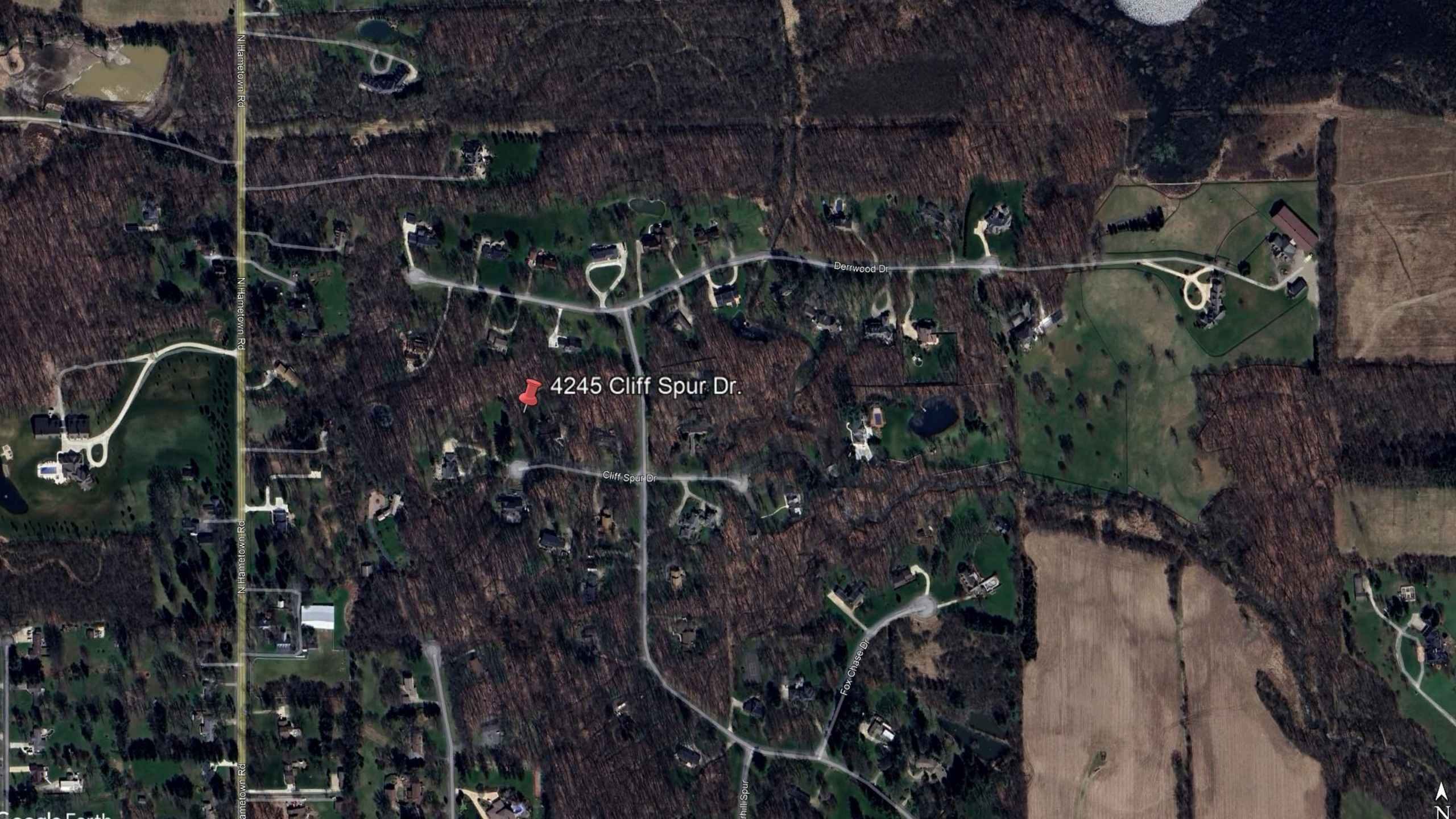
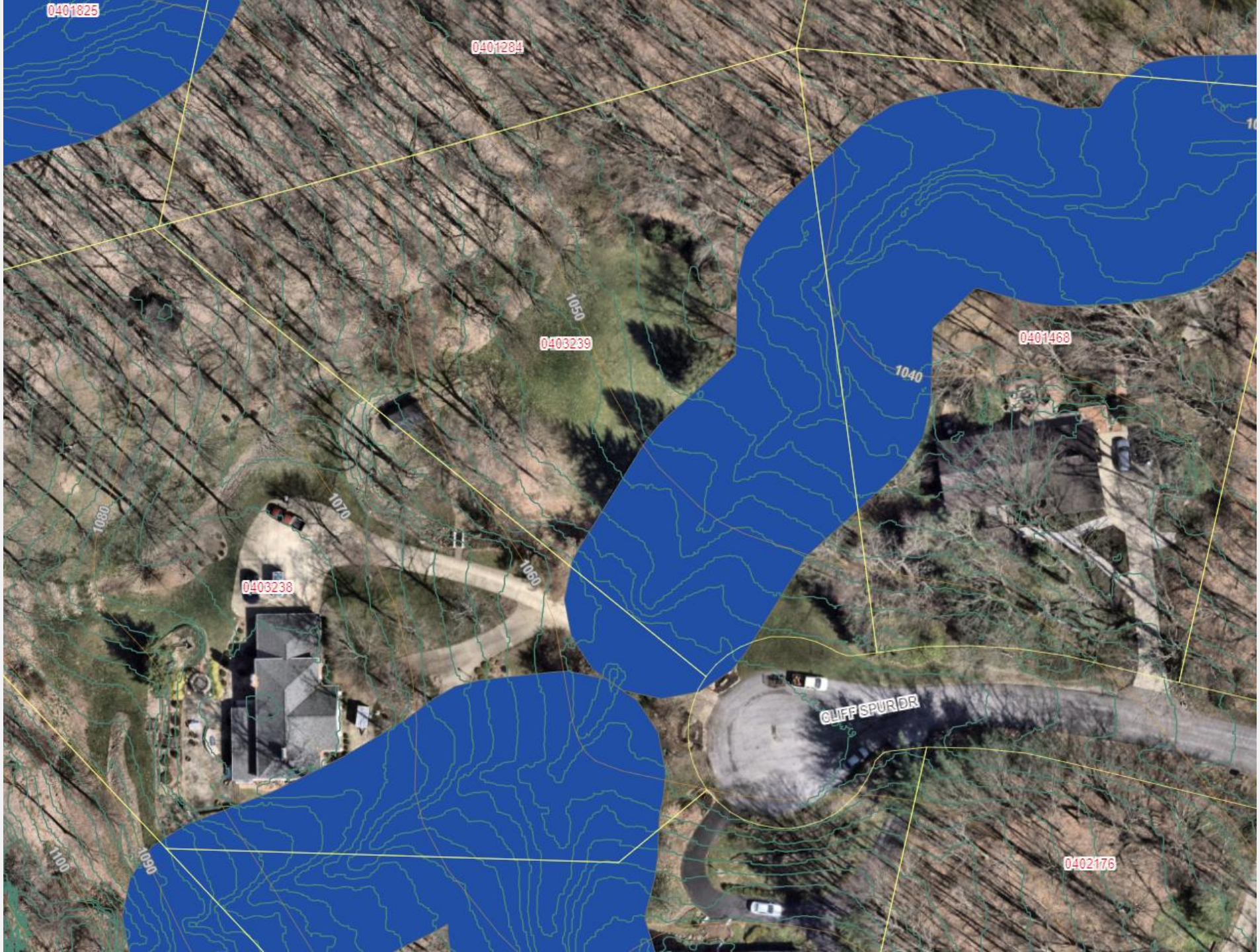
BATH TOWNSHIP BOARD OF ZONING APPEALS

September 16, 2025

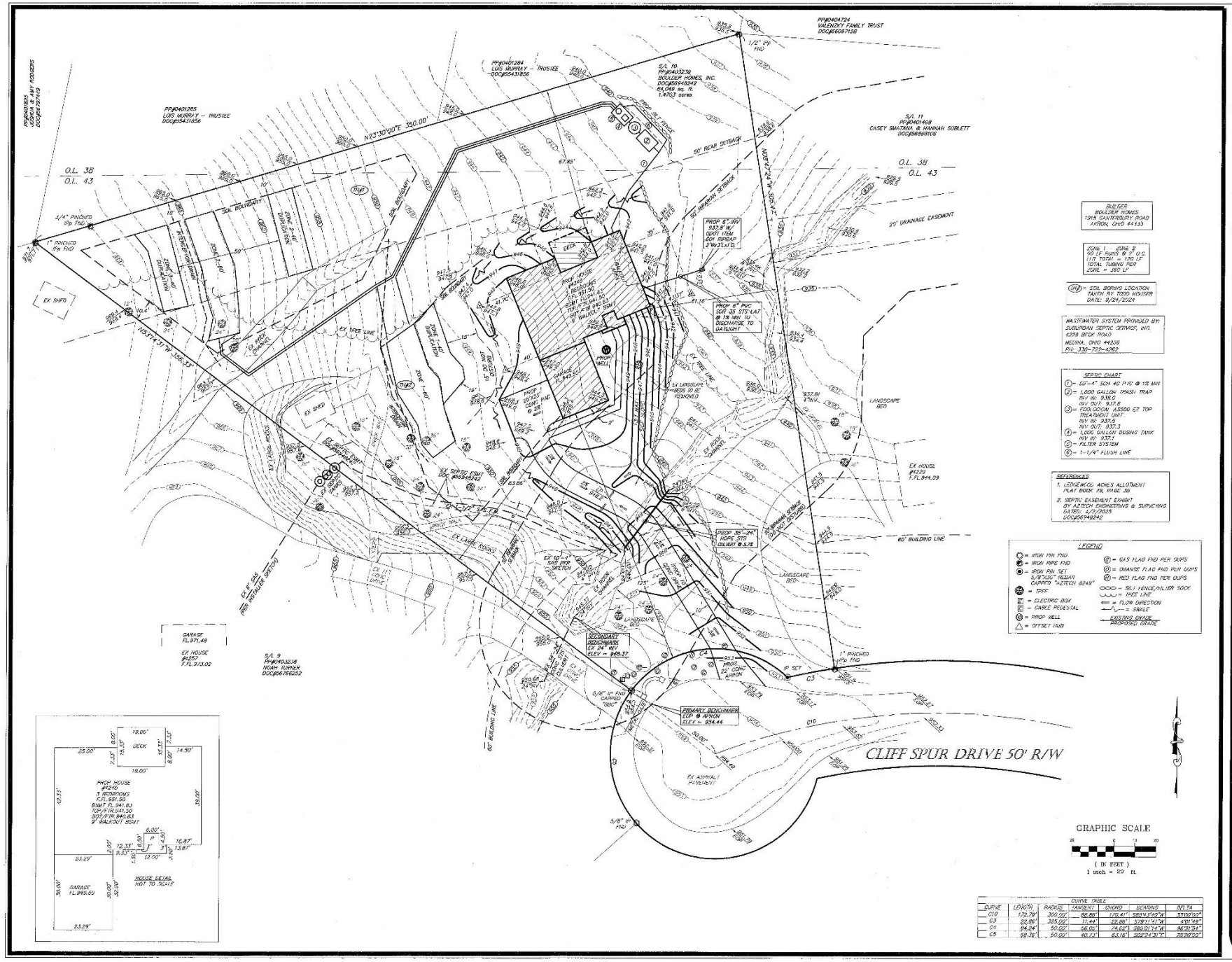
BZA 25-21

- 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
Derrwood Dr
4245 Cliff Spur Dr.
Cliff Spur Dr
Fox Chase Dr
Google Earth


