

BATH TOWNSHIP
BOARD OF
ZONING APPEALS

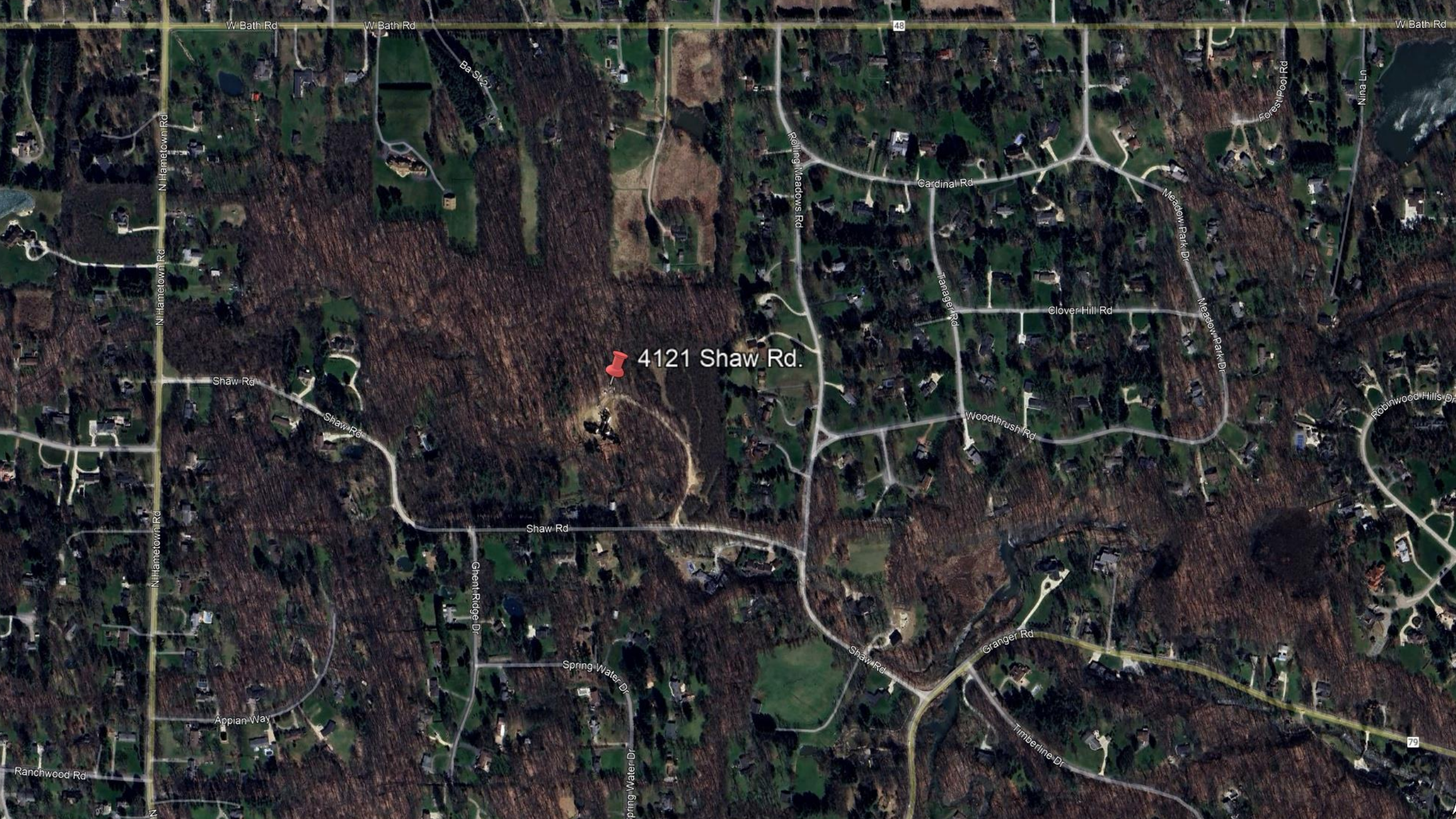
January 21, 2025





BZA 25-03

- Woodbrae LLC
- 4121 Shaw Rd.
- Requesting variance from Article 7, Section 701-B(11)(D) to exceed the allowed square footage, from Section 701-B(11)(A) to build in the front yard and from Section 602-C(2)(A) to encroach upon the required riparian setback for an accessory structure.



