

BATH TOWNSHIP  
BOARD OF  
ZONING APPEALS

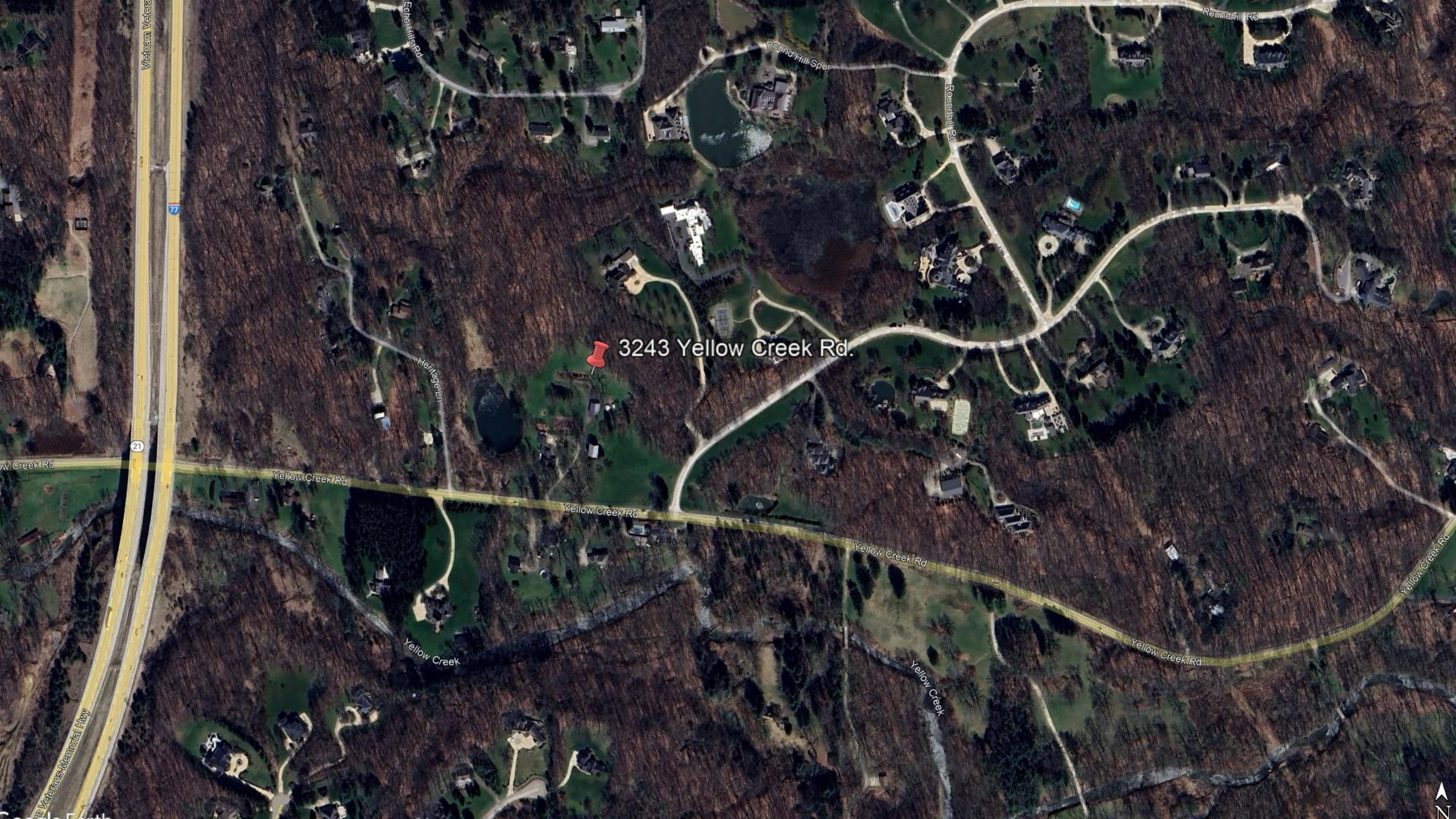
August 19, 2025





BZA 25-17

- Robert Newell
- 3243 Yellow Creek Rd.
- Requesting conditional use approval per Article 7, Table 701-1 and a variance from Article 7, Section 701-D(2)(D) to exceed the area for an accessory dwelling unit.



3243 Yellow Creek Rd.

Vietnam Veterans

7

21

ow Creek Rd

Yellow Creek Rd

Yellow Creek Rd

Yellow Creek Rd

Yellow Creek Rd

Yellow Creek Rd

Yellow Creek

Yellow Creek

South





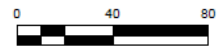


VARIANCE PLAN  
 PART OF 3243 YELLOW CREEK RD.

PPN 04-04059

BATH TOWNSHIP  
 SUMMIT COUNTY, OHIO

JULY, 2025 SCALE: 1" = 40'



BASIS OF BEARING:  
 BEARINGS ARE REFERENCED TO GRID NORTH OF THE  
 OHIO STATE PLANE COORDINATE SYSTEM NORTH ZONE  
 NAD83 (2011) DATUM AND ARE USED TO DENOTE ANGLES ONLY.

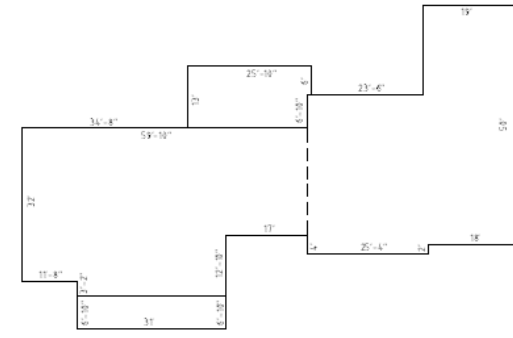
Nancy M. Fay  
 Robert Michael Newell  
 Cecilia A. Carmany  
 George Daniel Fay  
 04-04059  
 Doc. No. 56925555

Linda A. Weidrick, Trustee  
 04-06143  
 Rec. No. 55969050

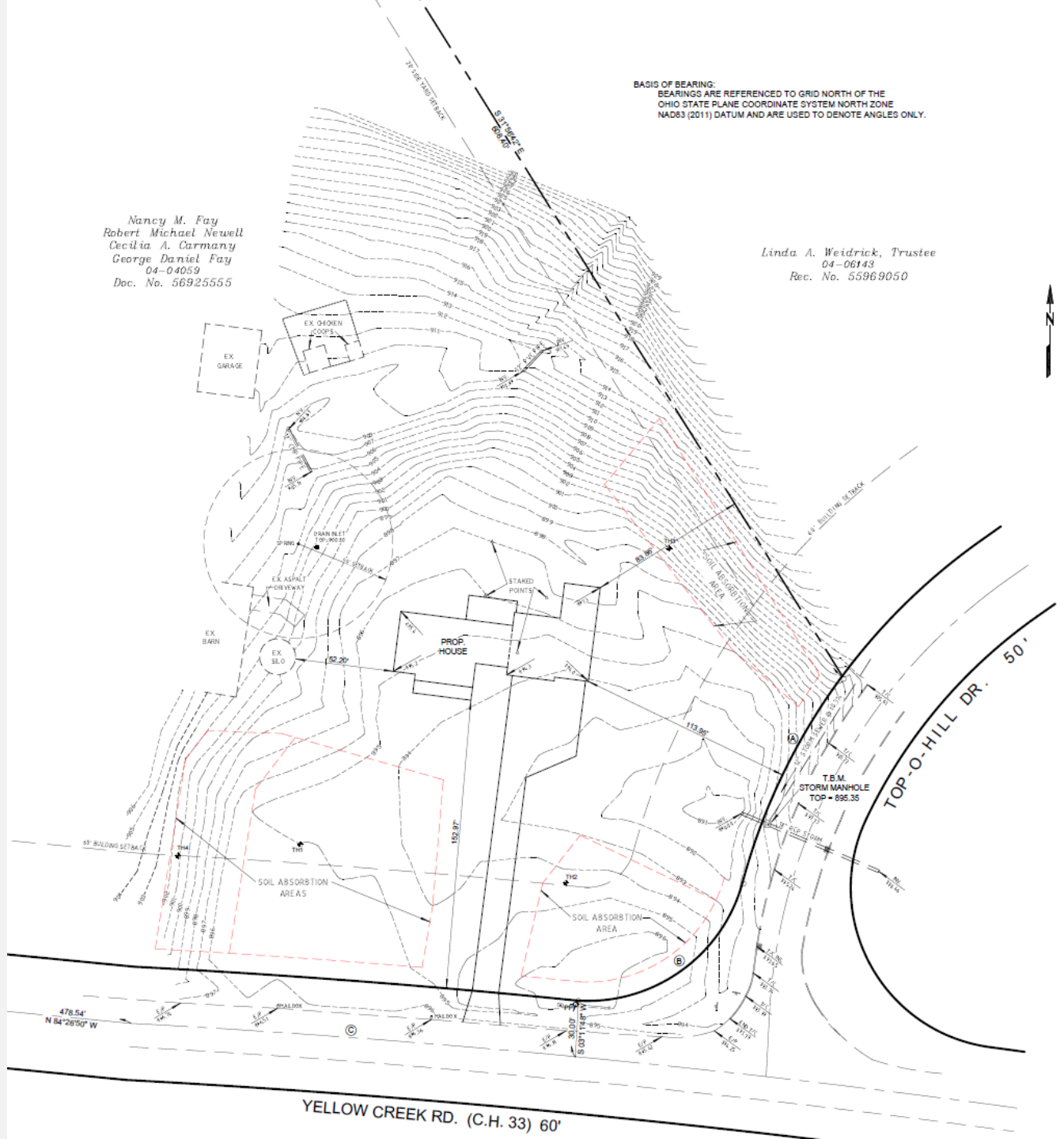
LEGEND

- PIN FOUND & DESCRIBED
- CAP "L R CULP 7834" PIN SET
- MONUMENT
- ⊕ POWER POLE
- ⊖ ELECTRIC BOX
- Ⓜ MAILBOX
- PROP.
- - - EXIST.