0401825
0401284
1050
0403239
0401468
1040
1070
1080
1060
0403238
CLIFF SPUR DR
1100
1090
0402176

DERRWOOD DR
DERRWOOD DR
BRIARHILL DR
BRIARHILL DR
CLIFF SPUR DR
CLIFF SPUR DR
0401825
0401284
0404724
0403862
0403055
0402118
0407393
0403621
0403239
0401468
0403279
0400277
0400276
0403238
0400542
0402176
0402121
0400377
0401004
0405231
0405229
0404766
1000
1010
1020
1030
1040
1050
1060
1070
1080
1090
1100
1110
1120
1130
1140



BUILDER
BOULDER HOMES
1915 CANTERBURY ROAD
AKRON, OHIO 44333

ZONE 1 ZONE 2
90 LF RUNS @ 3' O.C.
110 TOTAL = 120 LF
TOTAL TUBING PER ZONE = 360 LF

(B#) = SOIL BORING LOCATION TAKEN BY TODD HOUSER DATE: 8/24/2024

WASTEWATER SYSTEM PROVIDED BY:
SUBURBAN SEPTIC SERVICE, INC.
4228 BECK ROAD
MEDINA, OHIO 44256
PH: 330-722-4262

SEPTIC CHART
1 - 60'-4" SCH 40 PVC @ 1% MIN
2 - 1,000 GALLON TRASH TRAP INV IN: 936.0 INV OUT: 937.8
3 - ECOLOGICAL A3500 EZ TOP TREATMENT UNIT INV IN: 937.5 INV OUT: 937.3
4 - 1,000 GALLON DOSING TANK INV IN: 937.1
5 - FILTER SYSTEM
6 - 1-1/4" FLUSH LINE

REFERENCES
1. LEDGEWOOD ACRES ALLOTMENT PLAT BOOK 79, PAGE 35
2. SEPTIC EASEMENT EXHIBIT BY AZTECH ENGINEERING & SURVEYING DATED: 4/2/2025 DOC#56948242

LEGEND
- IRON MN FND
- IRON PIPE FND
- IRON PIN SET 5/8"x30" REBAR CAPPED "AZTECH 8249"
- TREE
- ELECTRIC BOX
- CABLE PEDESTAL
- PROP WELL
- OFFSET NAIL
- GAS FLAG FND PER DUPS
- DRAINAGE FLAG FND PER DUPS
- RED FLAG FND PER DUPS
- SILT FENCE/FILTER SOCK
- TREE LINE
- FLOW DIRECTION
- SWALE
- EXISTING GRADE / PROPOSED GRADE

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C10	172.79'	300.00'	88.86'	170.41'	S85°43'40"W	33°00'00"
C3	22.86'	325.00'	11.44'	22.86'	S78°11'41"W	4°01'49"
C4	94.24'	50.00'	56.05'	74.62'	S63°21'14"W	96°31'54"
C5	98.36'	50.00'	40.73'	83.18'	S02°34'31"E	112°39'59"

STATE OF OHIO
STAN R. LOCH
8249
REGISTERED
PROFESSIONAL SURVEYOR

STATE OF OHIO
STAN LOCH
E # 83332
REGISTERED
PROFESSIONAL ENGINEER

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

STAN R. LOCH P.E. #83332 — DATE 6-12-2025

5425 WARNER ROAD - SUITE 12
VALLEY VIEW, OHIO 44125
440-602-9071
AZTECH
FAX 216-369-0259
ENGINEERING and SURVEYING
Civil Engineering · Land Surveying

SHEET CONTENT

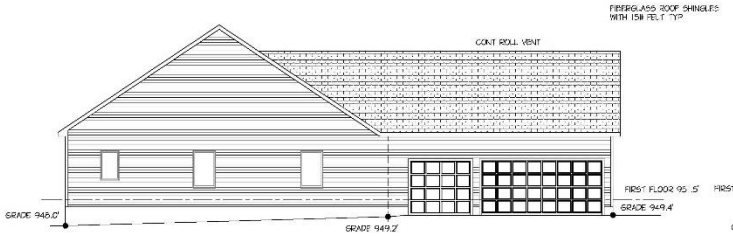
SITE PLAN
FOR
BOULDER HOMES
4245 CLIFF SPUR DRIVE
PP#0403239
S/L 10
LEDGEWOOD ACRES ALLOTMENT
PLAT BOOK 79, PAGE 35
BATH TOWNSHIP
SUMMIT COUNTY, OHIO

REVISIONS

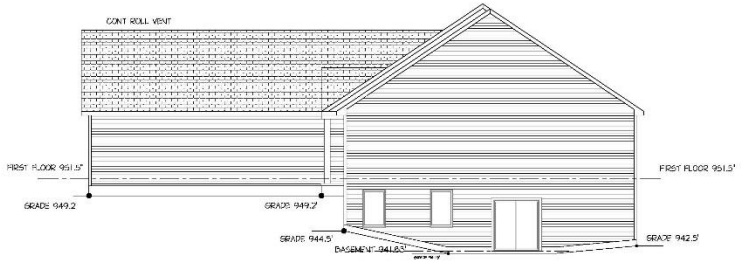
NO.	DATE	DESCRIPTION	BY
1	6/12/2025	CHANGED HOUSE PER BUILDER	CL

HORIZ. SCALE 1" = 20'	VERT. SCALE
DRAWN BY CL	DATE 5/22/2025
CHECKED BY SRL	DRAWING NO 20244048
JOB NO 20244048	SHEET 1 OF 2

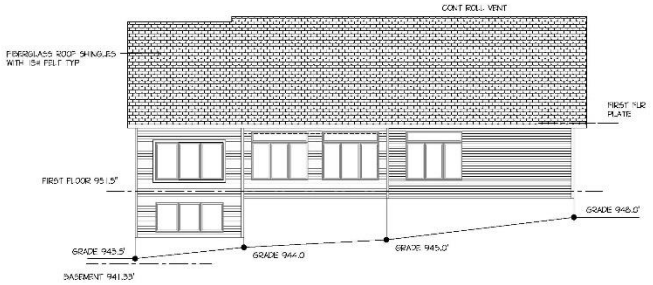
PROP 6" INV 937.5' W/ ODOT ITEM 601 RIPRAP 2'Wx3'Lx1'D.
PROP 6" PVC SDR 35 STS LAT @ 1% MIN TO DISCHARGE TO DAYLIGHT
PROP HOUSE #4245 3 BEDROOMS F.FL.951.50 BSMT FL.941.83 TOP/FTR.941.50 BOT/FTR.940.53 9' WALKOUT BSMT
DECK
GARAGE FL.943.55
PROP 20'X25' CONC PAD @ 2%
PROP WELL
EX LANDSCAPE BEDS TO BE REMOVED
EX TREE LINE
EX ROCK CHANNEL
ZONE 2-40' DUPLICATION
ZONE 1-40' DUPLICATION
ZONE 1-60'
15' DO NOT DISTURB
SOIL BOUNDARY
EX SHED
INTERCEPTOR DRAIN
EX SEPTIC ESMT DOC#56948242
EX SEPTIC TANKS
EX 1-1/2" SAS F.M.
EX LARGE ROCKS
BRICK WALL
50' RIPARIAN SETBACK
EX 10'-4" SAS PER SKETCH
EX 6" SAS (PER INSTALLER SKETCH)
EX 11' CONC DRIVE
EX 34'-24" CONC STS CULVERT
SECONDARY BENCHMARK EX 24" INV ELEV = 948.37
PROP 35'-24" HDPE STS CULVERT @ 5.7%
PROP 10' CONC DRIVE
PROP 22' CONC APRON
LANDSCAPE BED
EX HOUSE #4229 F.FL.944.09
80' BUILDING LINE
20' DRAINAGE
1" PINCHED IPp FND
IP SET
C3
C4
S/L 9
PP#0403238
NOAH TURNER
DOC#56766252



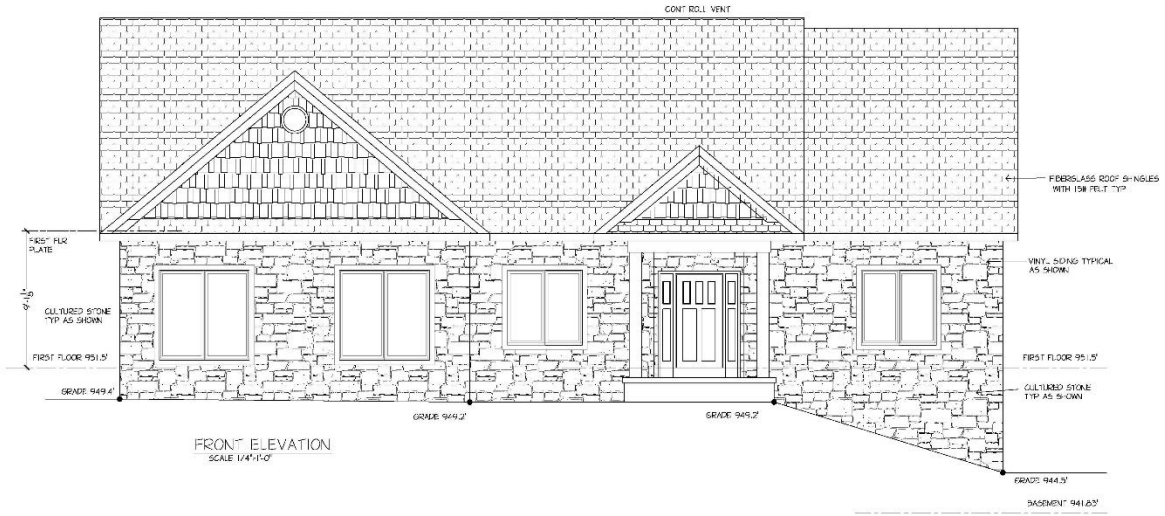
LEFT ELEVATION
SCALE 1/8"=1'-0"