W Bath Rd

W Bath Rd

48

W Bath Rd

N Hametown Rd

N Hametown Rd

N

Ba St 2

Rolling Meadows Rd

Cardinal Rd

Forest Pool Rd

Nina Ln

Meadow Park Dr

Meadow Park Dr

Clover Hill Rd

4121 Shaw Rd.

Shaw Rd

Shaw Rd

Woodthrush Rd

Robinwood Hills Dr

Shaw Rd

Ghent Ridge Dr

Spring Water Dr

Spring Water Dr

Shaw Rd

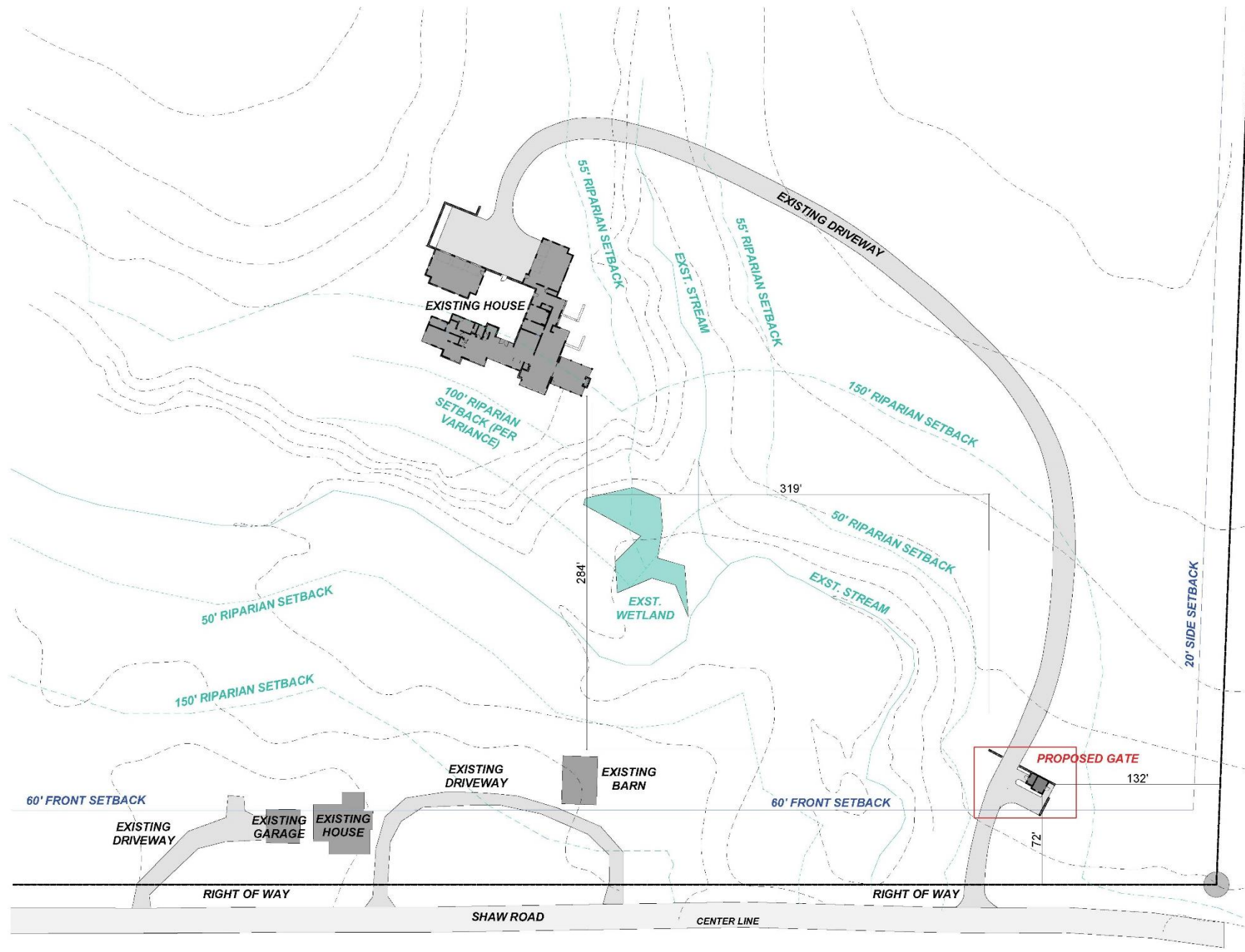
Granger Rd

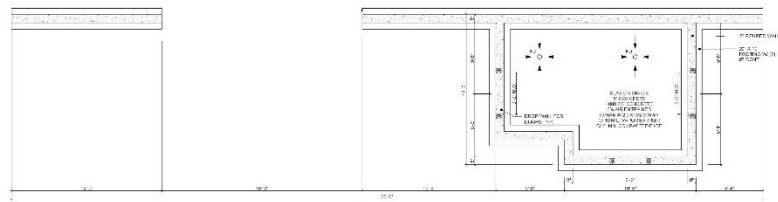
Timberline Dr

Appian Way

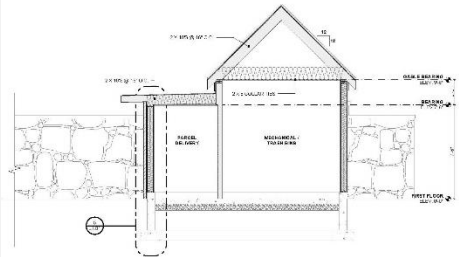
Ranchwood Rd

79

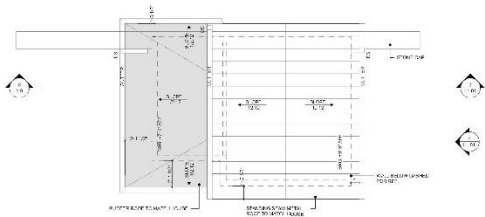




1 GATE HOUSE FOUNDATION PLAN
SCALE: 1/8" = 1'-0"



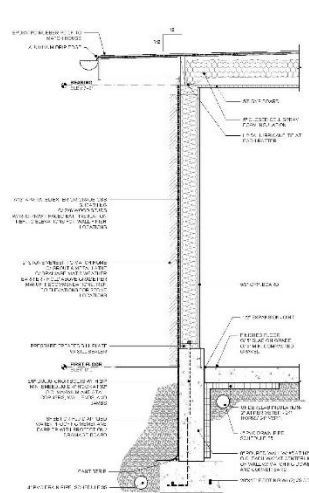
3 GATE HOUSE SECTION
SCALE: 1/8" = 1'-0"



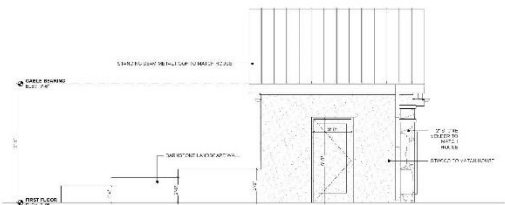
4 GATE HOUSE ROOF PLAN
SCALE: 1/8" = 1'-0"



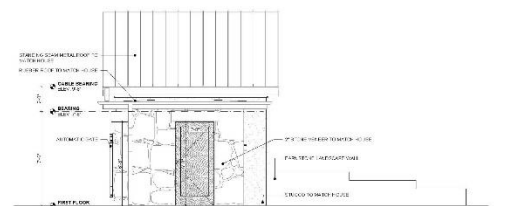
2 GATE HOUSE GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"



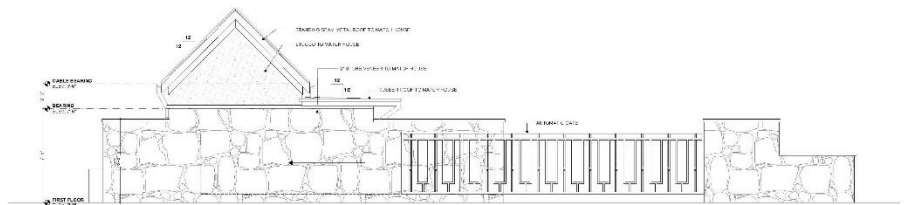
5 GATE HOUSE WALL SECTION
SCALE: 1/8" = 1'-0"



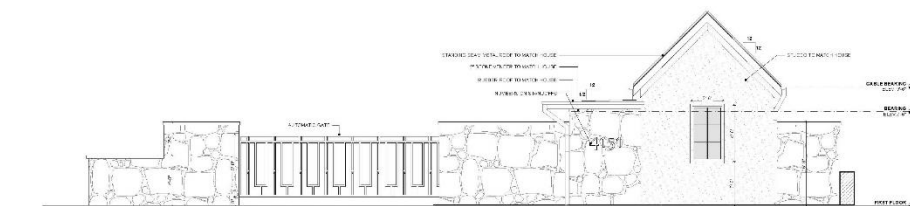
6 GATE HOUSE SIDE ELEVATION
SCALE: 1/8" = 1'-0"



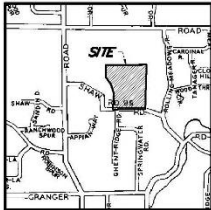
8 GATE HOUSE SIDE ELEVATION
SCALE: 1/8" = 1'-0"



7 GATE HOUSE REAR ELEVATION
SCALE: 1/8" = 1'-0"



9 GATE HOUSE FRONT ELEVATION
SCALE: 1/8" = 1'-0"



EROSION CONTROL LEGEND

- SILT FENCE
- INLET PROTECTION
- CONSTRUCTION ENTRANCE
- COMPOST FILTER SOCK
- EROSION MATTING
- LEVEL SPREADER
- LIMITS OF DISTURBANCE