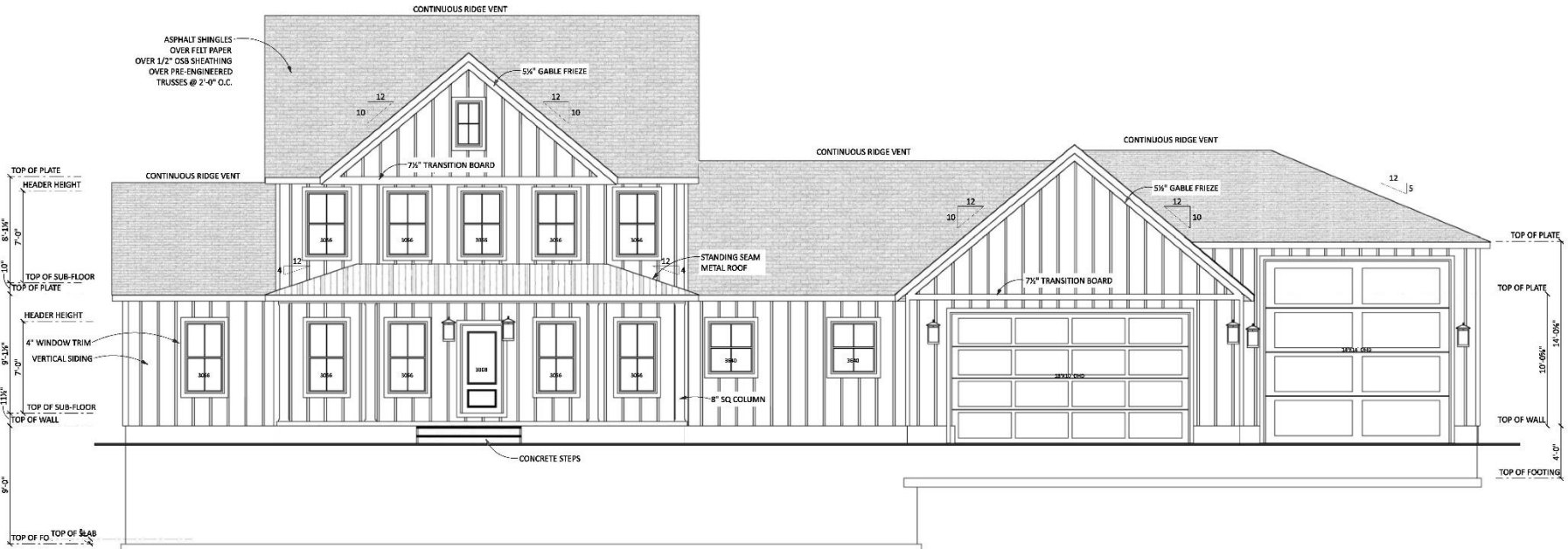
(A)	(B)	(C)
Δ=21°27'50"	Δ=79°06'44"	Δ=62°21'31"
R=325.00'	R=45.00'	R=9723.56'
L=121.75'	L=115.88'	L=235.57'
C=121.04'	C=107.11'	C=235.85'
CB=S 25°46'29" W	CB=S 54°08'21" W	CB=N 85°42'37" W



HOUSE DETAIL  
 1" = 20'

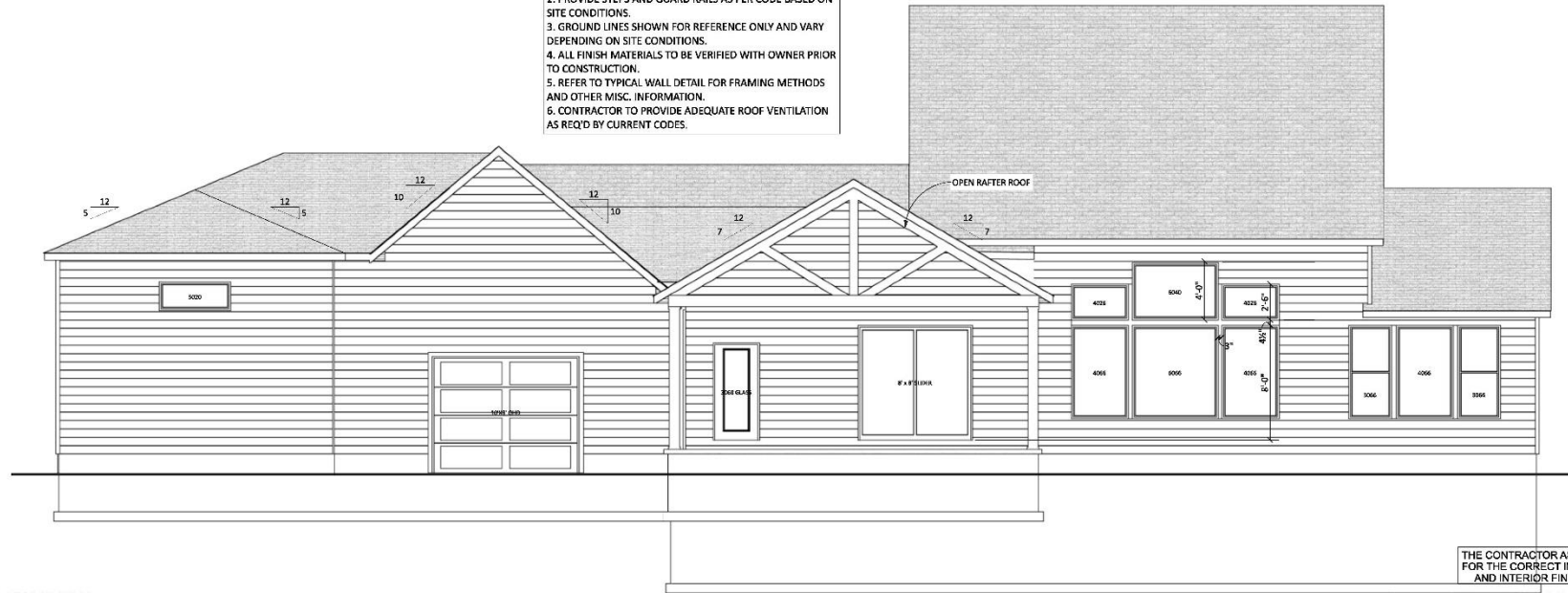


YELLOW CREEK RD. (C.H. 33) 60'



**FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"

- EXTERIOR ELEVATION NOTES:**
1. CONTRACTOR TO VERIFY ALL WINDOW AND DOOR STYLES AND SIZES WITH OWNER PRIOR TO CONSTRUCTION.
  2. PROVIDE STEPS AND GUARD RAILS AS PER CODE BASED ON SITE CONDITIONS.
  3. GROUND LINES SHOWN FOR REFERENCE ONLY AND VARY DEPENDING ON SITE CONDITIONS.
  4. ALL FINISH MATERIALS TO BE VERIFIED WITH OWNER PRIOR TO CONSTRUCTION.
  5. REFER TO TYPICAL WALL DETAIL FOR FRAMING METHODS AND OTHER MISC. INFORMATION.
  6. CONTRACTOR TO PROVIDE ADEQUATE ROOF VENTILATION AS REQ'D BY CURRENT CODES.



**REAR ELEVATION**  
SCALE: 1/4" = 1'-0"

THE CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR THE CORRECT INSTALLATION OF ALL EXTERIOR AND INTERIOR FINISHES AND WATERPROOFING

PAGE: 2 / 8  
Elevations

REVISIONS	
DATE:	

