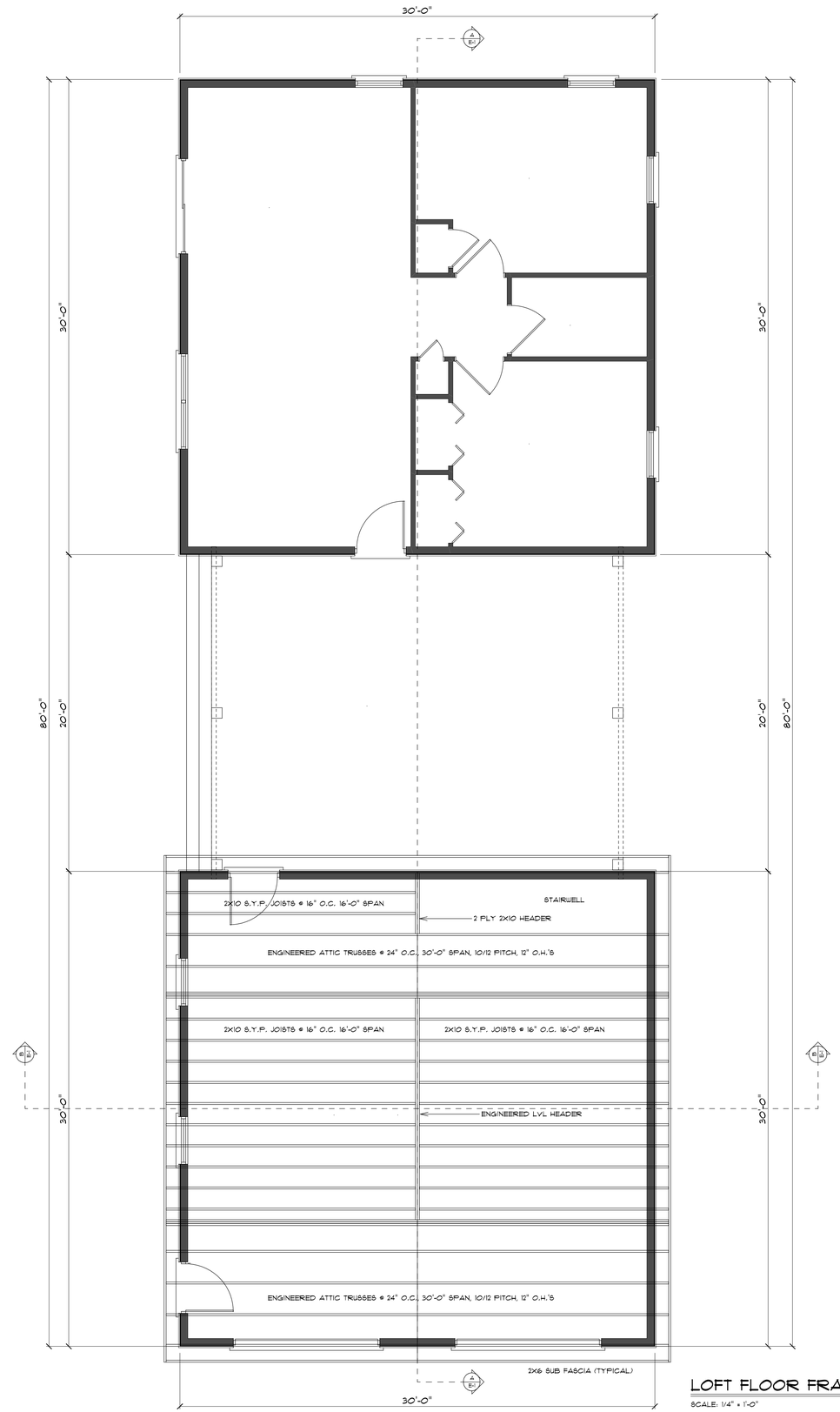
FIN. BSMT:	
1st FLOOR:	2,320
2nd FLOOR:	
TOTAL:	2,320

PLAN:

FLOOR PLAN

PAGE:

D-2



LOFT FLOOR FRAMING PLAN

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

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DRAWING PREPARED FOR:

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AKRON, OH 44333

BUILDING ADDRESS:
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CUSTOMER PLAN APPROVED SIGNATURES:

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DATE:

PROFESSIONAL DRAWINGS BY:
MARK VANZANT

VANZANT DESIGN

(330) 447 4346

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DESIGN AND

BLUEPRINTS

MARKVZ@SBCGLOBAL.NET

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SQ FT:

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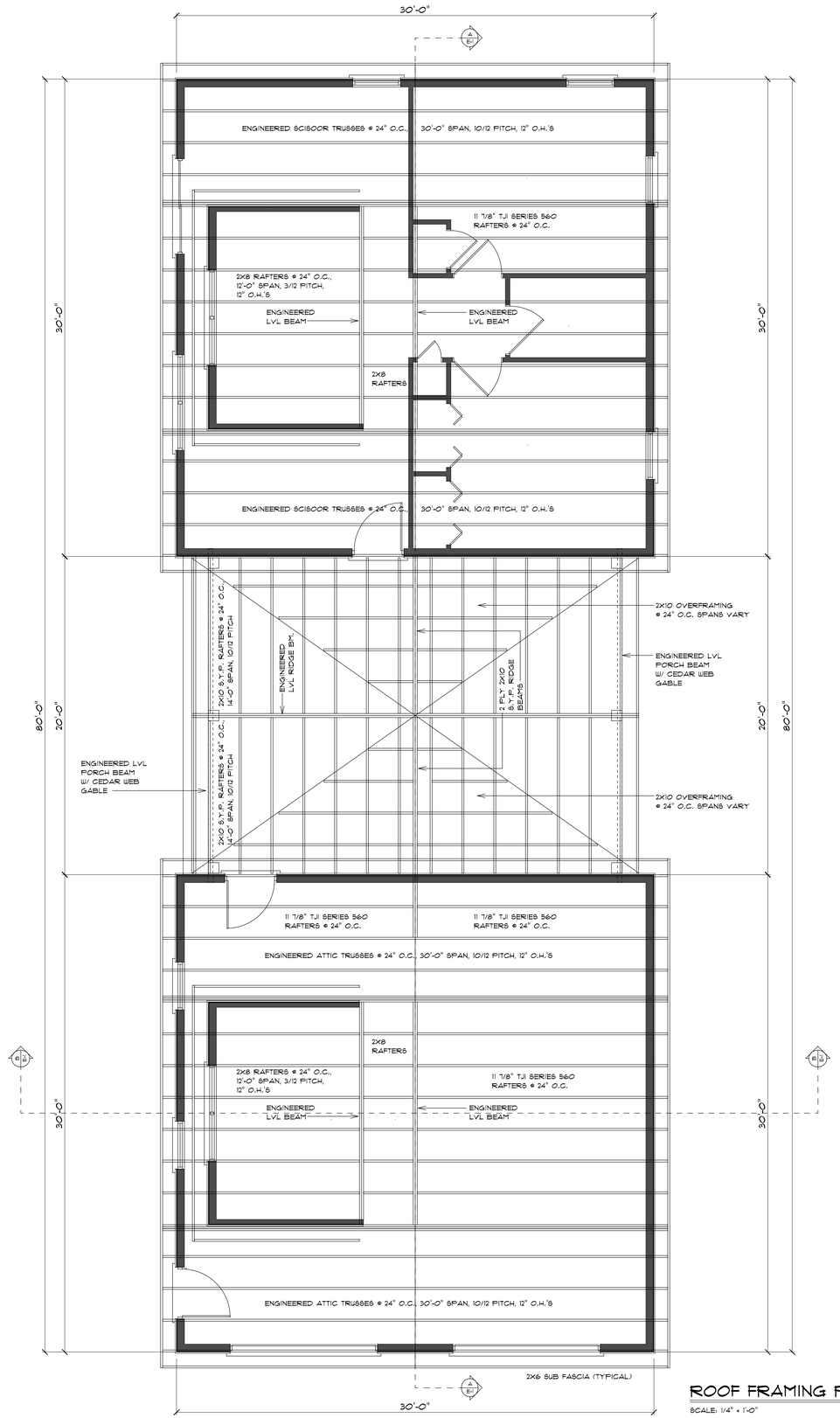
1st FLOOR:	2,320
2nd FLOOR:	
TOTAL:	2,320

PLAN:

FRAMING PLAN

PAGE:

D-3



ROOF FRAMING PLAN

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DRAWING PREPARED FOR:

CUSTOMER:
JUDD & LORA FREITAG
682 N. HAMETOWN RD
AKRON, OH 44333

BUILDING ADDRESS:
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CUSTOMER PLAN APPROVED SIGNATURES:

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CUST:

DATE:

PROFESSIONAL DRAWINGS BY:
MARK VANZANT

VANZANT DESIGN

(330) 447 4346

DRAFTING

DESIGN AND

BLUEPRINTS

MARKVZ@SBCGLOBAL.NET

FRAMING LEGEND:

LOT LINE	SECTION / PAGE SECTION IS LOCATED
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SET BACK LINE	ELEVATION / PAGE ELEVATION IS LOCATED
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SCALE: 1/4" = 1'-0" (U.N.)