STORM WATER POLLUTION PREVENTION PLAN FOR THE PAWUK RESIDENCE

4151 Shaw Road
Sited in the Township of Bath,
County of Summit, State of Ohio
PIN: 0404783

**OWNER: WOODBRAE, LLC
MARK PAWUK
7024 SANCTUARY DRIVE
AKRON, OH 44333
PHONE: 216-956-8629
EMAIL: pawukm@mpacoequipment.com**

NON-SEDMIMENT POLLUTION CONTROL NOTES:

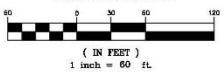
1. ALL CONTRACTORS INCLUDING SUBCONTRACTORS MUST BE MADE AWARE OF THE FOLLOWING GUIDELINES FOR HANDLING AND DISPOSAL OF HAZARDOUS AND CONSTRUCTION MATERIALS:
 - 1. PREVENT SPILLS
 - 2. COMPLETELY USE PRODUCTS WHEN POSSIBLE
 - 3. FOLLOW PRODUCT LABEL INSTRUCTIONS FOR PROPER DISPOSAL
 - 4. REMOVE LIDS FROM CANS AND BOTTLES WHEN DISPENSING IN THE TRASH
 - 5. WHATEVER POSSIBLE, RECYCLE EXCESS WASTES
 - 6. DO NOT POUR WASTE MATERIALS INTO STORM DRAINS, WATERWAYS, OR INTO THE GROUND
 - 7. DO NOT POUR WASTE MATERIALS INTO THE SOIL, FLOOR DRAINS OR SEPTIC DRAINS
 - 8. DO NOT BURY CHEMICALS, CONTAINERS, OR CONSTRUCTION WASTE
 - 9. DO NOT BURN CHEMICALS, CONTAINERS, OR CONSTRUCTION WASTE
 - 10. DO NOT BURN CHEMICALS, CONTAINERS, OR CONSTRUCTION WASTE
2. THE CONTRACTOR SHALL PREVENT CONTAMINATION OF ALL WASTE MATERIALS INCLUDING CONSTRUCTION DEBRIS, OIL, GREASE, AND PETROLEUM PRODUCTS, AND ANY HAZARDOUS MATERIALS USED ON-SITE. CONTAINERS SHALL BE COVERED AND SMALL DEBRIS, OIL, GREASE, AND PETROLEUM PRODUCTS SHALL BE ACCUMULATED WITH FEDERAL, STATE, AND LOCAL REGULATIONS. HAZARDOUS WASTE, SUCH AS SOLVENTS, FLAMMABLE LIQUIDS, AND OTHER POTENTIALLY HAZARDOUS MATERIALS SHALL BE PERFORMED AWAY FROM SITES.
3. EQUIPMENT FUELING AND MAINTENANCE ON THE PLANT SHALL BE PERFORMED BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE TO COVER SUCH AREAS TO PREVENT SPILLS, INCLUDING OIL MATERIALS AND PROHIBITING SECONDARY CONTAMINATION. THE CONTRACTOR IS RESPONSIBLE TO PREPARE A SPILL PREVENTION AND CLEANUP PLAN IN ACCORDANCE WITH PART 611.3 OF THE OHIO EPA GENERAL CONSTRUCTION PERMIT PROGRAM. FOR ALL SITES WHERE A SINGLE ABOVE GROUND TANK OF STORAGE OF LOCATED HAZARDOUS OR INDUSTRIAL WASTES INCLUDING BUT NOT LIMITED TO SOLVENTS, GASOLINE, OIL-BASED PAINTS, AND OTHER FLAMMABLE LIQUIDS INCLUDING SPILL HANDLING PROCEDURES TO THE OHIO EPA, THE LOCAL FIRE DEPARTMENT, AND THE LOCAL ENVIRONMENTAL AGENCY. ALL SPILLS MUST BE REPORTED TO THE OHIO EPA. IF SPILLS ARE NOT REPORTED TO THE OHIO EPA, THE SOIL SHOULD BE DUG UP AND DISPOSED OF AT A LICENSED SANITARY LANDFILL OR OTHER APPROVED CONTAMINATED SOIL HANDLING FACILITY. DISPOSAL OF A CONSTRUCTION DRAINAGE MATERIAL IS NOT PERMITTED. NOTE THAT STORM WATER RUNOFF ASSOCIATED WITH CONTAMINATED SOILS ARE NOT AUTHORIZED UNDER THE OHIO EPA'S GENERAL STORM WATER PERMIT FOR CONSTRUCTION ACTIVITIES.
4. THE CONTRACTOR MAY NOT BURN CONSTRUCTION MATERIALS, INCLUDING BUT NOT LIMITED TO MATERIALS CONTAINING RUBBER, GREASE, ASPHALT, OR PETROLEUM PRODUCTS, INCLUDING BUT NOT LIMITED TO RUBBER, PLASTIC, OR HEAVY GAUGE WIRE (OHIO SPH-10) OPEN BURNING WILL NOT BE PERMITTED FOR ANY REASON.
5. NO SOIL OR LOOSE INERT MATERIALS SHALL BE DISCHARGED IN STORM WATER RUNOFF.
6. UNDER NO CIRCUMSTANCES SHALL WASTEWATER FROM THE WASHOUT OF CONCRETE, STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS, AND OTHER CONCRETE MATERIALS BE DISCHARGED DIRECTLY TO A DRAINAGE CHANNEL, STORM SEWER, OR SURFACE WATERS OF THE STATE.
7. UTILITY TRENCHING AND DRILLING WASTE DEWATERING PRACTICES SHALL DISCHARGE PUMPED WATER TO THE STORMWATER MANAGEMENT BASIN. NO WATER REMOVED OR PUMPED DURING THE DEWATERING PROCESS SHALL BE FREE RELEASED FROM THE SITE.
8. CERTAIN ACTIVITIES ASSOCIATED WITH CONSTRUCTION WILL REQUIRE A PERMIT, INCLUDING BUT NOT LIMITED TO DRIVERS, LARGE CONCRETE, ETC. THESE ACTIVITIES WILL REQUIRE A PERMIT OF INSTALLATION AND OPERATION (PIO) FROM THE OHIO DEPARTMENT OF NATURAL RESOURCES. THE CONTRACTOR MUST OBTAIN THE REQUIRED APPROVAL AND/OR PERMIT PRIOR TO BEGINNING OF THE PROJECT.
9. ALL POLLUTANT CONTROLS INCLUDING NON-SEDMIMENT POLLUTION CONTROLS REQUIRED TO COMPLETE THIS PROJECT, (DUMPSTERS, FUEL STORAGE, ETC) MUST BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE OHIO RAINWATER AND LAND DEVELOPMENT MANUAL. ALL DUMPSTERS, CONTAINERS, AND SOIL SHALL BE FREE OF HAZARDOUS CONTAMINATION WHICH MAY LEAK OR CONTAMINATE TO THE WATERS OF THE STATE.
10. ALL CONSTRUCTION AND DEMOLITION DEBRIS (CDD) WASTE SHALL BE DISPOSED OF IN AN OHIO EPA APPROVED CDD LANDFILL AS REQUIRED BY OHIO REVENUE CODE (ORC) 3714.
11. GOLF SUPERSTRESS SHALL NOT BE APPLIED OR LOCATED NEAR CATCH BASINS FOR STORM SEWERS OR OTHER DRAINAGE WAYS.