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

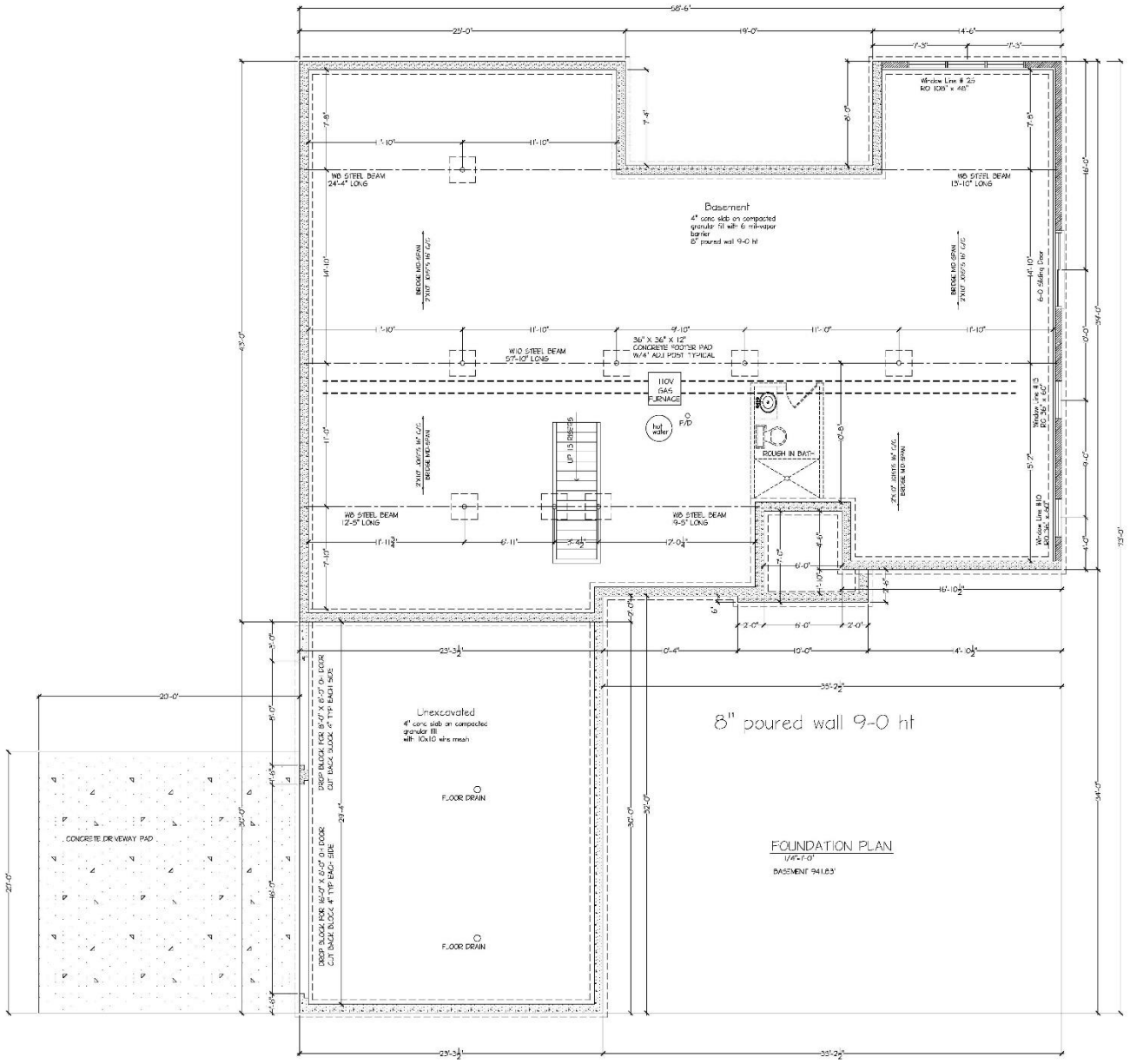
DRAWN BY:
BLDIZ
ISSUED FOR:
6-11-25
6-25-25

SQUARE FEET:
FIRST FLOOR 2200.00 SQ. FT.
FINISHED BASEMENT N/A
FINISHED LIVING AREA 2200.00 SQ. FT.

LOCATION : 4245 CLIFFSPUR BATH OHIO

CUSTOMER:

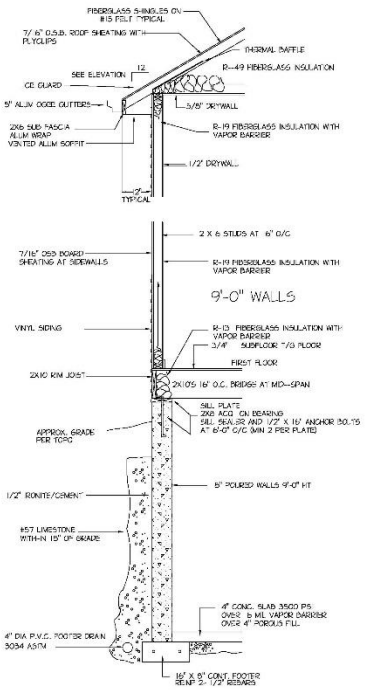
SHEET NO.
1 of 3



FOUNDATION PLAN

1/4"=1'-0"

BASEMENT 941.83'



TYPICAL WALL SECTION

SCALE: 1/2" = 1' - 0"

DATE
6-6-25

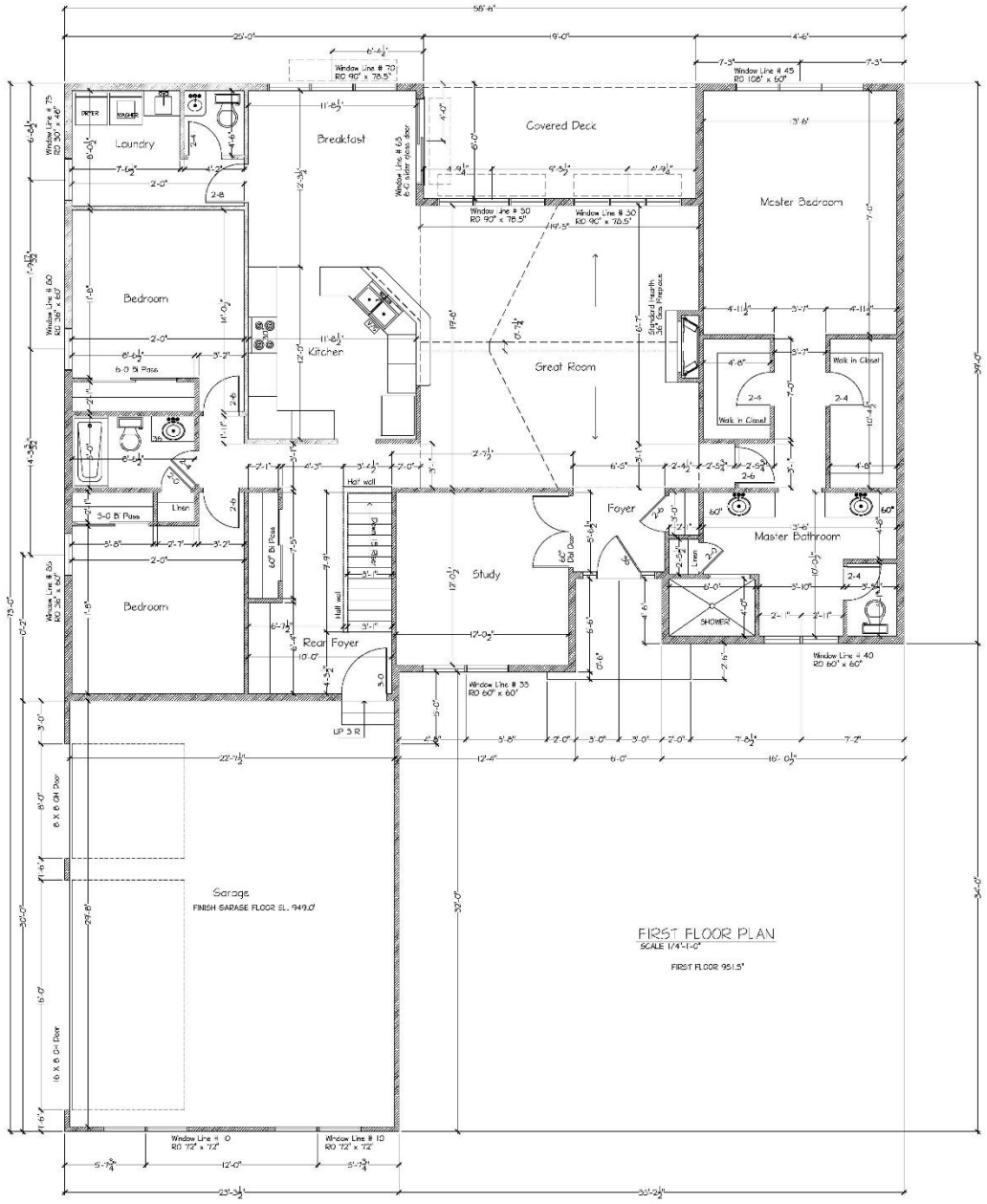
DRAWN BY:
BLDGZ
ISSUED FOR:
6-11-25
6-25-25

SQUARE FEET:
FIRST FLOOR 2500.00 SQ. FT.
FINISHED BASEMENT N/A
FINISHED LIVING AREA 2500.00 SQ. FT.