SQ FT:

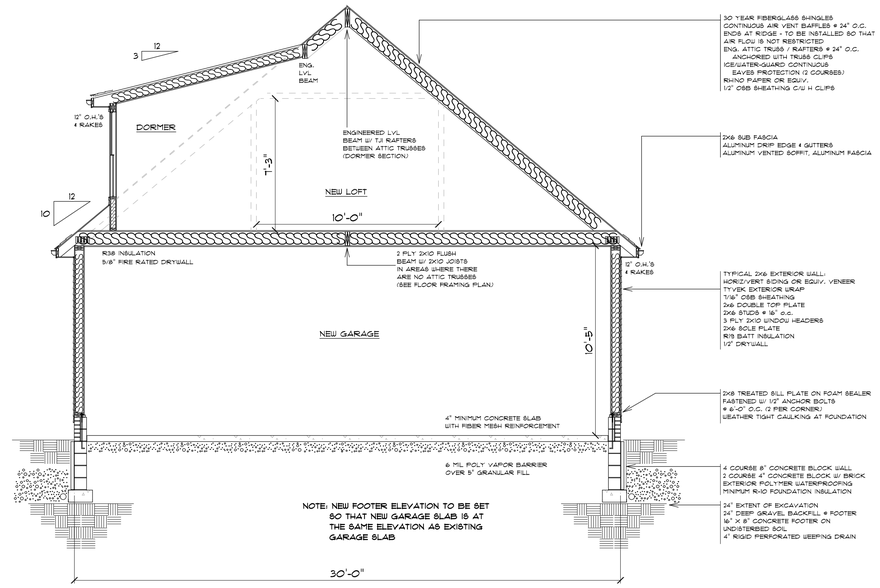
FIN. BSMT:	
1st FLOOR:	2,320
2nd FLOOR:	
TOTAL:	2,320

PLAN:

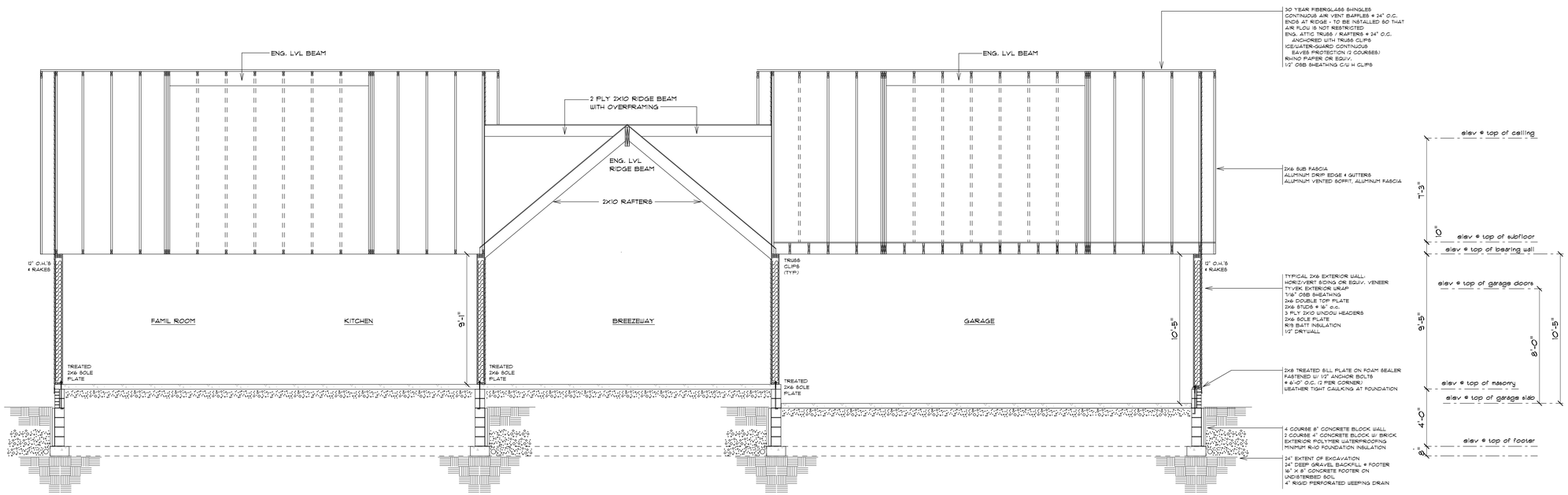
FRAMING PLAN

PAGE:

D-4



B/1 BUILDING SECTION
3/8" = 1'-0"



A/1 BUILDING SECTION
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SECTION / DETAIL STANDARDS:

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SECTION / DETAIL LEGEND:

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- ROUND COLUMN
- SQUARE COLUMN
- SECTION — PAGE SECTION IS LOCATED
- ELEVATION — PAGE ELEVATION IS LOCATED
- REVISION MARKER

REVISIONS:

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DATE: JULY 30, 2025

SCALE: AS SHOWN

SQ FT:

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1st FLOOR: 2,320
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TOTAL: 2,320

PLAN:
DETAILS & SECTIONS

PAGE:
E-1