DRAWN BY: VD  
SCALE: AS SHOWN  
DATE: Thursday, December 26, 2024

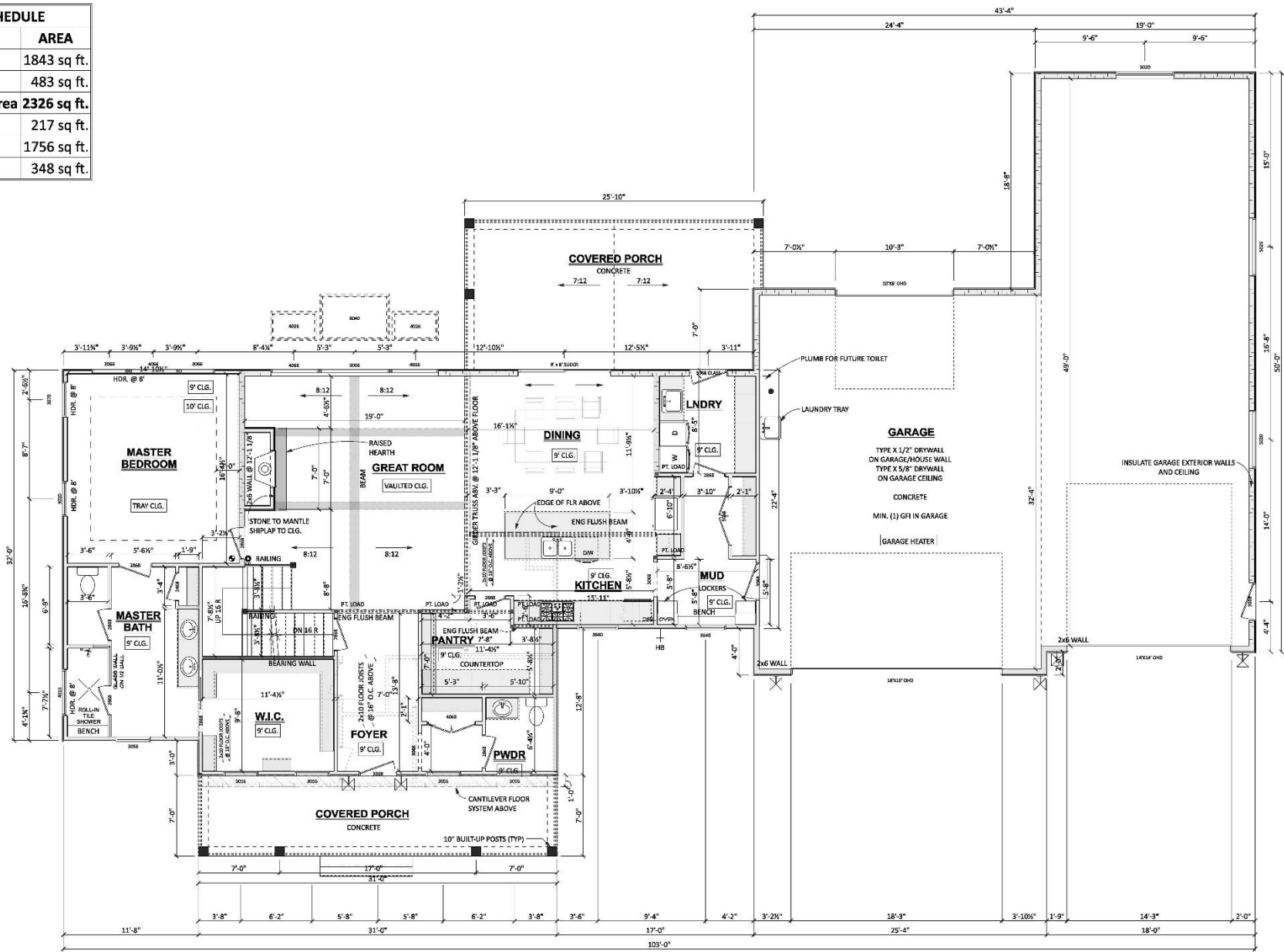
1599 Randolph Rd  
 Mogadore, Ohio 44260  
 330.446.0497



Newell/Gosselin  
 3843 Yellow Creek Rd  
 Bath  
 44133

Vesta Design, LLC is a registered professional engineering firm in the state of Ohio. The firm is not responsible for the design or construction of any structure or system that is not specifically designed by the firm. The firm is not responsible for the design or construction of any structure or system that is not specifically designed by the firm. The firm is not responsible for the design or construction of any structure or system that is not specifically designed by the firm.

AREA SCHEDULE	
NAME	AREA
Main Floor	1843 sq. ft.
Second Floor	483 sq. ft.
<b>Total Finished Area</b>	<b>2326 sq. ft.</b>
Front Porch	217 sq. ft.
Garage	1756 sq. ft.
Rear Porch	348 sq. ft.



MAIN FLOOR V3  
SCALE: 1/4" = 1'-0"

THE CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR THE CORRECT INSTALLATION OF ALL EXTERIOR AND INTERIOR FINISHES AND WATERPROOFING

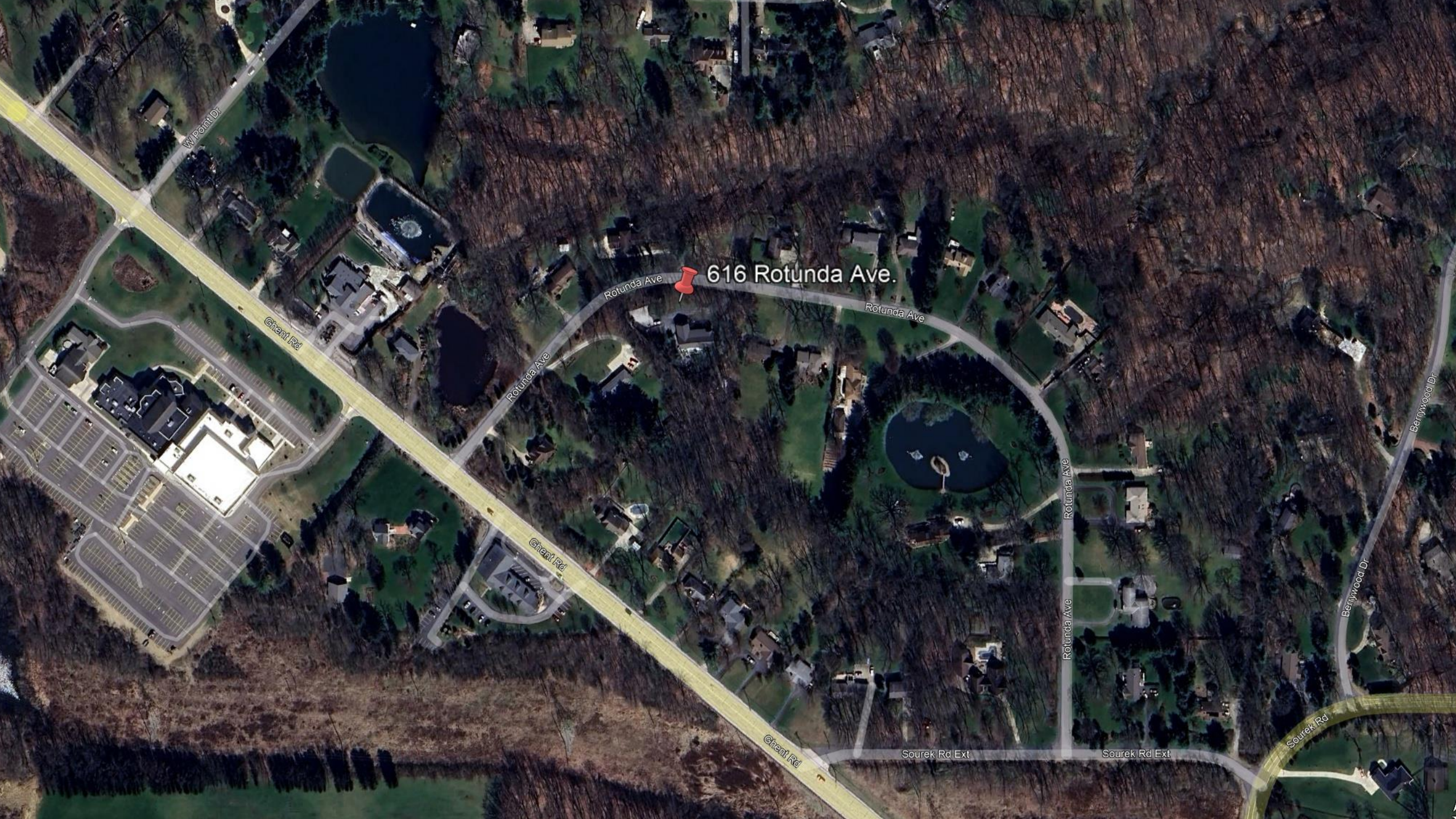
DRAWN BY: VD SCALE: AS SHOWN DATE: Thursday, December 26, 2024	REVISIONS DATE:
	PAGE: 5 / 8 MAIN FLOOR
1599 Randolph Rd Mogadore, Ohio 44260 330.446.0497	
Newell/Gosselin 3843 Yellow Creek Rd Bath OH 44133	PHONE: FAX: MOBILE:





BZA 25-20

- Shelley Mapp
- 616 Rotunda Ave.
- Requesting a variance from Article 7, Table 701-1 to construct an accessory structure in the front yard.