LOCATION : 4245 CLIFFSPUR BATH OHIO

CUSTOMER:

SHEET NO.
2 of 3



DATE
6-6-25

DRAWN BY:
BLD.IT.
ISSUED FOR:
6-11-25
6-25-25

SQUARE FEET:
FIRST FLOOR 2200.00 SQ. FT.
FINISHED BASEMENT N/A
FINISHED LIVING AREA 2200.00 SQ. FT.

LOCATION : 4245 CLIFFSPUR BATH OHIO

CUSTOMER:

SHEET NO.
3 of 3

BZA 25-18

- Carly Detar of OLIO Development Group
- Raising Cane's
- 3921 Medina Rd.
- Requesting variance from Article 13, Section 1309-B to exceed the maximum area and location of wall signs

Raising Cane's
Springside Dr
Springside Dr
Montrose Ave
N Cleveland Massillon Rd
S Cleveland
Brookm
18
18
18
18

TABLE OF CONTENTS

Cover Page	PG. 01	
Site Overview	PG. 02	
Site Plan	PG. 03	
Elevations	PG. 4-5	
Code Check	PG. 6-7	
Product Description		
01 Custom 16 SF Monument @ 4' OAH	PG. 08	
02 4'x8' Wall Sign	PG. 09	
03 4'x8' Wall Sign	PG. 10	
04 4'x8' Wall Sign	PG. 11	
05 1'-2"x2-3' "Open" Window Sign	PG. 12	Window Sign- less than 20%
06 1'-6"x2' Chicken Fingers Window Sign (OG)	PG. 13	Window Sign- less than 20%
07 Custom Art Mural - Design TBD	PG. 14	Artwork - not in sign permit
08 Standard DT Menu Board	PG. 15	Included in building permit
09 Standard DT Menu Board	PG. 16	Included in building permit
10 Drive-Thru Speaker Post	PG. 17	Included in building permit
11 Drive-Thru Speaker Post	PG. 18	Included in building permit
12 Pre-Sell Board	PG. 19	Included in building permit
13 One Tower	PG. 20	Included in building permit
14 Canopy 10"x4'-0"x30'-0"	PG. 21	Included in building permit
15 Canopy 10"x3'-6"x12'-10"	PG. 22	Included in building permit
16 Canopy 10"x3'-6"x12'-10"	PG. 23	Included in building permit
17 Canopy 10"x3'-6"x5'-4"	PG. 24	Included in building permit
18 P6 Lemonade Sign	PG. 25	Interior sign- non permitted
19 Cove Lighting	PG. 26	Included in building permit

BRANDBOOK REVISION LOG

REV #	DATE	DESCRIPTION OF CHANGE	BRANDER
R-01		Added custom monument and lemonade sign. Updated RD and OL letters.	
R-02	06-24-25	Removed 2 logos, DT arrow, OL letters. Added new elevations and site plan.	EZ
R-03	08-07-25	Updated elevations, canopy lengths, red dog.	EZ
R-04	08-18-25	Updated sign list and mural	RB

SITE OVERVIEW

Site ID: RC1412
Site Name: RC1412 Fairlawn
Street Address: 3921 Medina Rd.
City, State Zipcode: Fairlawn, OH 44333
Creation Date: 08-18-2025
PM: Perrianna Strickland
CAM: Jennifer Squires

CODE SUMMARY

DOCUMENT NAVIGATION

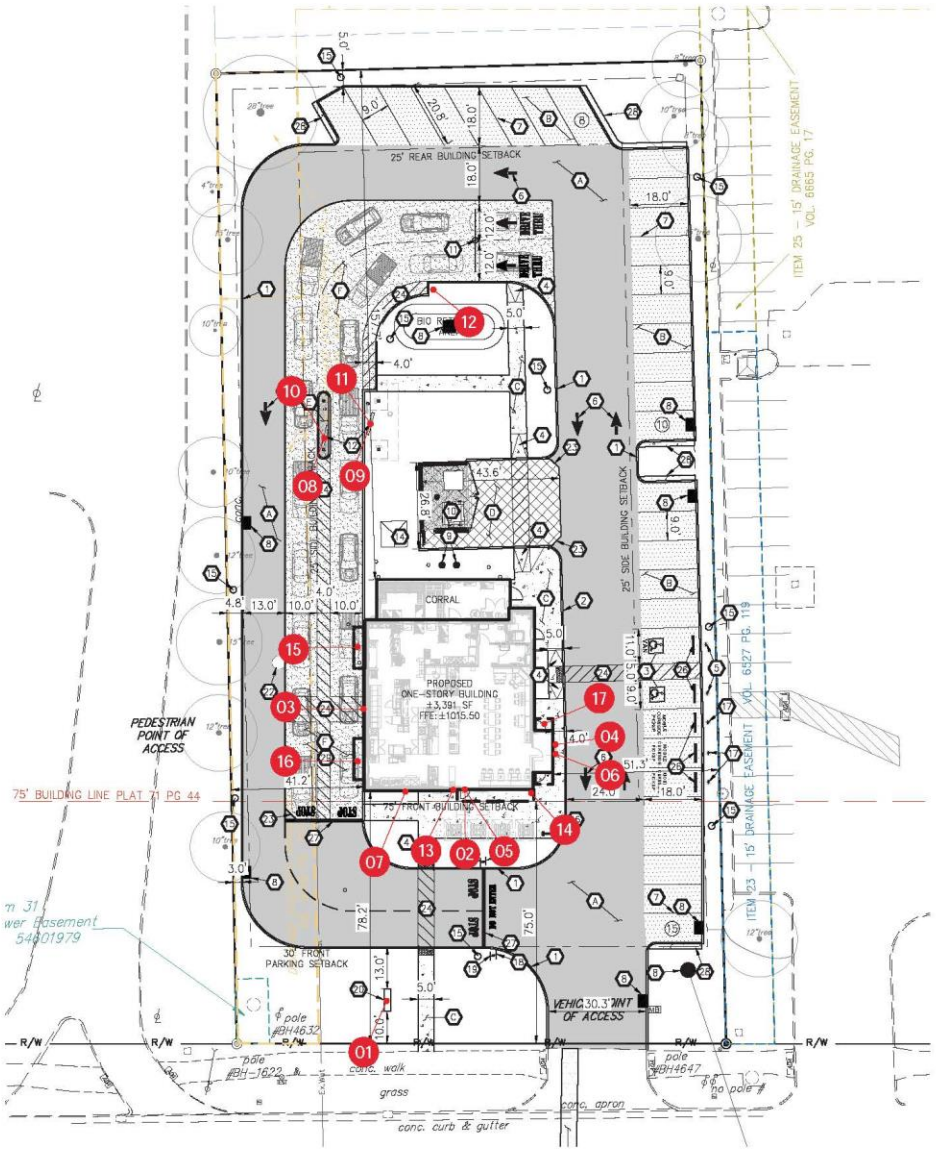
CLICKING THIS ICON (LOCATED ON EVERY PAGE NEAR IN THE FOOTER) WILL LINK TO SITE PLAN.