STORM WATER POLLUTION PREVENTION NOTES

1. THIS CONTRACT DRAWING DOCUMENT SHALL BE MADE AVAILABLE ON-SITE AT ALL TIMES AND PRESENTED UPON REQUEST. ADDITIONAL EROSION & SEDIMENT CONTROL MEASURES MAY BE REQUIRED BY A SOIL & WATER REPRESENTATIVE AT ANY TIME.
2. ALL EROSION & SEDIMENT CONTROL PRACTICES SPECIFIED ON THIS PLAN SHALL CONFORM WITH DETAILS AND SPECIFICATIONS OUTLINED IN THE OHIO DEPARTMENT OF NATURAL RESOURCES BOOKLET, "RAINWATER AND LAND DEVELOPMENT".
3. SILT FENCE & SEDIMENT PITS SHALL BE USED AROUND ALL NEW STORM INLETS TO CONTROL SOIL EROSION.
4. EROSION CONTROL MEASURES MUST BE PROVIDED AROUND ALL DIRT STOCKPILES AND OTHER TEMPORARILY DISTURBED AREAS AS DIRECTED BY THE ENGINEER.
5. IF UNEXPECTED EROSION IS ENCOUNTERED DURING CONSTRUCTION, ADDITIONAL EROSION CONTROL MEASURES SHALL BE PROVIDED AS DIRECTED BY THE ENGINEER OR SOIL & WATER REPRESENTATIVE AT THE CONTRACTOR'S EXPENSE.
6. TEMPORARY SEDIMENTATION AND EROSION CONTROL MEASURES MUST BE INSPECTED AND LOGGED FOR SOIL & WATER REPRESENTATIVES INSPECTION WEEKLY & AFTER RAIN EVENTS.
7. ALL UTILITY COMPANIES MUST COMPLY WITH ALL STORM WATER POLLUTION PREVENTION MEASURES AS DETAILED ON THIS STORM WATER POLLUTION PREVENTION PLAN.

BENCHMARK:
WOODEN HUB SET
ELEVATION=1079.96'

GRAPHIC SCALE



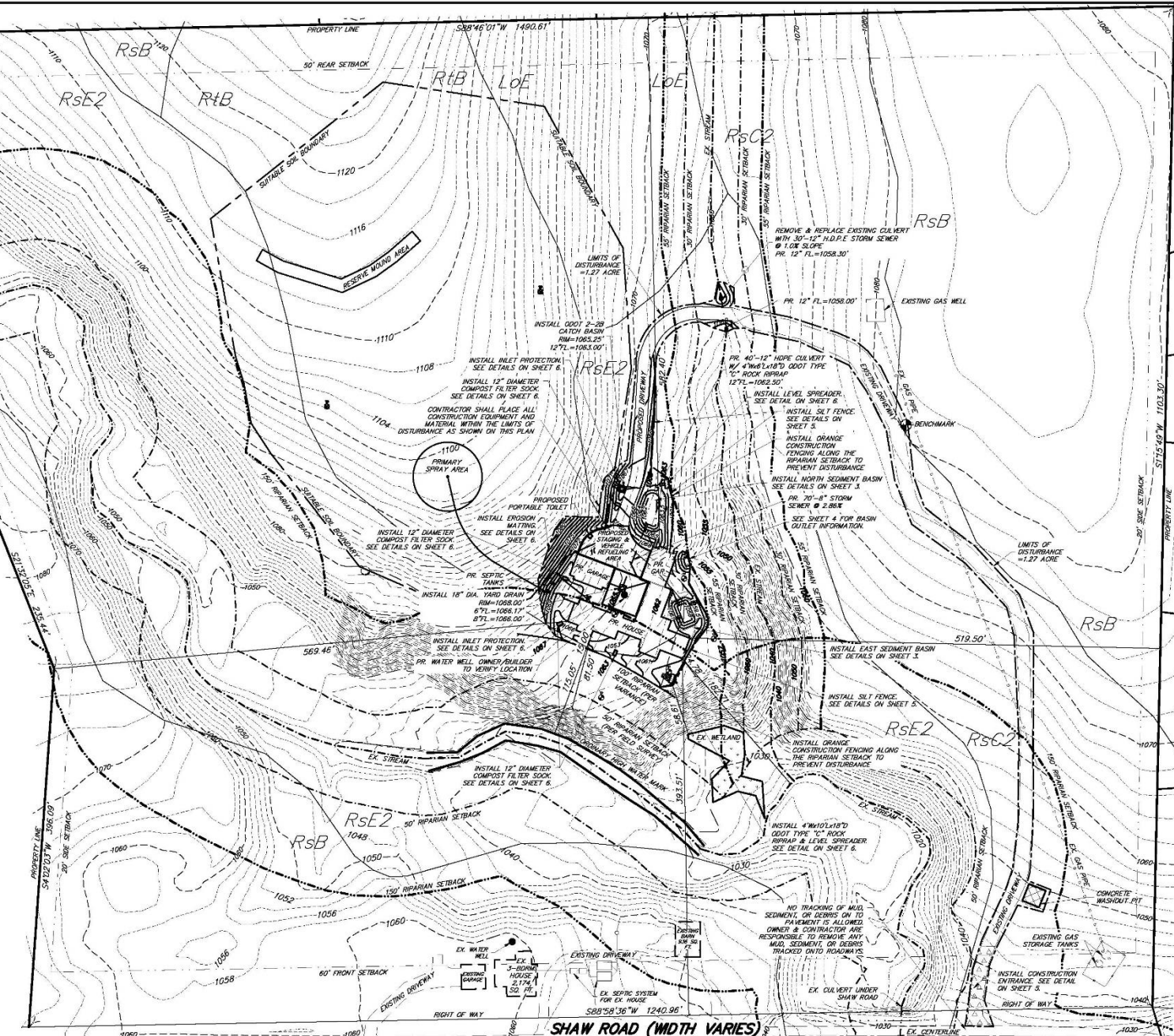
— PLAN PREPARED BY —

LEWIS LAND PROFESSIONALS INC.
CIVIL ENGINEERING LAND SURVEYING
8991 WADSWORTH ROAD SUITE 100
WADSWORTH, OH 44281 (330) 335-8232

PAWUK RESIDENCE

TITLE:

STORM WATER POLLUTION PREVENTION PLAN



SHAW ROAD (WIDTH VARIES)