616 Rotunda Ave.

Wipoint Dr

Ghent Rd

Rotunda Ave

Rotunda Ave

Rotunda Ave

Ghent Rd

Rotunda Ave

Rotunda Ave

Berrywood Dr

Berrywood Dr

Ghent Rd

Sourek Rd Ext

Sourek Rd Ext

Sourek Rd



ROTUNDA AVE

980

978

980

984

970

988

990

992

994

996

998

1000

1000

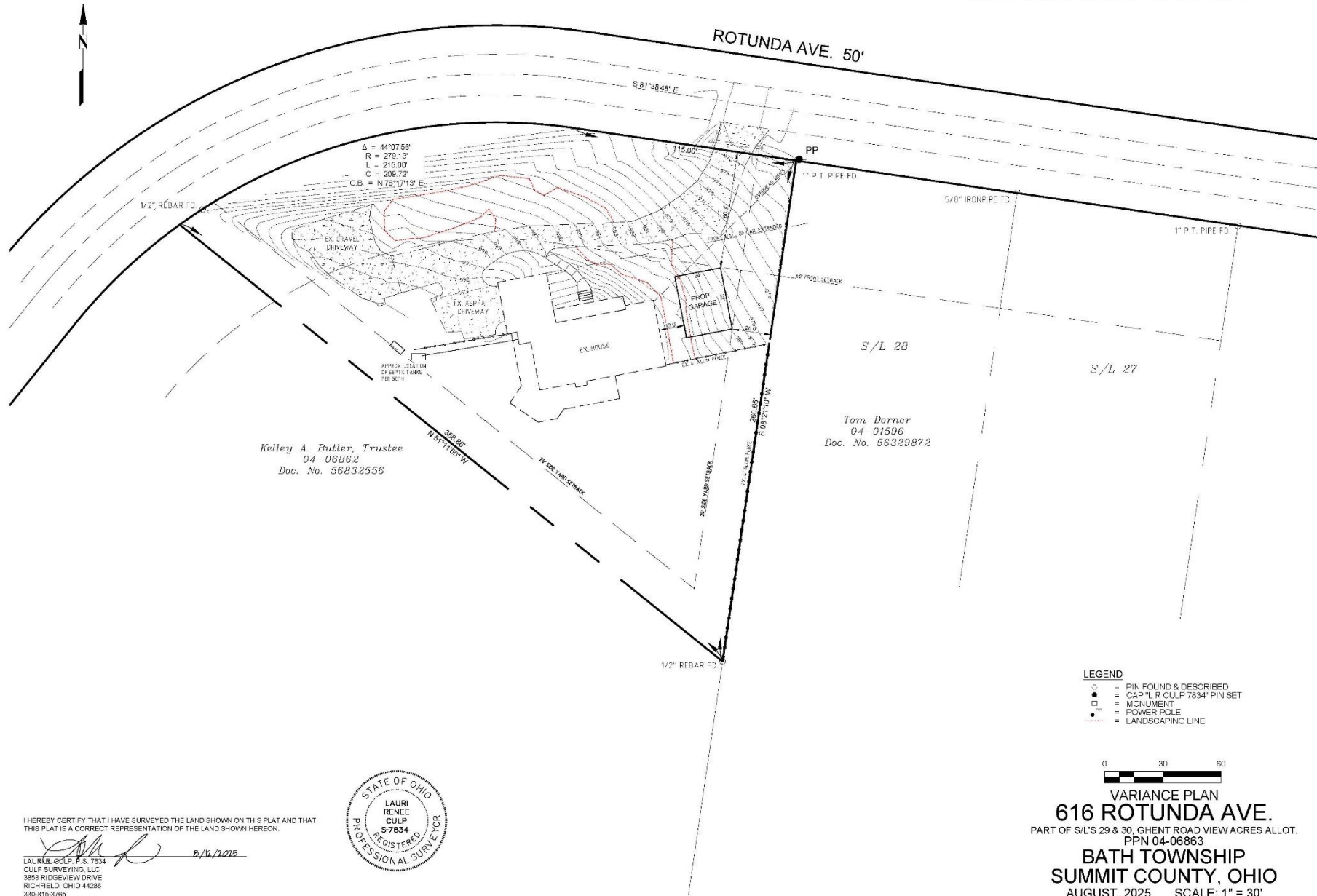
1002

0406863

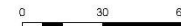
0401596

0406862

BASIS OF BEARING:  
 BEARINGS ARE REFERENCED TO GRID NORTH OF THE  
 OHIO STATE PLANE COORDINATE SYSTEM NORTH ZONE  
 NAD83 (2011) DATUM AND ARE USED TO DENOTE ANGLES ONLY.



- LEGEND**
- = PIN FOUND & DESCRIBED
  - = CAP \"L R CULP 7834\" PIN SET
  - = MONUMENT
  - ⊙ = POWER POLE
  - = LANDSCAPING LINE



VARIANCE PLAN  
**616 ROTUNDA AVE.**  
 PART OF S/L'S 29 & 30, GHENT ROAD VIEW ACRES ALLOT.  
 PPN 04-06803  
**BATH TOWNSHIP**  
**SUMMIT COUNTY, OHIO**  
 AUGUST, 2025 SCALE: 1" = 30'

I HEREBY CERTIFY THAT I HAVE SURVEYED THE LAND SHOWN ON THIS PLAT AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND SHOWN HEREON.

LAURIE GULP, P.S. 7834  
 CULP SURVEYING, LLC  
 3853 RIDGEVIEW DRIVE  
 RICHFIELD, OHIO 44286  
 330-815-3785

8/12/2025







# Shelley Mapp

24X32 HERITAGE GARAGE

January 2025



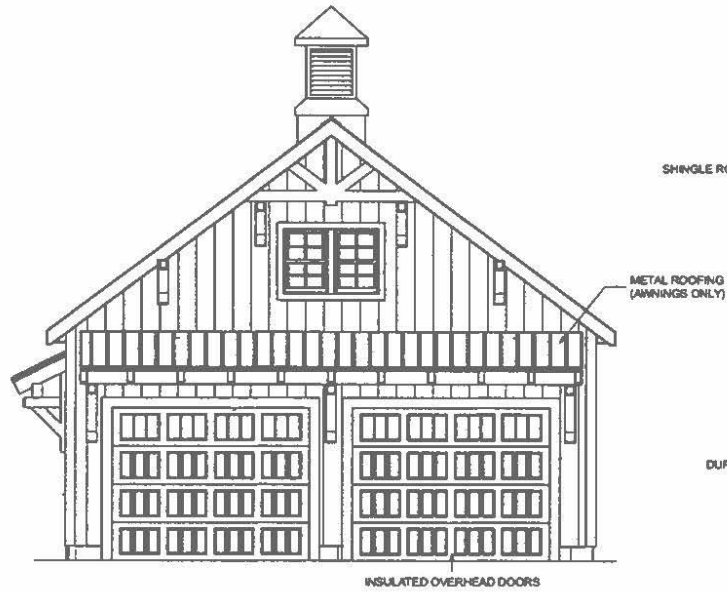
**DRAWING INDEX:**

- A-1 ELEVATIONS
- A-2 FOUNDATION PLAN
- A-3 FIRST FLOOR PLAN
- A-4 SECOND FLOOR PLAN
- S-1 CROSS SECTIONS

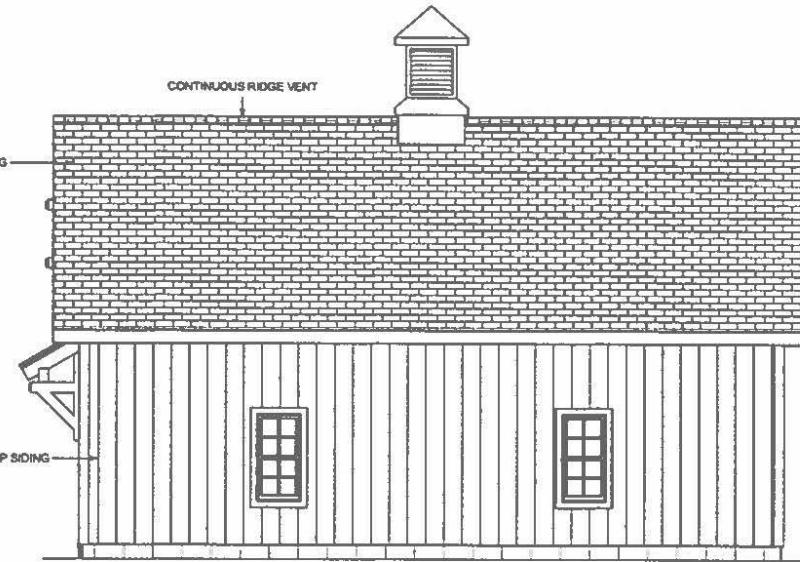


Bath, OH

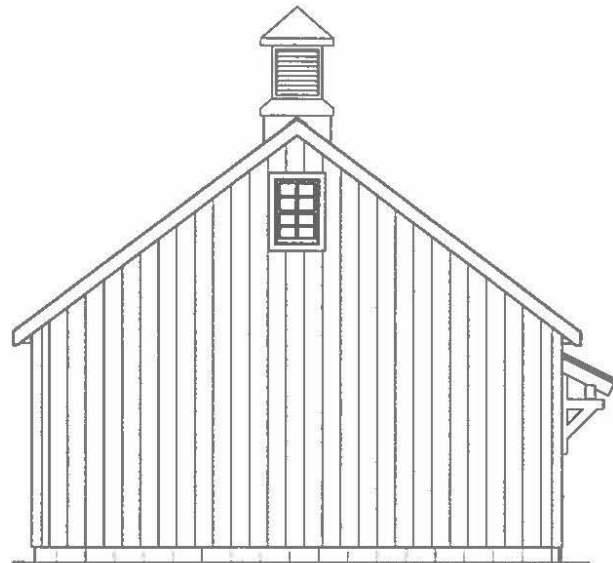
Shelley Mapp



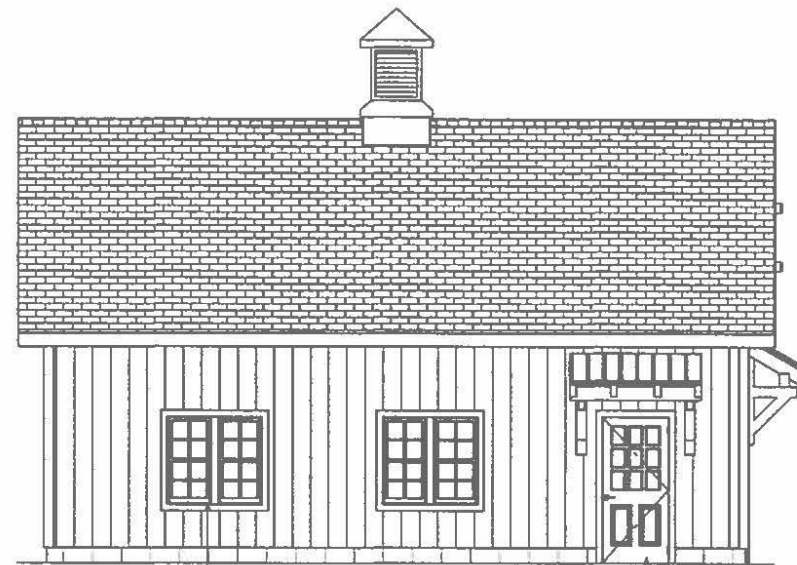
**FRONT EXTERIOR ELEVATION**  
3/8" = 1'