01 CLICKING THE NUMBER ICON (LOCATED ON EVERY SIGN LIST) WILL LINK TO THE CUTSHEET PAGE OF THAT SIGN.

SITEPLAN

18 *(Interior Not Shown on Site Plan)*

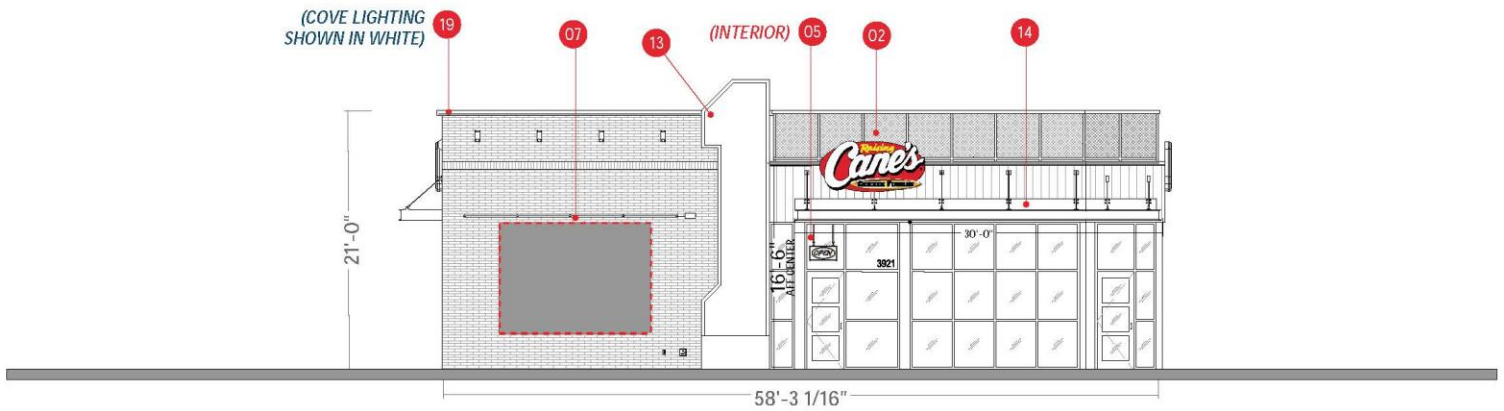
19 See Elevations



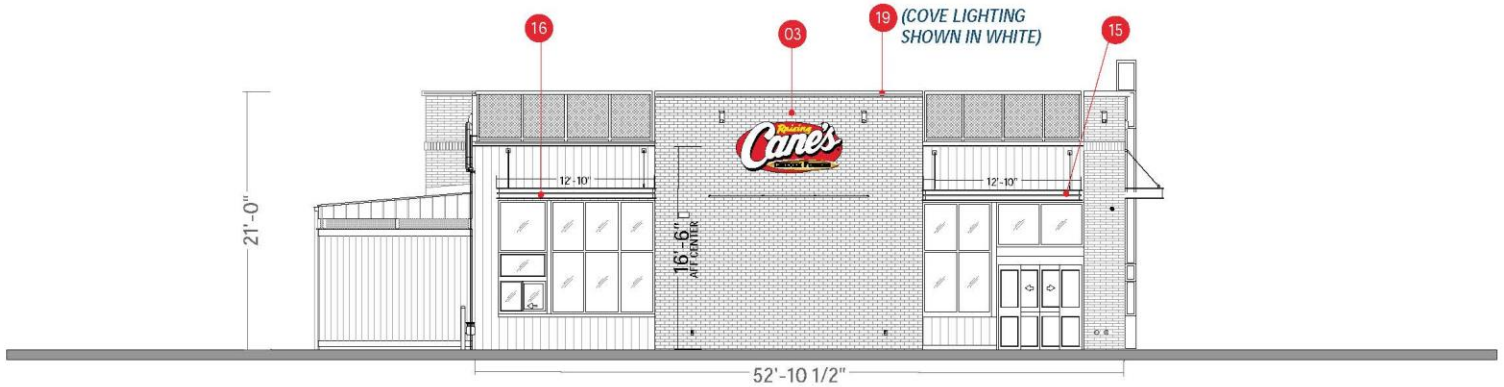
SITE KEY

	PART #	DESCRIPTION
01	RAI-M-16-4	Custom 16 SF Monument @ 4' OAH
02	RAI-WS-8FT	4'x8' Wall Sign
03	RAI-WS-8FT	4'x8' Wall Sign
04	RAI-WS-8FT	4'x8' Wall Sign
05	RAI-NEON-OPEN	1'-2"x2'-3" "Open" Window Sign
06	RAI-WN-CF-NEON-OG	1'-6"x2' Chicken Fingers Window Sign (OG)
07	RAI-PMRL-CUST-TBD	Custom Art Mural - Design TBD
08	RAI-RC-DTMB	Standard DT Menu Board
09	RAI-RC-DTMB	Standard DT Menu Board
10	RAI-DTSP	Drive-Thru Speaker Post
11	RAI-DTSP	Drive-Thru Speaker Post
12	RAI-DTPS	Pre-Sell Board
13	RAI-OT	One Tower
14	RAI-CAN01	Canopy 10"x4'-0"x30'-0"
15	RAI-CAN01	Canopy 10"x3'-6"x12'-10"
16	RAI-CAN01	Canopy 10"x3'-6"x12'-10"
17	RAI-CAN01	Canopy 10"x3'-6"x5'-4"
18	RAI-RC-LS-P6	P6 Lemonade Sign
19	RAI-COV01	Cove Lighting

ELEVATIONS



FRONT SOUTH ELEVATION



DRIVE THRU WEST ELEVATION

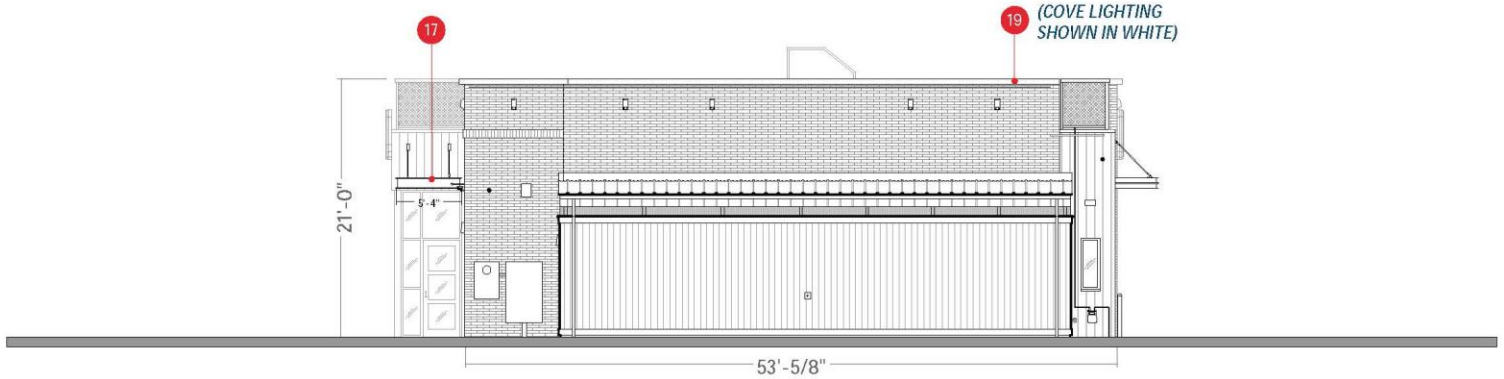
SITE KEY

	PART #	DESCRIPTION
01	RAI-M-16-4	Custom 16 SF Monument @ 4' OAH
02	RAI-WS-8FT	4'x8' Wall Sign
03	RAI-WS-8FT	4'x8' Wall Sign
04	RAI-WS-8FT	4'x8' Wall Sign
05	RAI-NEON-OPEN	1'-2"x2-3' "Open" Window Sign
06	RAI-WN-CF-NEON-OG	1'-6"x2' Chicken Fingers Window Sign (OG)
07	RAI-PMRL-CUST-TBD	Custom Art Mural - Design TBD
08	RAI-RC-DTMB	Standard DT Menu Board
09	RAI-RC-DTMB	Standard DT Menu Board
10	RAI-DTSP	Drive-Thru Speaker Post
11	RAI-DTSP	Drive-Thru Speaker Post
12	RAI-DTPS	Pre-Sell Board
13	RAI-OT	One Tower
14	RAI-CAN01	Canopy 10"x4'-0"x30'-0"
15	RAI-CAN01	Canopy 10"x3'-6"x12'-10"
16	RAI-CAN01	Canopy 10"x3'-6"x12'-10"
17	RAI-CAN01	Canopy 10"x3'-6"x5'-4"
18	RAI-RC-LS-P6	P6 Lemonade Sign
19	RAI-COV01	Cove Lighting

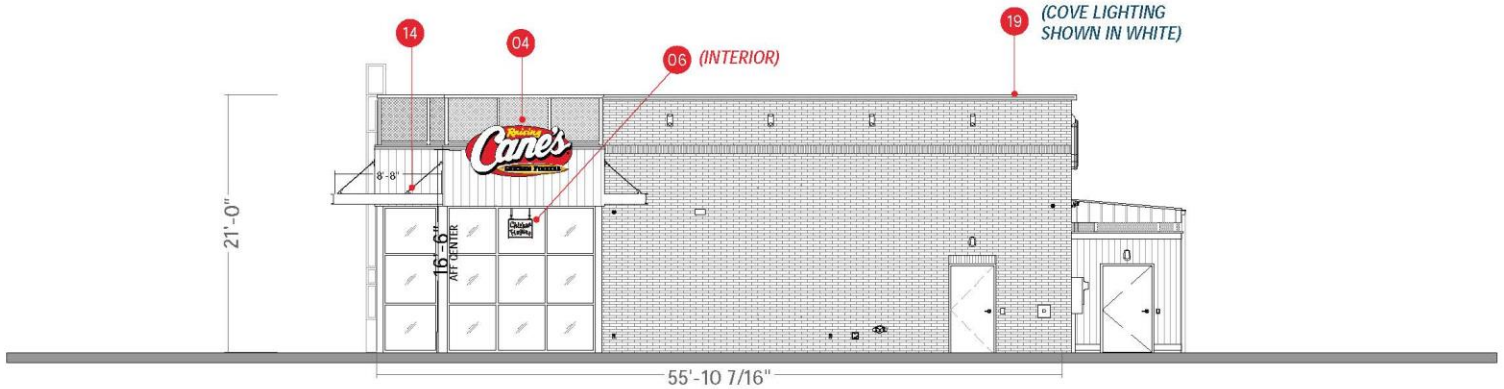
Scale: 3/32"=1'

ARTISTIC REPRESENTATION ONLY.

ELEVATIONS



REAR NORTH ELEVATION



SIDE ENTRY EAST ELEVATION

SITE KEY

	PART #	DESCRIPTION
01	RAI-M-16-4	Custom 16 SF Monument @ 4' OAH
02	RAI-WS-8FT	4'x8' Wall Sign
03	RAI-WS-8FT	4'x8' Wall Sign
04	RAI-WS-8FT	4'x8' Wall Sign
05	RAI-NEON-OPEN	1'-2"x2-3' "Open" Window Sign
06	RAI-WN-CF-NEON-OG	1'-6"x2' Chicken Fingers Window Sign (OG)
07	RAI-PMRL-CUST-TBD	Custom Art Mural - Design TBD
08	RAI-RC-DTMB	Standard DT Menu Board
09	RAI-RC-DTMB	Standard DT Menu Board
10	RAI-DTSP	Drive-Thru Speaker Post
11	RAI-DTSP	Drive-Thru Speaker Post
12	RAI-DTPS	Pre-Sell Board
13	RAI-OT	One Tower
14	RAI-CAN01	Canopy 10"x4'-0"x30'-0"
15	RAI-CAN01	Canopy 10"x3'-6"x12'-10"
16	RAI-CAN01	Canopy 10"x3'-6"x12'-10"
17	RAI-CAN01	Canopy 10"x3'-6"x5'-4"
18	RAI-RC-LS-P6	P6 Lemonade Sign
19	RAI-COV01	Cove Lighting

Scale: 3/32"=1'

ARTISTIC REPRESENTATION ONLY.

01 RAI-M-16-4

Custom 16 SF Monument @ 4' OAH

SEE AGI MANUFACTURING DRAWINGS FOR SITE SPECIFIC DETAILS

DESCRIPTION

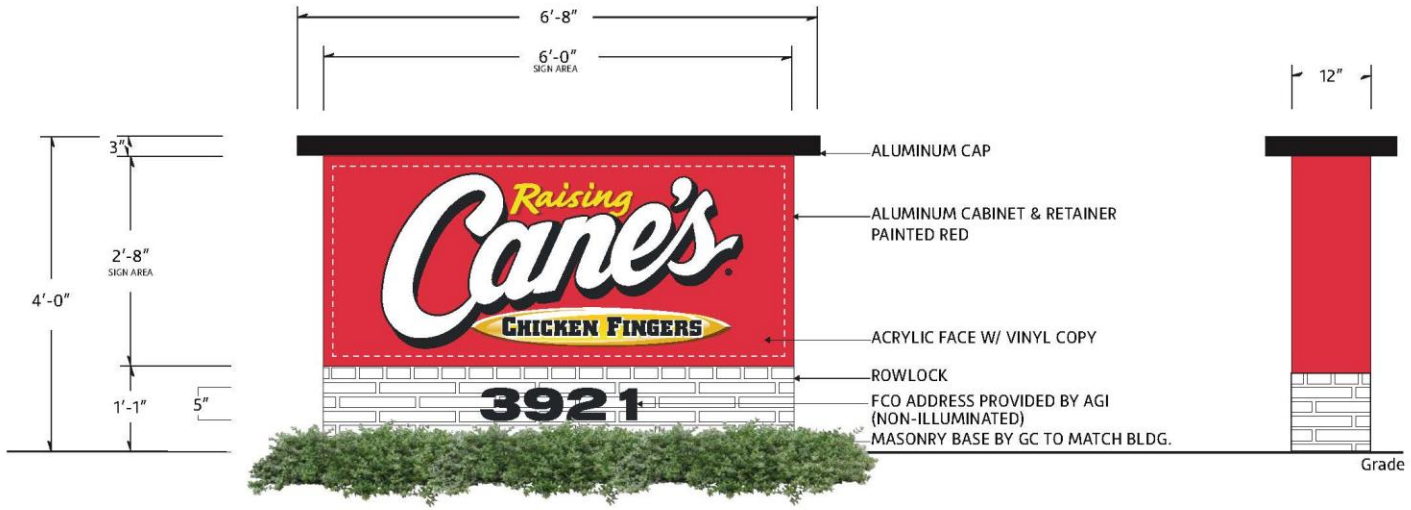
Custom 16 SF Monument @ 4' OAH

SPECIFICATIONS

SIGN H:	2'-8"
SIGN W:	6'-0"
OAH:	4'-0"
OAW:	6'-8"
SIGN SF:	16.02
TOTAL SF:	
ILLUMINATION:	Internal
AMPS:	