TWO WORKING DAYS BEFORE YOU DIG
Call 1-800-362-2764
TOLL FREE
Outside Ohio 216-44-5191
OHIO UTILITIES PROTECTION SERVICE

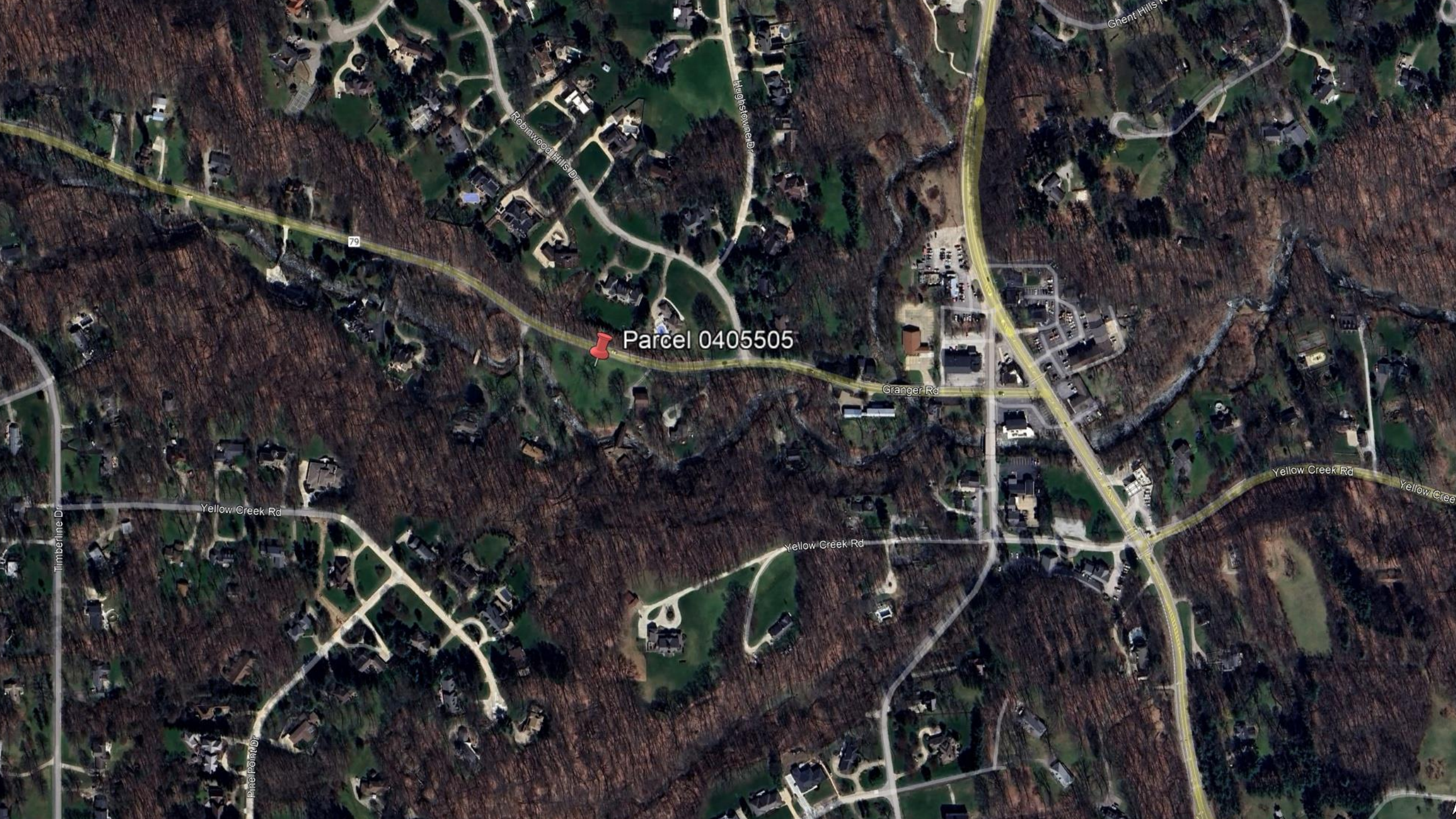
REVISION TABLE	
NO.	DESCRIPTION

PLOT DATE:
6/6/2022
PROJECT NUMBER:
22-002
SHEET NUMBER:
1 of 6



BZA 25-04

- Fred Privett
- Parcel 0405505 Granger Rd.
- Requesting variance from Article 6, Section 602 to encroach upon the riparian setback requirements for construction of a new residential dwelling.