**RIGHT EXTERIOR ELEVATION**  
3/8" = 1'



**REAR EXTERIOR ELEVATION**  
3/8" = 1'



**LEFT EXTERIOR ELEVATION**  
3/8" = 1'



**ELEVATIONS**

Shelley Mapp  
616 Rotunda Ave  
Bath, OH 44333

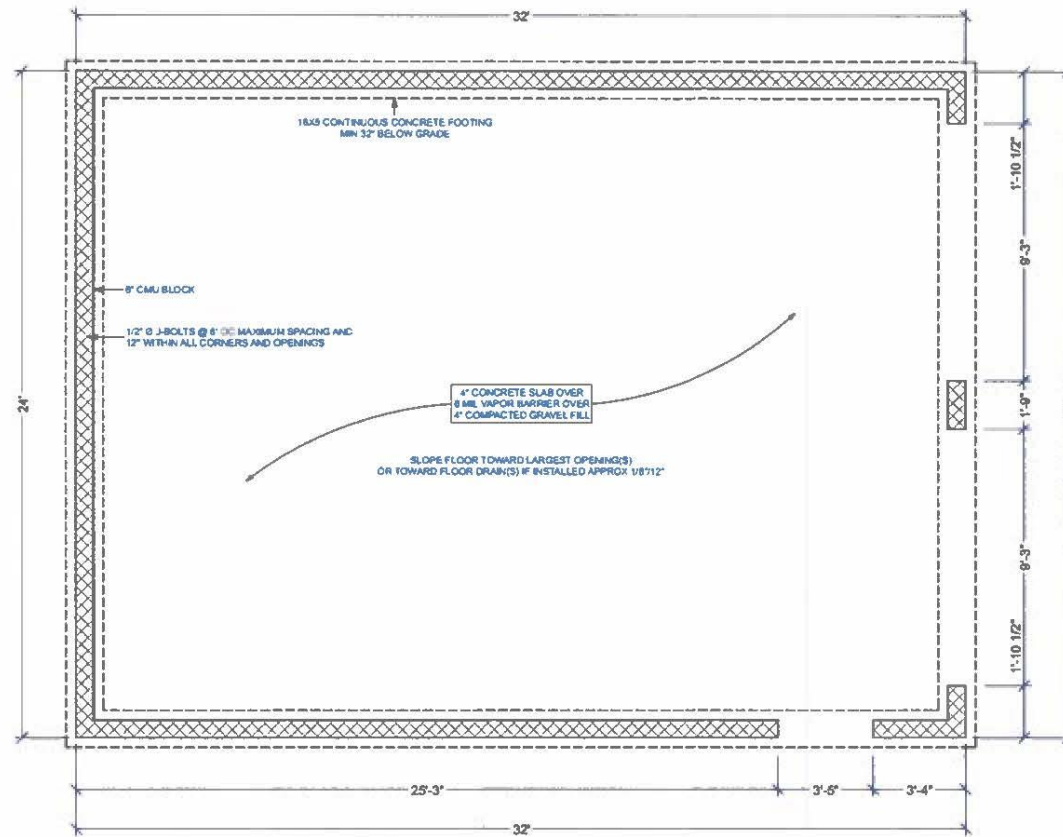
REVISED:  
1/31/2025

DRAWN BY:  
KM

SHEET SIZE:  
24" X 36"

SHEET:

A-1



SCALE  
1/2" = 1'



# FOUNDATION PLAN

Shelley Mapp  
616 Rounds Ave  
Bath, OH 44333

REVISED:

1/31/2015

DRAWN BY:

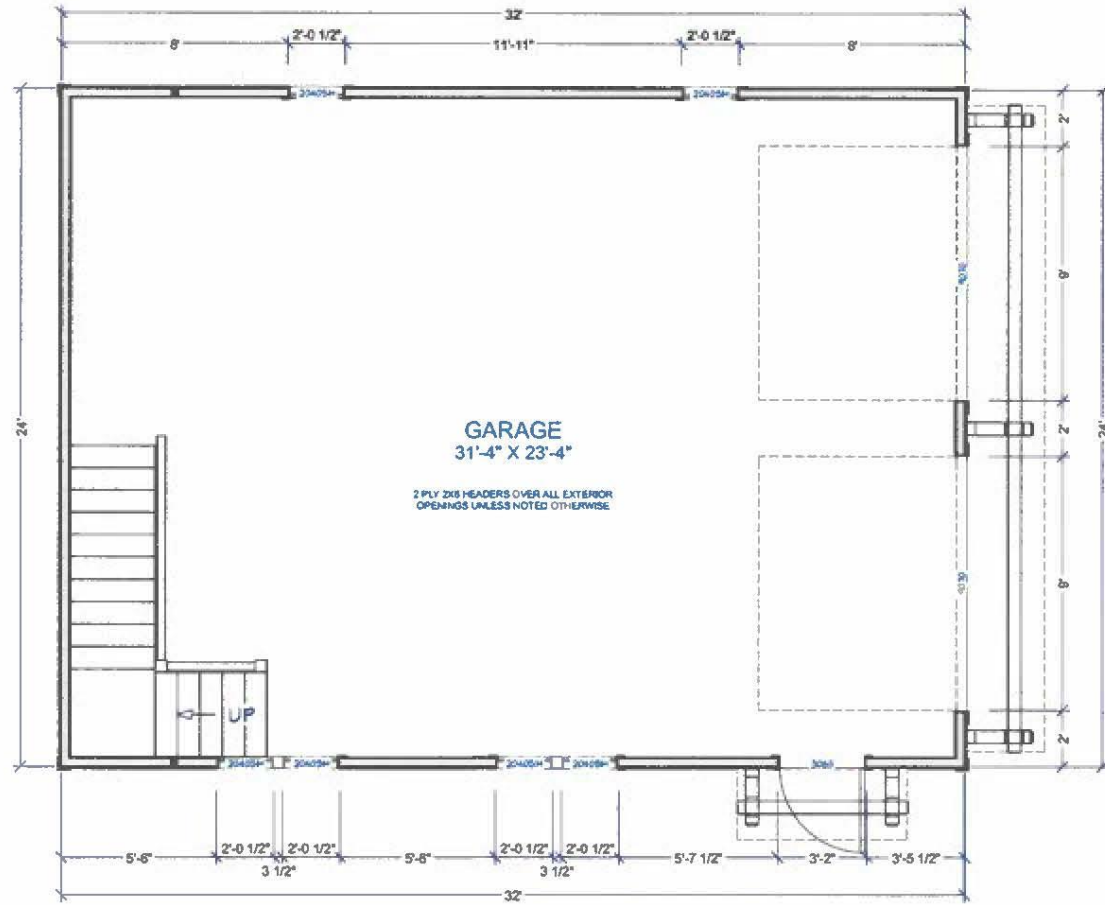
KM

SHEET SIZE:

24" X 36"

SHEET:

A-2



# FIRST FLOOR PLAN

Shelley Mapp  
616 Rotunda Ave  
Bath, OH 44333

REVISED:

1/31/2025

DRAWN BY:

KM

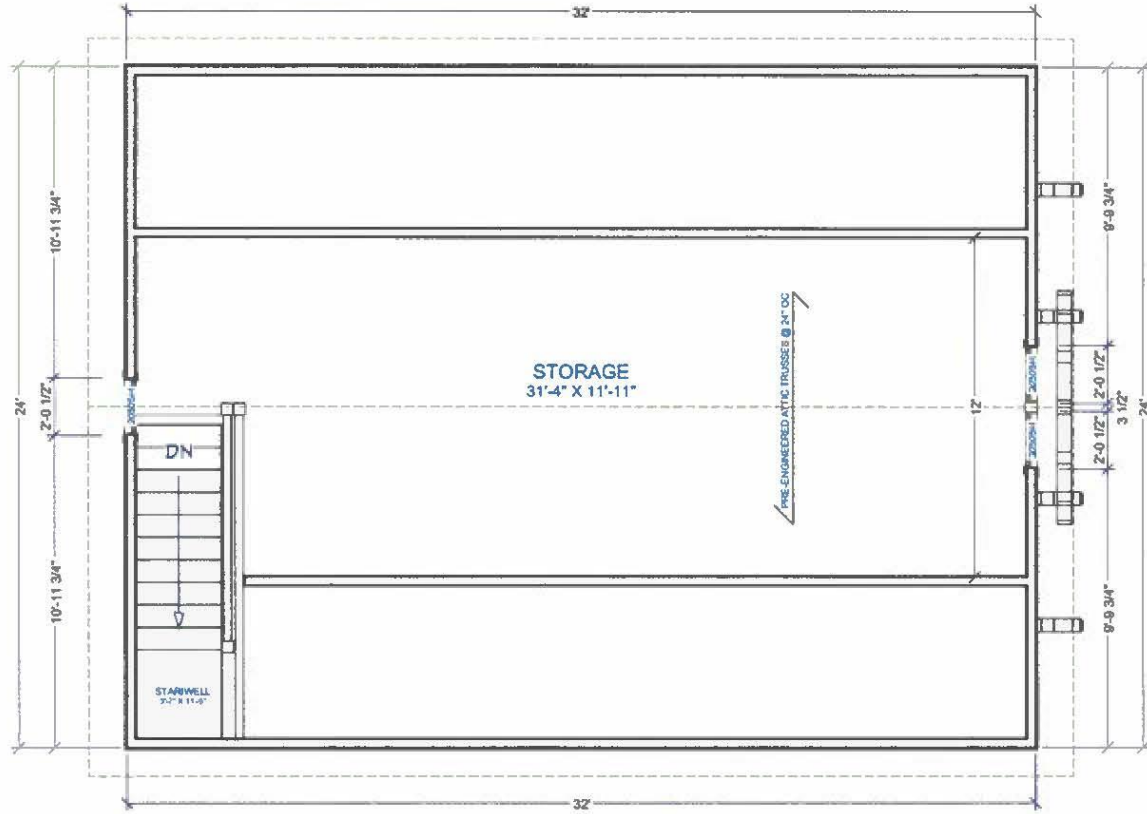
SHEET SIZE:

24" X 36"

SHEET:

A-3

SCALE  
1/2" = 1'



SCALE  
1/2" = 1'



# SECOND FLOOR PLAN

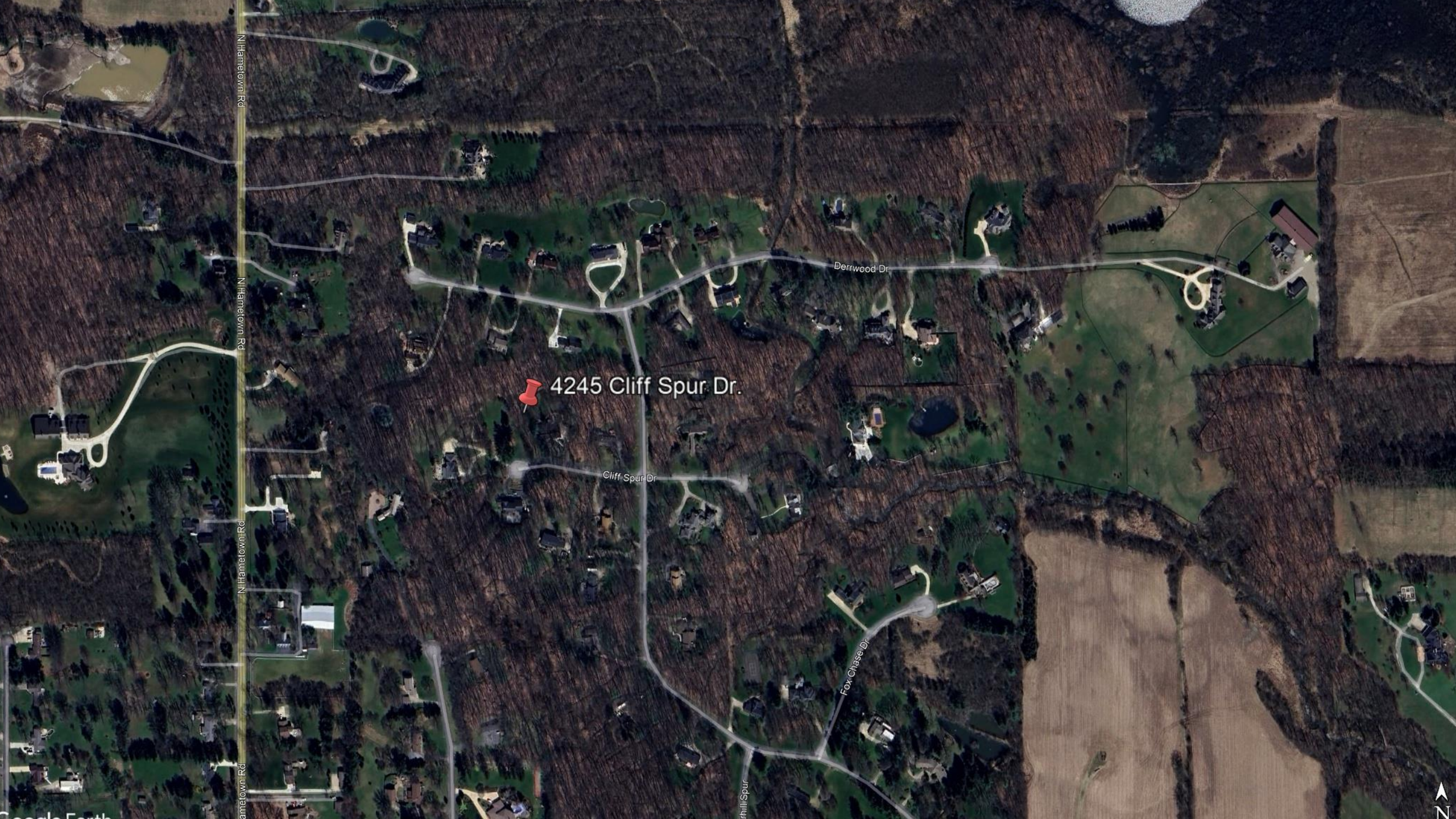
Shelley Mapp  
616 Rotunda Ave  
Bath, OH 44333

REVISED:
1/31/2025
DRAWN BY:
KM
SHEET SIZE:
24" X 36"
SHEET:
A-4



BZA 25-21

- Mike Orley of Boulder Homes
- 4245 Cliff Spur Dr.
- Requesting variance from Article 6, Section 602 to construct a new home in the riparian setback.



N Hametown Rd

N Hametown Rd

N Hametown Rd

N Hametown Rd

Derrwood Dr

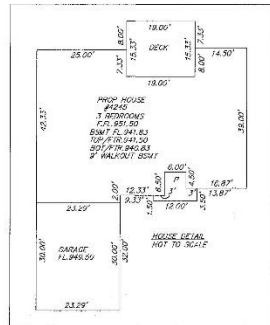
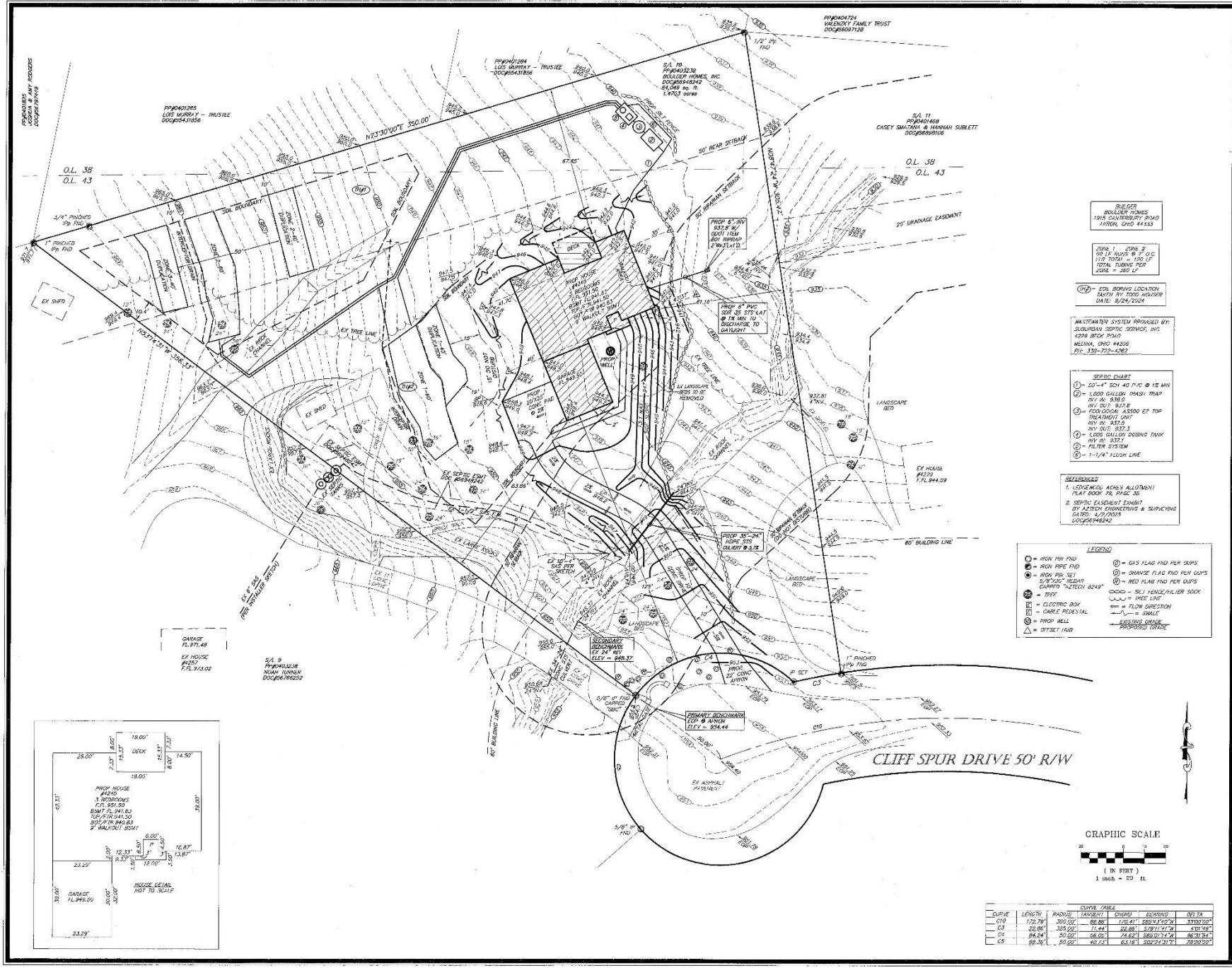
4245 Cliff Spur Dr.