SITE SPECIFIC NOTES

VARIANCE REQUIRED FOR STANDALONE GROUND SIGN. Sign design is conceptual pending Cane's Design and property owner approvals, final engineering and permitting in accordance with local jurisdiction. Foundation and concrete pad scope to be determined.



FOUNDATION AND CONCRETE PAD SCOPE TO BE DETERMINED

COLOR SCHEDULE

PAINT COLORS	VINYL COLORS
MAP / 27386	3M / OPAQUE / #7725-10 / 'WHITE'
PANTONE / #109C / 'YELLOW'	3M/ OPAQUE / #680-10 / 'WHITE' / REFLECTIVE
MAP / 2075	3M / TRANS./ #3630-015 / 'YELLOW'
MAP / 'BLACK'	3M / TRANS./ #3630-53 / 'CARDINAL RED'
MAP/ 'BLACK' / FINISH MATTE	3M / TRANS./ #3630-73 / 'RED'
MAP/ 'BLACK' / FINISH SATIN	3M / OPAQUE / 'BLACK'

02 RAI-WS-8FT

4'x8' Wall Sign

SEE AGI MANUFACTURING DRAWINGS FOR SITE SPECIFIC DETAILS

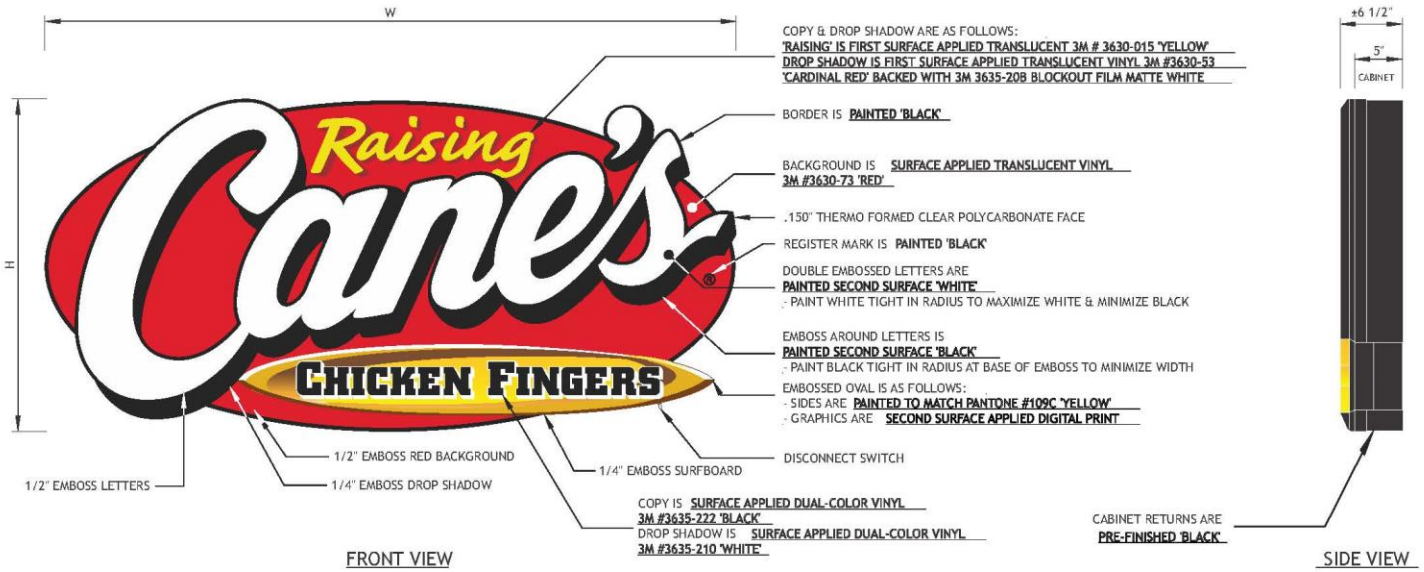
DESCRIPTION

Internally Illuminated Single-Face Wall Sign With Thermoformed Polycarbonate Face With Applied Vinyl Graphics

SPECIFICATIONS

SIGN H:	3'-10 1/8"
SIGN W:	8'-0"
OAH:	
OAW:	
SIGN SF:	25.47
TOTAL SF:	
ILLUMINATION:	Internal
AMPS:	1.8 @ 120 Volts Connected Load

SITE SPECIFIC NOTES



PART NUMBER	'H'	'W'	'AREA'
RAI-WS001-0204-T	2' - 0 11/16"	4' - 3 3/8"	8.83
RAI-WS001-0205-T	2' - 7 3/4"	5' - 6"	14.55
RAI-WS001-0306-T	2' - 10 5/8"	6' - 0"	17.31
RAI-WS001-0408-T	3' - 10 1/8"	8' - 0"	25.47
RAI-WS001-0510-T	4' - 9 11/16"	10' - 0"	50

COLOR SCHEDULE

PAINT COLORS	VINYL COLORS
MAP / 27386	3M / OPAQUE / #7725-10 / 'WHITE'
PANTONE / #109C / 'YELLOW'	3M/ OPAQUE / #680-10 / 'WHITE' / REFLECTIVE
MAP / 2075	3M / TRANS. / #3630-015 / 'YELLOW'
MAP / 'BLACK'	3M / TRANS. / #3630-53 / 'CARDINAL RED'
MAP/ 'BLACK' / FINISH MATTE	3M / TRANS. / #3630-73 / 'RED'
MAP/ 'BLACK' / FINISH SATIN	3M / OPAQUE / 'BLACK'

BZA 25-19

- Tom Giltner
- Corner Provision
- 1070 Ghent Rd.
- Requesting variance from Article 13, Section 1309-B to exceed the maximum area and location of wall signs

Corner Provisions
Wye Rd
Sanctuary Dr
Sanctuary Dr
Wye Rd
Wye Rd
N Cleveland Massillon Rd
N Cleveland Massillon Rd
N Cleveland Massillon Rd
Ghent Rd
Ghent Rd
Ghent Rd
San Pier Dr
Sparrow Pond Ct
Sparrow Pond Ln
138
77
77
21

Corner Provisions, 1070 Ghent Rd, Bath, Oh 44333

Facing Parking Lot / Ghent Rd Restaurant Entry Sign:

BEFORE

AFTER

Method of Construction/Installation

Restaurant Main Entry Sign:

- 25" x 120" x 1.25" Thick High Density Urethane Single Sided Panel w/ Sandblasted Background, Raised Text and Raised Border.
- Panel to be screw mounted to Wooden Beam Above using Quantity 4 20" x 1.5" x .25" flat bars painted to Dark Bronze.
- Bottom of Sign Panel Above Grade is 124"
- Sign is Non-Illuminated.

Project: Corner Provisions

Location: 1070 Ghent Rd., Bath, Oh 44333

Drawn By: Fastsigns *File: CP_Zoning 1* *Date: 8/11/25*

The artwork and designs shown are the property of FastSigns 220301 and are to be used for the express purpose of customer and permit approval only. Any other use is strictly prohibited without the express written consent of FastSigns 220301.

FASTSIGNS.
Make Your Statement™
5221-A Northfield Road, Bedford Hts., OH 44146
216.581.4141 www.fastsigns.com/111

Corner Provisions, 1070 Ghent Rd, Bath, Oh 44333

Restaurant Patio Rear Sign: Facing Intersection N. Cleveland Massillon Rd & Ghent Rd

BEFORE

AFTER

Method of Construction/Install

Restaurant Rear Patio Sign:

- 32" x 156" x 0.25" Thick Aluminum Faced Single Sided Sign Panels w/ Direct Graphic Print; Due to length (2) Sign Panels are needed.
- Panels to be butted up against each other and screw mounted to the 2.5" Wide Vertical Metal Railings / Supports.
- Bottom of Sign Panel Above Grade is 124"
- Sign is Non-Illuminated.

Project: Corner Provisions

Location: 1070 Ghent Rd., Bath, Oh 44333

Drawn By: Fastsigns *File: CP_Zoning 1* *Date: 8/11/25*

The artwork and designs shown are the property of FastSigns 220301 and are to be used for the express purpose of customer and permit approval only. Any other use is strictly prohibited without the express written consent of FastSigns 220301.

FASTSIGNS.
Make Your Statement™
5221-A Northfield Road, Bedford Hts., OH 44146
216.581.4141 www.fastsigns.com/111

Restaurant Entry Sign:
Facing Parking Lot / Ghent Rd

Restaurant Patio Rear Sign:
Facing Intersection N. Cleveland Massillon Rd & Ghent Rd

Monterey Taupe
Hex # CAC8B8
CMYK 21, 16, 27, 0
PMS 42 39 C

Dark Bronze
Hex #3A322A
CMYK 62, 62, 70, 61
PMS 8 623 C

Entry Sign:	Rear Sign:
Square Feet: 20.8 sq. ft.	Square Feet: 34.7 sq. ft.