Parcel 0405505

79

Timberline Dr

Yellow Creek Rd

Pine Point Dr

Robinwood Hills Dr

Highstone Dr

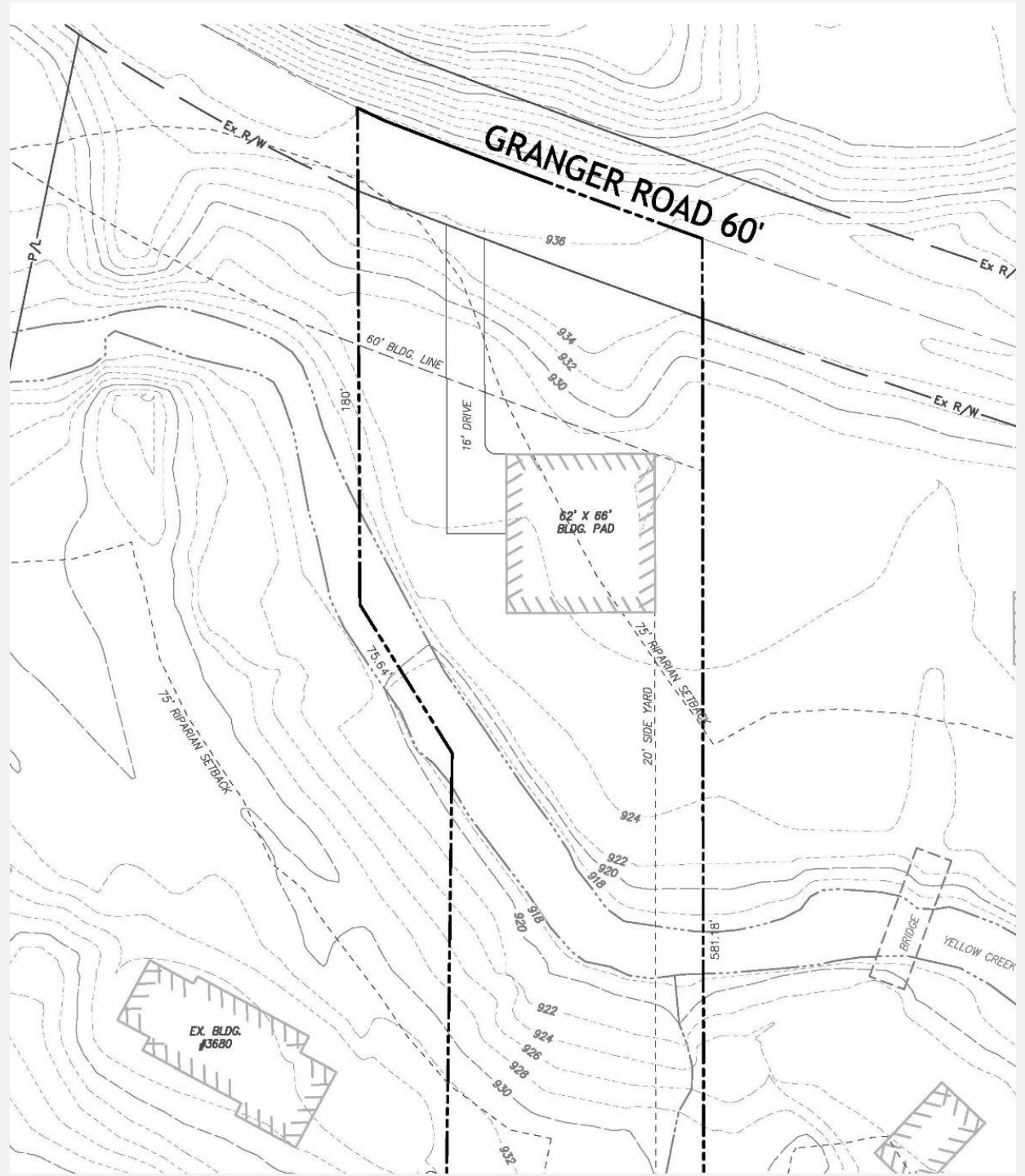
Granger Rd

Yellow Creek Rd

Yellow Creek Rd

Yellow Cree

Chert Hills





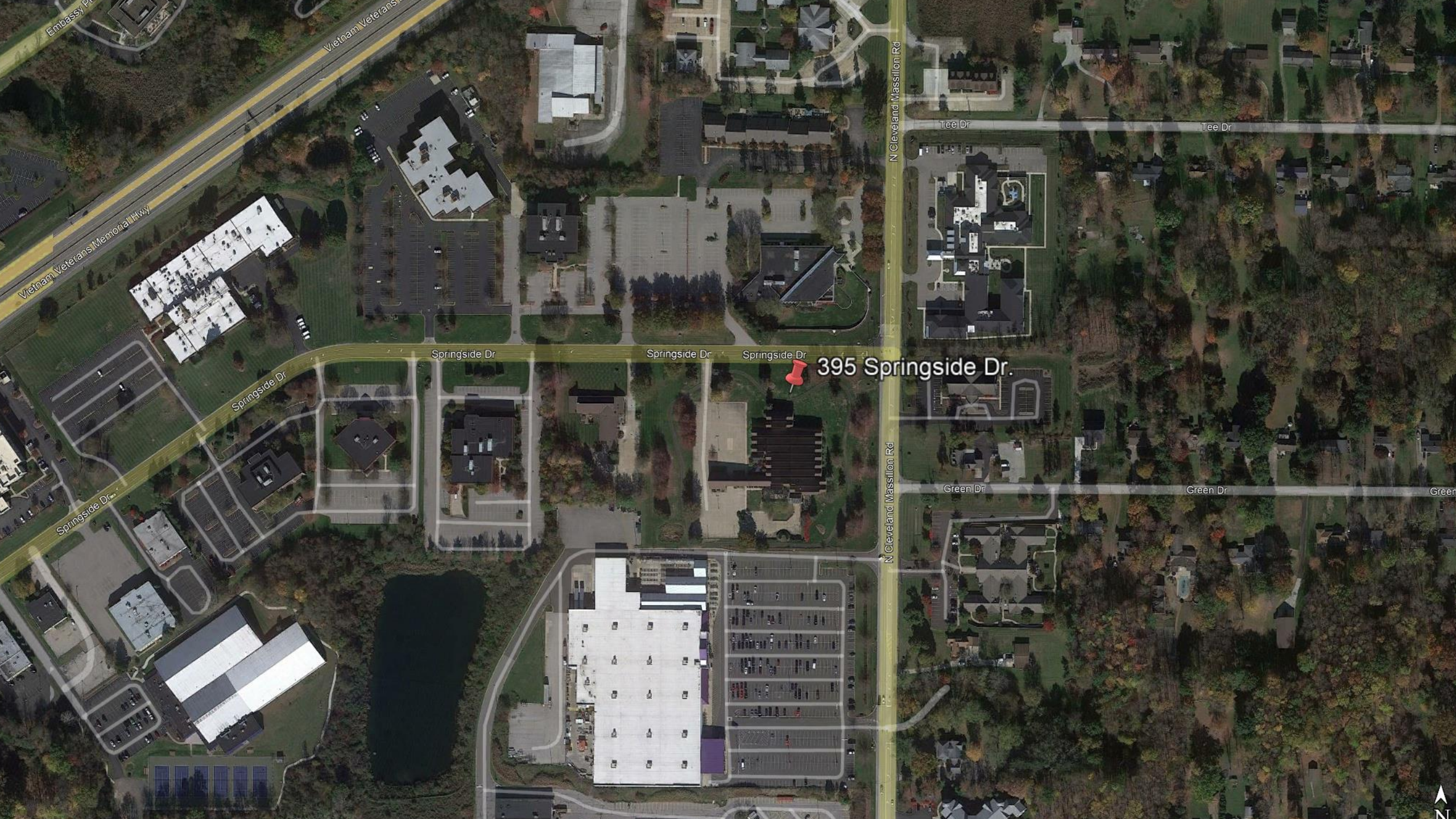


Bedrooms	3
Bathrooms	2.0
Starting Sq. Ft.	2022
Footprint	60 ft. x 62 ft.
Garage	Included



BZA 25-05

- Tailane Moore of MPG Architects.
- 395 Springside Dr.
- Requesting variance from Article 13, Section 1309-B(2) to exceed the allowed wall sign area.