Cliff Spur Dr

Fox Chase Dr

Phill Spur





**BOULDER HOMES**  
1918 GANTERBURY ROAD  
PARSON, OHIO 44133

**PIPE SIZES**  
1" PIPES @ 7' O.C.  
1 1/2" PIPES @ 7' O.C.  
TOTAL FLUING PER LINE = 360 LF

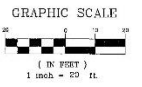
**SOIL BORING LOCATION**  
TAKEN BY TOSCO HANCOCK  
DATE: 8/24/2024

**MAINTENANCE SYSTEM PROVIDED BY**  
SULBIRAMA SEPTIC SERVICES, INC.  
4098 BERRY ROAD  
MELINA, OHIO 44206  
TEL: 330-733-4262

- SERIES CHART**
- ① 60"-4" SCH 40 P.V.C @ 12' MIN
  - ② 60" GALLON TRASH TRAP R.V. @ 3'18.0
  - ③ 60" GALLON ASSOC. @ TOP TREATMENT UNIT R.V. @ 3'17.5
  - ④ 60" GALLON Dosing TANK R.V. @ 3'17.5
  - ⑤ FILTER SYSTEM
  - ⑥ 1-1/4" FLUSH LINE

- REFERENCES**
- 1. LEDGWOOD ACRES ALLOTMENT PLAT BOOK 79, PAGE 35
  - 2. SEPTIC EASEMENT EXHIBIT BY AZTECH ENGINEERING & SURVEYING (DATE: 4/27/2024) DOC#2404842

- LEGEND**
- = IRON PIPE END
  - = IRON PIPE SET
  - ⊙ = 5/8" x 3/8" VEEBAY COUPLED "A" TECH 8249"
  - ⊕ = TREE
  - ⊖ = ELECTRIC BOX
  - ⊗ = CABLE TELEVISION
  - ⊙ = PROP WELL
  - △ = SETBACK FLAG
  - ⊙ = GAS FLAG END PER 20MPS
  - ⊙ = DRAINAGE FLAG END PER OUP'S
  - ⊙ = RED FLAG END PER OUP'S
  - ⊙ = S/L 1 FENCE/ALIER SOOK
  - = HES LINE
  - = FLOW DIRECTION
  - = SMALL
  - = SUSPENDED GRADE
  - = PROPOSED DRIVE



CURVE	LENGTH	RADIUS	STARTING POINT	ENDING POINT	BEARING	NO. TA
C10	172.78'	300.00'	86.85'	170.41'	S89°14'02"W	1110100'
C1	23.86'	305.00'	17.44'	22.88'	S79°11'47"W	107178'
C4	94.24'	50.00'	186.01'	75.62'	S89°07'17"W	267154'
C5	69.36'	50.00'	40.21'	63.18'	S89°24'21"W	282020'

STATE OF OHIO  
STAN LOCH  
E # 83302  
PROFESSIONAL ENGINEER

I CERTIFY THAT THIS PLAN WAS PREPARED BY ME AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

8-12-2025  
STAN R. LOCH P.E. #83302

5425 WARNER ROAD - SUITE 12  
VALLEY VIEW, OHIO 44125  
440-602-9071



ENGINEERING and SURVEYING  
Civil Engineering · Land Surveying

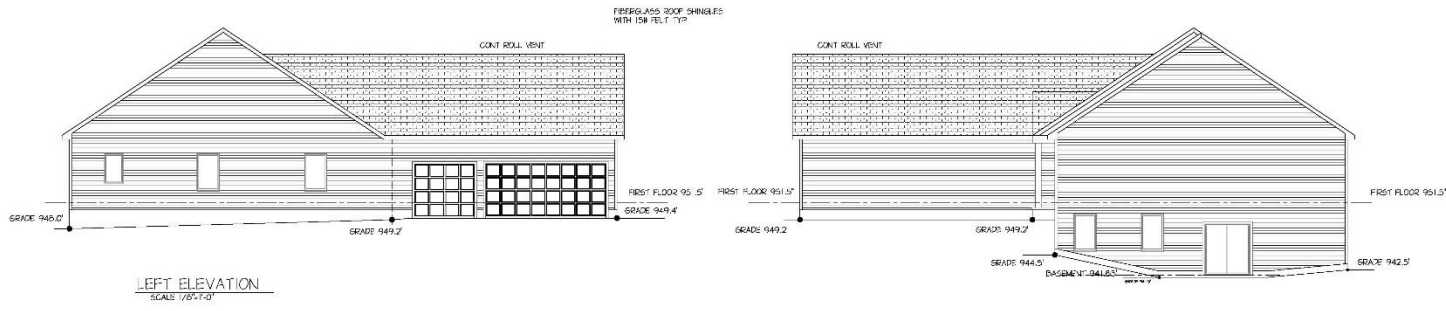
SHEET CONVENT

SITE PLAN  
FOR  
BOULDER HOMES  
4245 CLIFF SPUR DRIVE  
PP#0403229  
S/L 10  
LEDGWOOD ACRES ALLOTMENT  
PLAT BOOK 79, PAGE 35  
BATH TOWNSHIP  
SUMMIT COUNTY, OHIO

REVISIONS

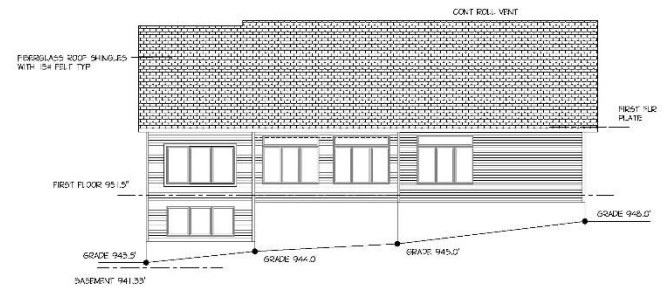
NO.	DATE	DESCRIPTION	BY
1	6/12/2025	CHANGED HOUSE PER BOULDER	CL

GRAPHIC SCALE	TEXT SCALE
1" = 20'	
DRAWN BY	DATE
CL	5/22/2025
CHECKED BY	DRAWING NO.
SR	20244546
JOB NO.	SHEET
20241046	1 OF 2

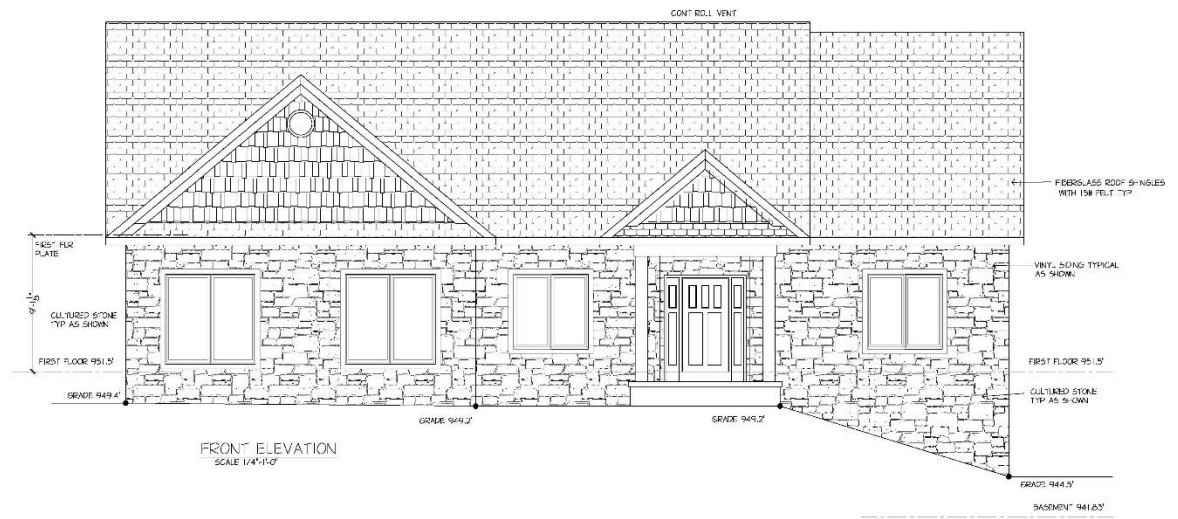


LEFT ELEVATION  
SCALE 1/8"=1'-0"

RIGHT ELEVATION  
SCALE 1/8"=1'-0"



REAR ELEVATION  
SCALE 1/8"=1'-0"