Project: Corner Provisions

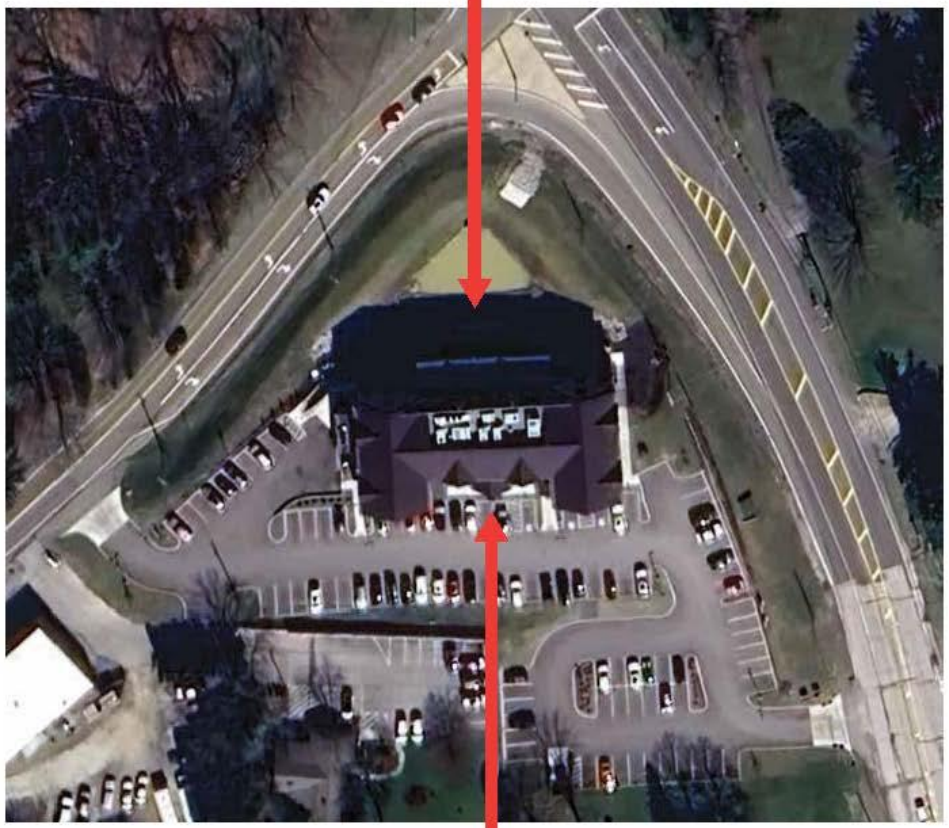
Location: 1070 Ghent Rd., Bath, Oh 44333

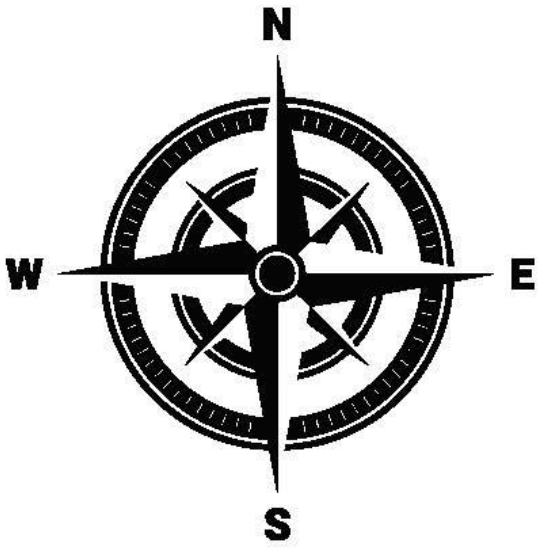
Drawn By: Fastsigns File: CP_Zoning 1 Date: 8/11/25

The artwork and designs shown are the property of FastSigns 220301 and are to be used for the express purpose of customer and permit approval only. Any other use is strictly prohibited without the express written consent of FastSigns 220301.

FASTSIGNS
Make Your Statement™
5221-A Northfield Road, Bedford Hts., OH 44146
216.581.4141 www.fastsigns.com/111

Restaurant Patio Rear Sign:
Facing Intersection N. Cleveland Massillon Rd & Ghent Rd





Restaurant Entry Sign:
Facing Parking Lot / Ghent Rd

149 ft linear frontage Front and Rear

Project: Corner Provisions *Location: 1070 Ghent Rd., Bath, Oh 44333*

Drawn By: Fastsigns File: CP_Zoning 1 Date: 8/11/25

The artwork and designs shown are the property of FastSigns 220301 and are to be used for the express purpose of customer and permit approval only. Any other use is strictly prohibited without the express written consent of FastSigns 220301.

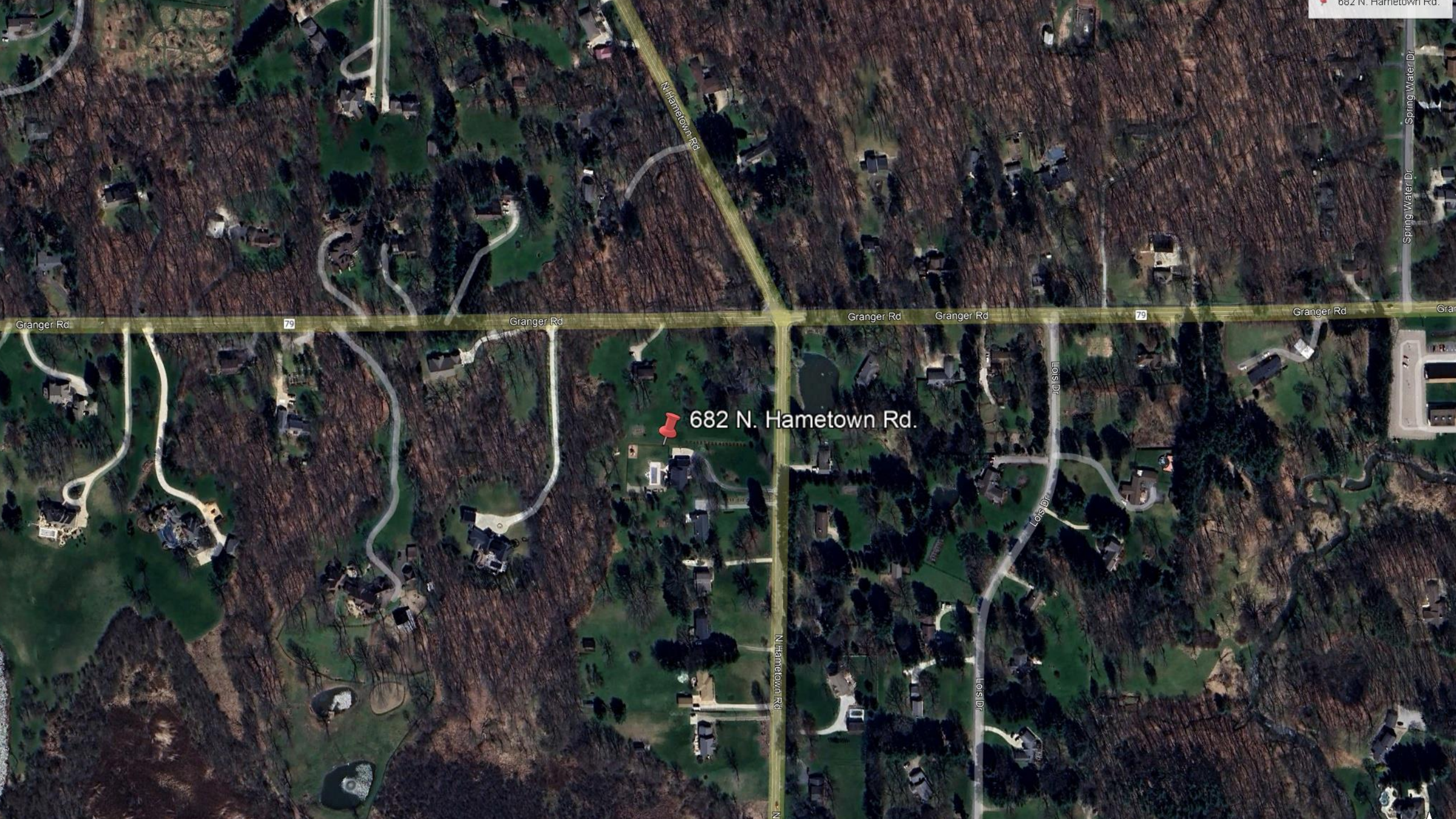
FASTSIGNS.
Make Your Statement™

25″ x 120″

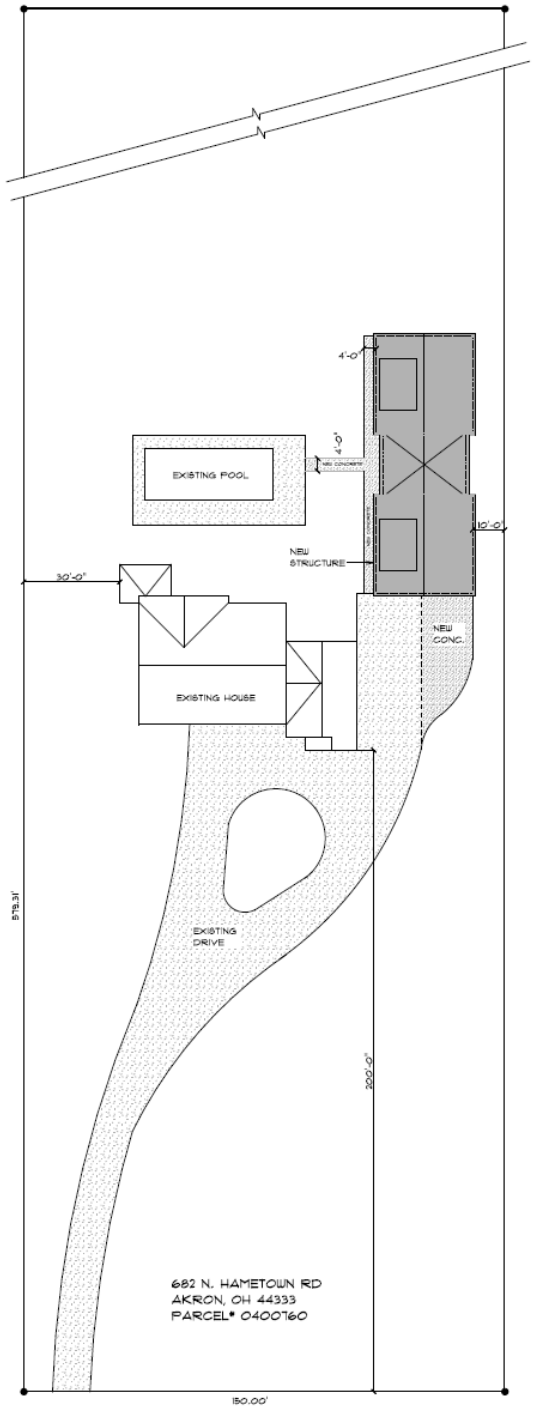
32″ x 156″

BZA 25-22

- Lora and Judd Freitag
- 682 N. Hametown Rd.
- Requesting variance from Article 7, Section 701-B(11)(B) for a reduction in the side yard setback and from 701-B(D) to exceed the allowed square footage for an accessory structure.