Embassy Pl

Vietnam Veterans Memorial Hwy

Vietnam Veterans

N Cleveland Massillon Rd

Tee Dr

Tee Dr

Springside Dr

Springside Dr

Springside Dr

Springside Dr

395 Springside Dr.

N Cleveland Massillon Rd

Green Dr

Green Dr

Green

Springside Dr



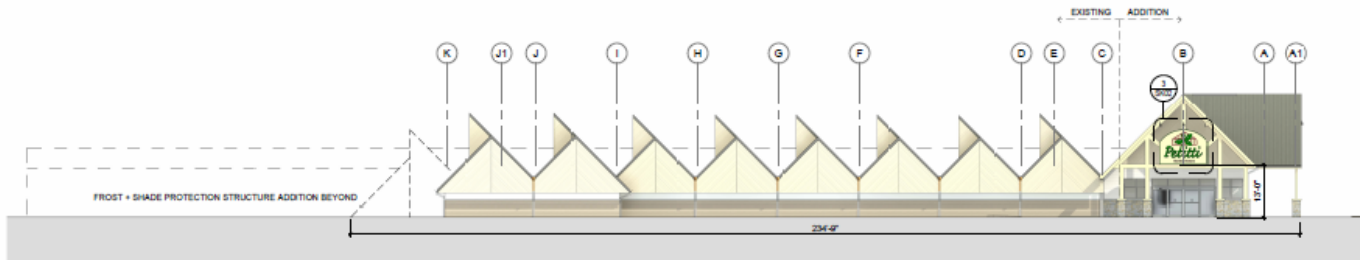
BUILDING SIGN INFORMATION

BUILDING SIGN

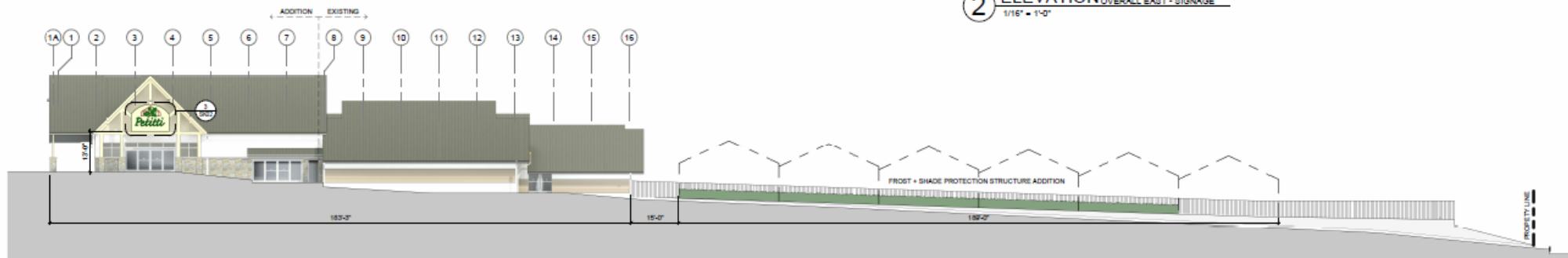
BUILDING FRONTAGE - NORTH	183'-2"
BUILDING FRONTAGE - EAST	234'-2"
1300-B (2)	
ALLOWABLE SIGN SF - NORTH	183 x 1.5 = 274.5 SF
ALLOWABLE SIGN SF - EAST	234 x 1.5 = 351 SF
MAXIMUM ALLOWABLE BUILDING SIGN SF	45 SF
PROPOSED BUILDING SIGN AREA	102 SF
BUILDING SIGN LIGHTING:	GOOSENECK W ANGLED SIGN LIGHT
BUILDING SIGN MATERIALS:	
	2" THICK HIGH DENSITY URETHANE
	PAINTED WITH 100% ACRYLIC PAINTS.
REFER TO LIGHTING SPECS ATTACHED TO SUBMITTAL.	



3 DETAIL ENLARGED BUILDING SIGN
3/4" = 1'-0" 102 SF



2 ELEVATION OVERALL EAST - SIGNAGE
1/16" = 1'-0"



1 ELEVATION OVERALL NORTH - SIGNAGE
1/16" = 1'-0"



60" x 41 1/4" Routed HDU panel w/ painted finish, mounted between two 18" x 59 1/4" stone pillars on 64" x 2" aluminum square tubing



FEATURES

- Architectural Form Factor perfect for illuminating signage, building façade or landscapes
- Field Selectable CCT (3K, 4K, 5K) and Lumens (1000lm, 2000lm)
- Wide 7x6 distribution
- Standard Knuckle Mount
- 120-277 Volt
- Standard Bronze Finish
- Low Wattage, Low Lumen Flood



Project: Petitti

Project Location: 395 Springside Dr, Bath Township, OH

Client: Greg Drager



212 Warden Ave.
Elyria, OH
44035

These are original designs or concepts and are the property of L3 Sign & Image and may not be shown to any individuals other than the addressee without the written consent of L3 Sign & Image. Should these designs be used in anyway other than as intended by the addressee, design changes will apply.

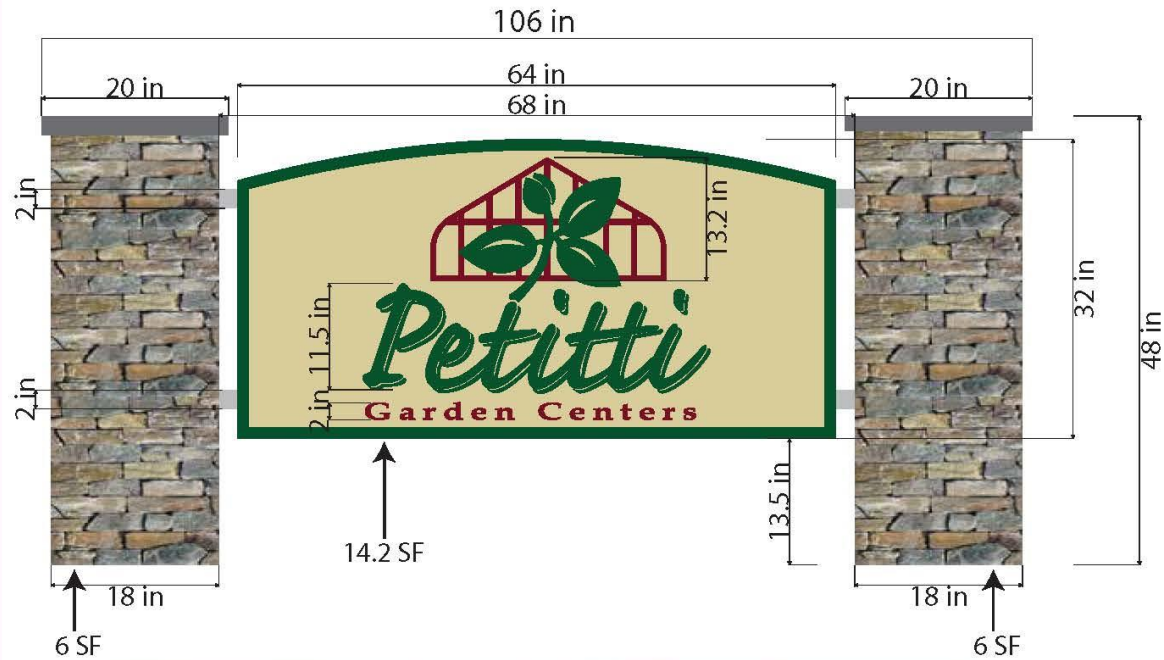
Client Signature:

Date Issued: 11/18/24

Revision Date: 11/21/24

Revision #:

64" x 32" HDU panel w/ painted finish mounted between two stone pillars on 68" x 2" Aluminum bars



FEATURES

- Architectural Form Factor perfect for illuminating signage, building façade or landscapes
- Field Selectable CCT (3K, 4K, 5K) and Lumens (1000lm, 2000lm)
- Wide 7x6 distribution
- Standard Knuckle Mount
- 120-277 Volt
- Standard Bronze Finish
- Low Wattage, Low Lumen Flood



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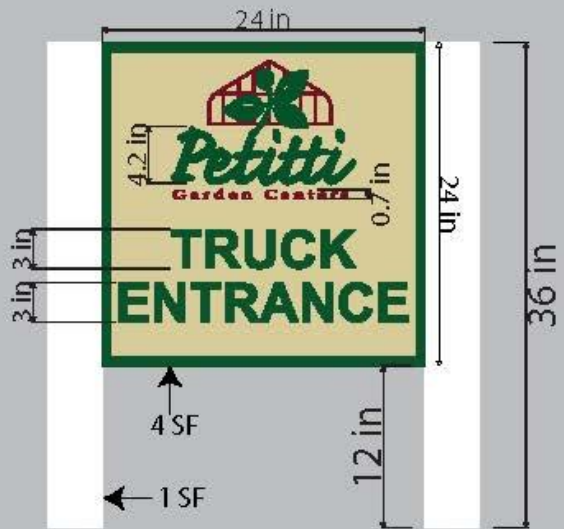
Client Signature:

Date Issued: 11/18/24

Revision Date: 12/05/24

Revision #:

24" x 24" HDU panels mounted between two 4x4 aluminum posts



Project: Petitti

Project Location: 395 Springside Dr, Bath Township, OH

Client: Greg Drager



212 Warden Ave.
Elyria, OH
44035

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Client Signature:

Date Issued: 11/18/24

Revision Date: 12/02/24

Revision #:



**ANGLED REFLECTOR
DAMP / WET LOCATION
SIGN LIGHTS**

PROJECT: Pelitti - Bath Twp
 QUANTITY: _____ TYPE: Building Sign



AR1214GV
 CO - Copper Metallic



AR1214GV
 PT - Platinum Silver



AR1214GV
 MB - Matte Black



AR1214GV
 AS - Anodic Sapphire

SERIES	LUMENS ¹	CCT	DRIVER / DIMMING ²	ACCESSORIES ³	MOUNTING ⁴	FINISH ⁵	WET KIT
AR0808GV AR1012GV AR1214GV	15L 1500 Lm 27L 2700 Lm	80 CRI 27K 2700K 30K 3000K 35K 3500K 40K 4000K	EX Electronic Driver, 120V/277V DO10X ⁶ 1% 0-10V, 120V/277V DS2W1 ⁷ ES/MLV, 120V DLT1 ⁸ Lutron [®] 2-Wire Forward Phase (MLV), 120V DL3EX ⁹ 1% Luton [®] EcoSystem [®] , Fades to Black, 120V/277V	TF1 ¹⁰ 3" Frosted Dome TGT ¹¹ 3" Dome Wire Guard MF1 ¹² 3" Frosted Mini MGT ¹³ 3" Short Wire Guard FJ1 ¹⁴ 3" Frosted Tall FD1 ¹⁵ 3" Tall Wire Guard	ENCLOSURES WALL MOUNT CP104 Small Driver Canopy CP104K0 Small Driver Canopy w/ knockouts CP106 Large Driver Canopy CP6/RMD Remote Mount Driver SP90 ¹⁶ Straight Arm PA ¹⁷ Mounting Arm Style PA23 ¹⁸ Mounting Arm Style CEILING MOUNT RDC6 Small Driver Canopy CP13 Large Driver Canopy HM ¹⁹ Hang Straight AT ²⁰ Hang Straight All Thread PM ²¹ Rigid Pendant Mount EMCR ²² 10W Large Driver Canopy EM EMRM 7W Remote EM EMEN 7W Remote with Enclosure	MW ²³ Matte White MB ²⁴ Matte Black PT ²⁵ Platinum Silver CC Custom Color See Page 5 for Full Range of Color Options (83-90063)	WLKA Wet Location Kit

QUICK SHIP
 EXAMPLE: AR1012GV/27L/27KD010X/TF1/CP106PA23/MW

NOTES:
 1 Nominal Source Lumens at 90K 2 Contact Factory for Additional Options 3 Available with CP106/RDC6/CP13 Only 4 Available with CP106/CP13 Only
 5 Enclosure, Wire Guard Required - Choose One Option 6 Standard Enclosure 7 TGI Not Available With A500660/ 8 See Mounting Page for Details on Components and Hardware 9 See Mounting Page for Available Arm Options 10 Specify Length in Inches; See Mounting Page for Available Lengths
 11 RMC23 Replaces RMC5 or CP13 12 See Color Page for More Options/Consult Factory for Special Finishes 13 Standard Finishes



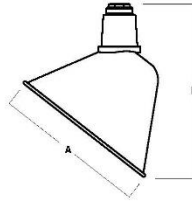


ANGLED REFLECTOR DAMP / WET LOCATION SIGN LIGHTS

LUMENS / WATTAGE DATA				
PART NUMBER	SOURCE LUMENS	DELIVERED LUMENS ²	SYSTEM WATTS	LPW
AR1214GV/15L	1500	1050	10	105
AR1214GV/27L	2700	1833	18	102

¹Nominal Source Lumens at 90°; ²Normalized Delivered Lumens at 90°

HOUSING DIMENSIONS



Dimensioned with AR1214GV

SERIES	A	B
AR0808GV	8.0	9.0
AR1012GV	10.3	11.3
AR1214GV	12.0	13.8

QUICK SHIP

Quick Ship Surface highlights products that can ship in 5 - 10 working days.

APPLICATION

Angled Reflector light is perfect for a variety of sign and surface lighting applications.

FEATURES

Spectrum Lighting's RLM Classics are inspired by vintage lighting fixtures redesigned with modern LED light sources and materials. The wide range of options for illumination, mounting, enclosures, guards and finishes allows for creative fixture specification and design. LED module and driver are serviceable for future replacement. Available in three sizes.

FINISH

Multi-stage polyester powder-coat process applied on our dedicated paint lines. Variety of standard and custom finishes are available. Matte White interior standard.

ELECTRONICS

GV LED system features high brightness white Samsung LED's. 3-step MacAdam Ellipse binning. Standard CRI: 80+, Higher CRI, R9 and custom LED configurations are available; consult factory. Choice of electronic 120V/277V and dimming drivers.

CONSTRUCTION

Fixture shades are spun in our factory from 0.063 high purity aluminum. Wall mount canopies are die-cast aluminum with stainless steel hardware. Wall arms are formed 3/4 NPT aluminum pipe and may be field cut.

CODE COMPLIANCE

BAA compliant. ETL certified to meet US and Canadian standards. Suitable for dry or damp locations. Wet Location Option. Manufactured and tested to UL standards No. 1598/8750.

SERIES SIZES

AR0808GV



AR1012GV



AR1214GV



ENCLOSURES

TF1
2" (1/8") ED. 20"RL
E



MF1
2" (1/8") ED. 12" WRL
E



FJ1
2" (1/8") ED. 12" TALL
E



TO1
2" (1/8") ED. 20"RL
WHITE GUARD - FITS TF1



MO1
2" (1/8") ED. 12" WRL
WHITE GUARD - FITS MF1



FO1
2" (1/8") ED. 12" TALL
WHITE GUARD - FITS FJ1



WALL MOUNT

(SEE MOUNTING PAGES FOR MORE OPTIONS & DIMENSIONS.)

PA_
MOUNTING ARM STYLE



AR1214GV 8" DOWN WITH 27004PA23

CEILING MOUNT

(SEE MOUNTING PAGES FOR MORE OPTIONS & CANOPY DIMENSIONS.)

HM / AT / PM
HANG STRAIGHT / ALL THREAD / PENDANT



AR1214GV 8" DOWN WITH 8005FH



Spectrum Lighting

BATH TOWNSHIP
BOARD OF
ZONING APPEALS