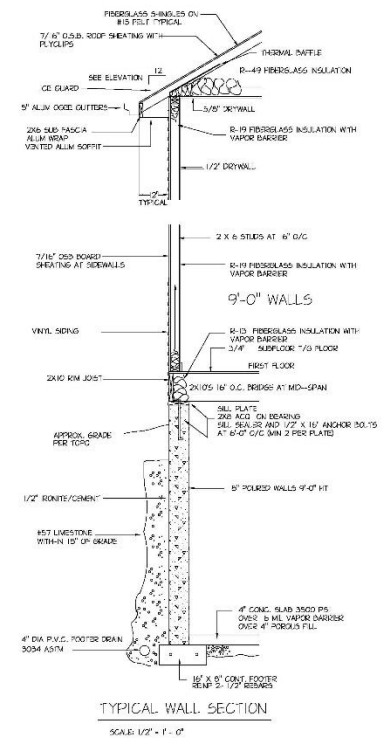
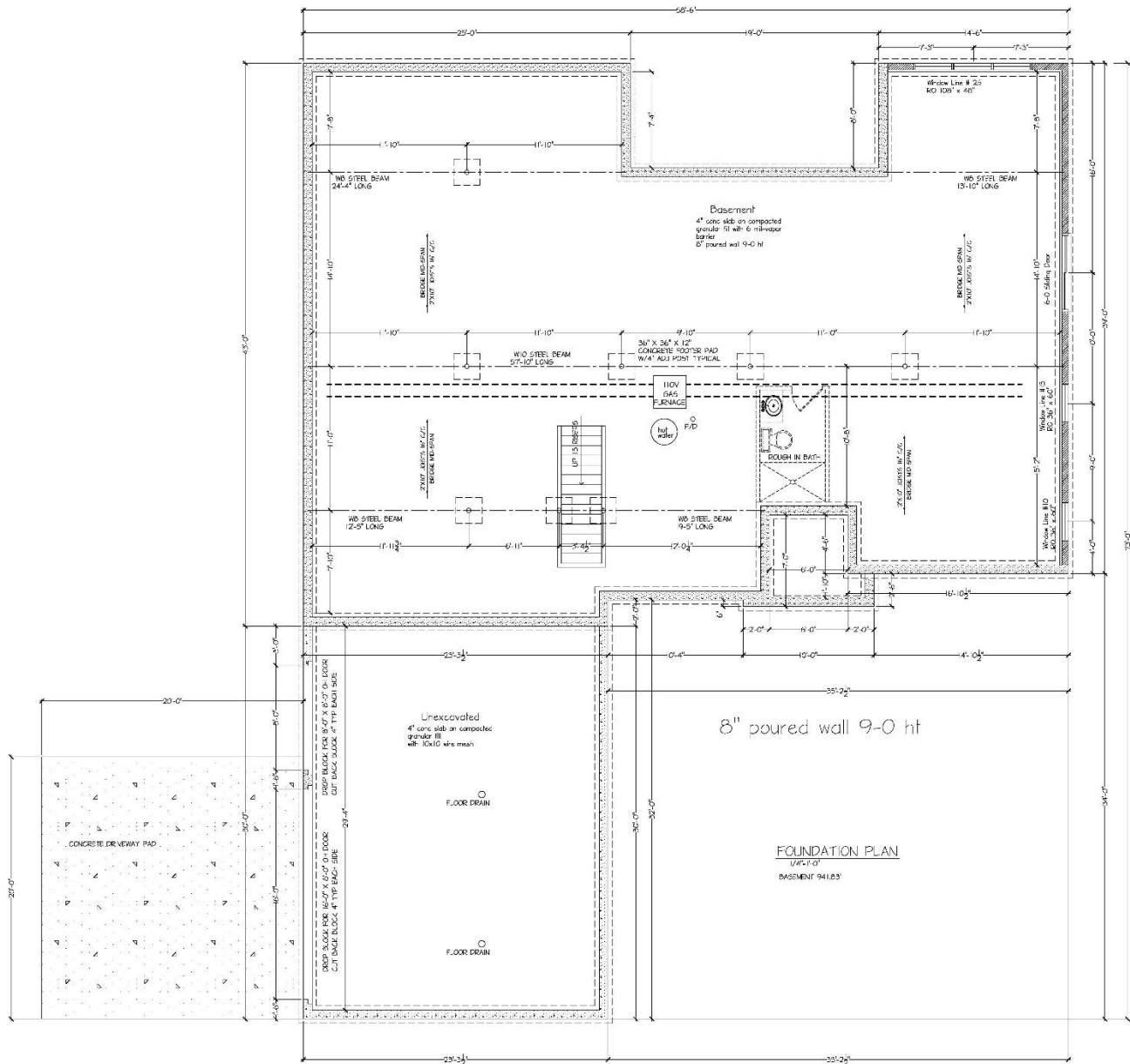


FRONT ELEVATION  
SCALE 1/4"=1'-0"

DATE
6-6-25
DRAWN BY:
B.D.J.
ISSUED FOR:
6-11-25
6-25-25
SQUARE FEET:
FIRST FLOOR 2289.00 SQ. FT.
FOOTED BASEMENT N/A
PAINTED BY/REG AREA 22000.00 SQ. FT.

LOCATION : 4245 CLIFFSPUR BATH OHIO  
CUSTOMER:

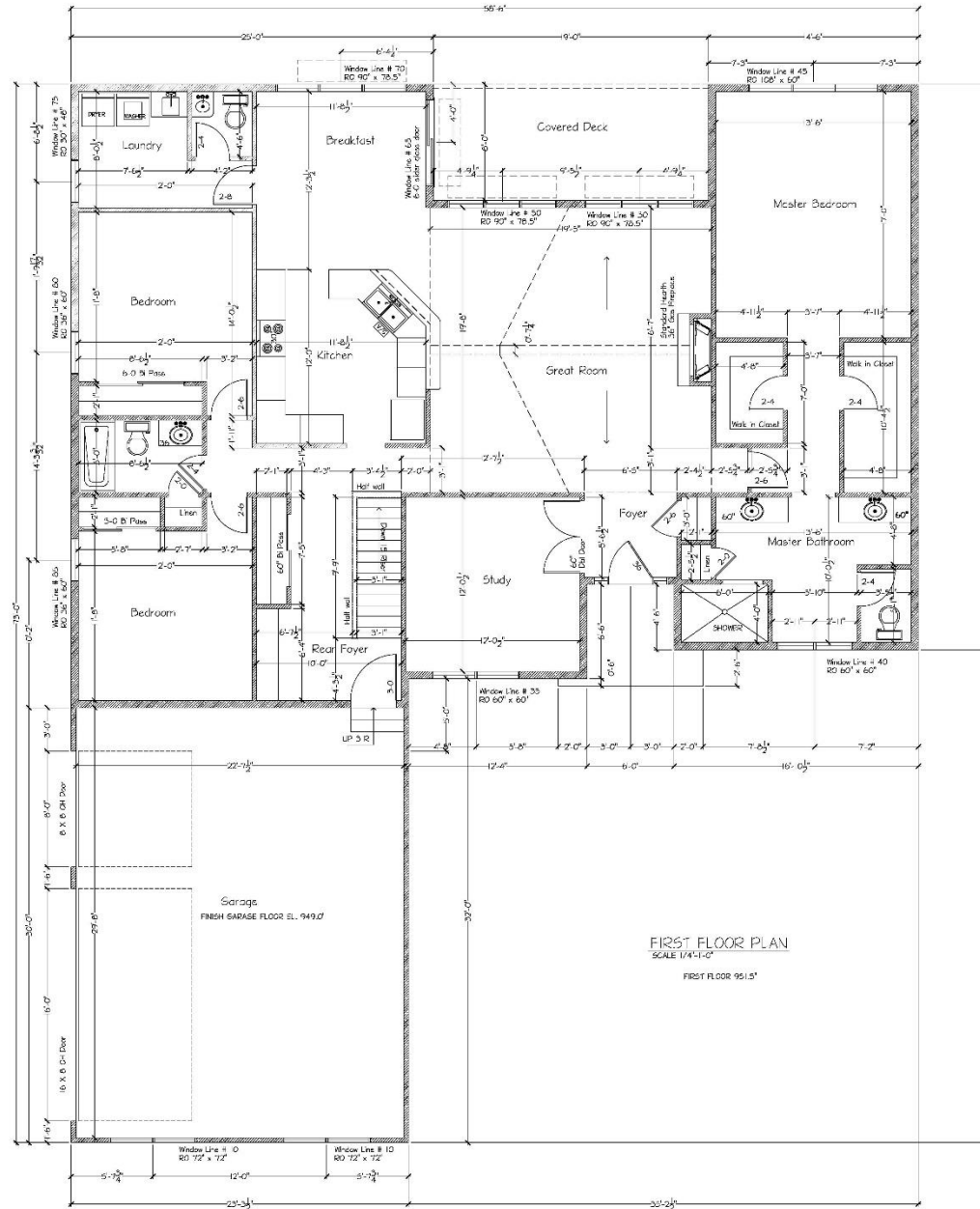
SHEET NO.



DATE
6-6-25
DRAWN BY:
BLD/JZ
ISSUED FOR:
6-11-25
6-25-25
SQUARE FEET:
FIRST FLOOR 2200 SQ. FT.
FINISHED BASEMENT N/A
FINISHED BY: ACLA/KA 2204 SQ. FT.

LOCATION : 4245 CLIFFSPUR BATH OHIO  
CUSTOMER:

SHEET NO.



FIRST FLOOR PLAN  
SCALE 1/4"=1'-0"  
FIRST FLOOR 951.5'

DATE	6-6-25
DRAWN BY:	R.D.J.P.
ISSUED FOR:	6-11-25 6-25-25
SQUARE FEET:	FIRST FLOOR 2200.00 SQ. FT.
FINISHED SASH/DOOR	3/4"
FINISHED L.F. SASH/DOOR	2 3/8" SQ. FT.
LOCATION : 4245 CLIFFSPUR BATH OHIO	CUSTOMER:
SHEET NO.	3 of 3

BATH TOWNSHIP  
BOARD OF  
ZONING APPEALS