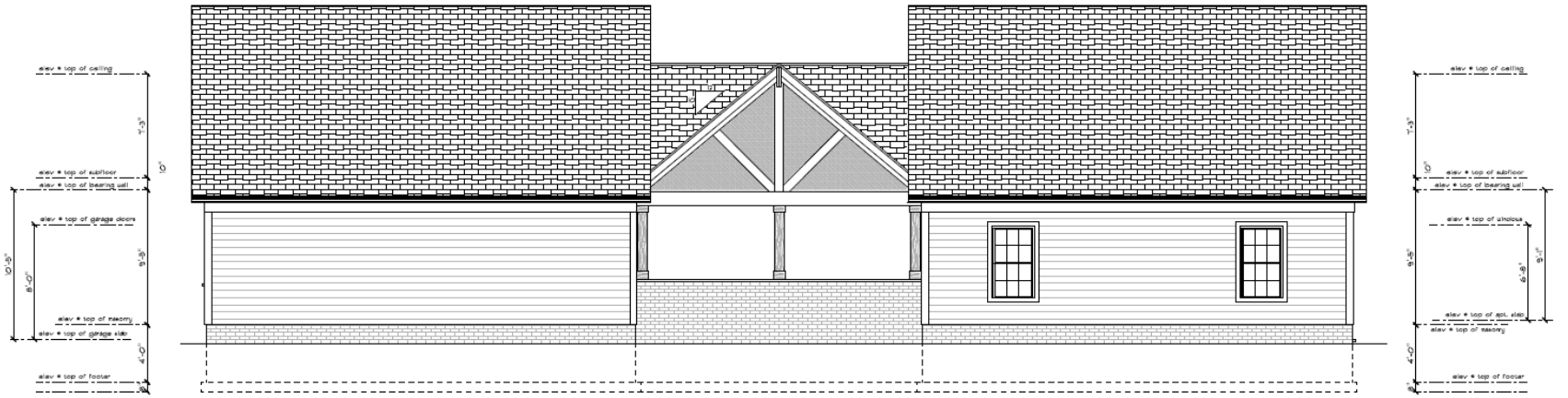

682 N. Hametown Rd.
N Hametown Rd
Granger Rd
79
Lois Dr
Spring Water Dr

0400246
0404983
1060
N HAMETOWN RD
0400760
0401579
1030



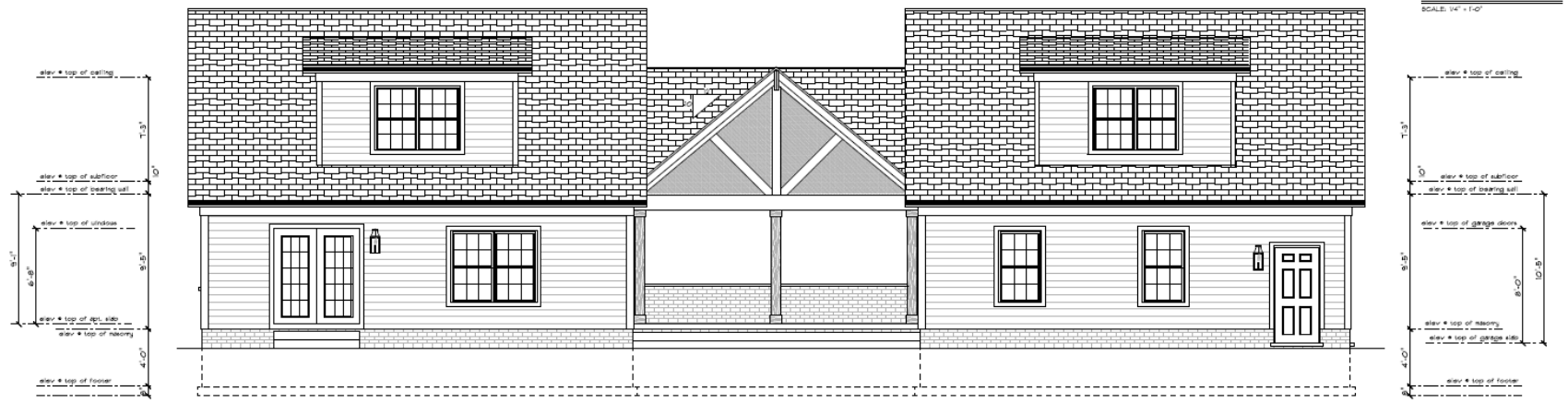
SITE PLAN

SCALE: N.T.S.



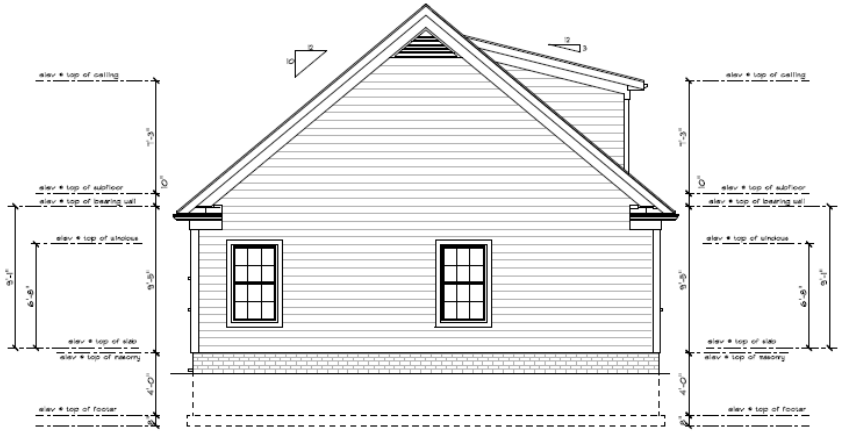
RIGHT ELEVATION

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



LEFT ELEVATION

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



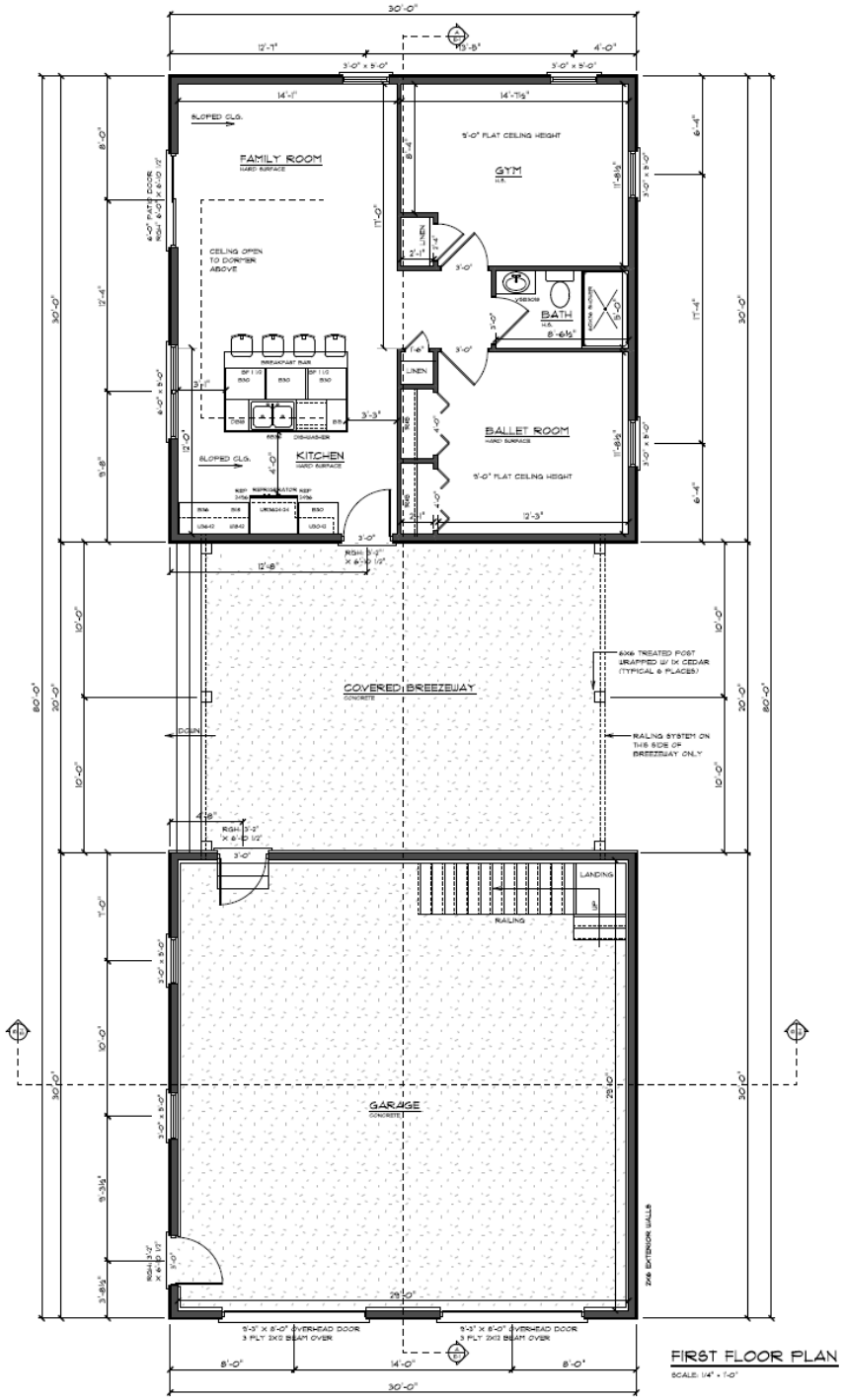
REAR ELEVATION

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

NOTE: MATCH FREIZE BOARDS TO EXISTING HOUSE

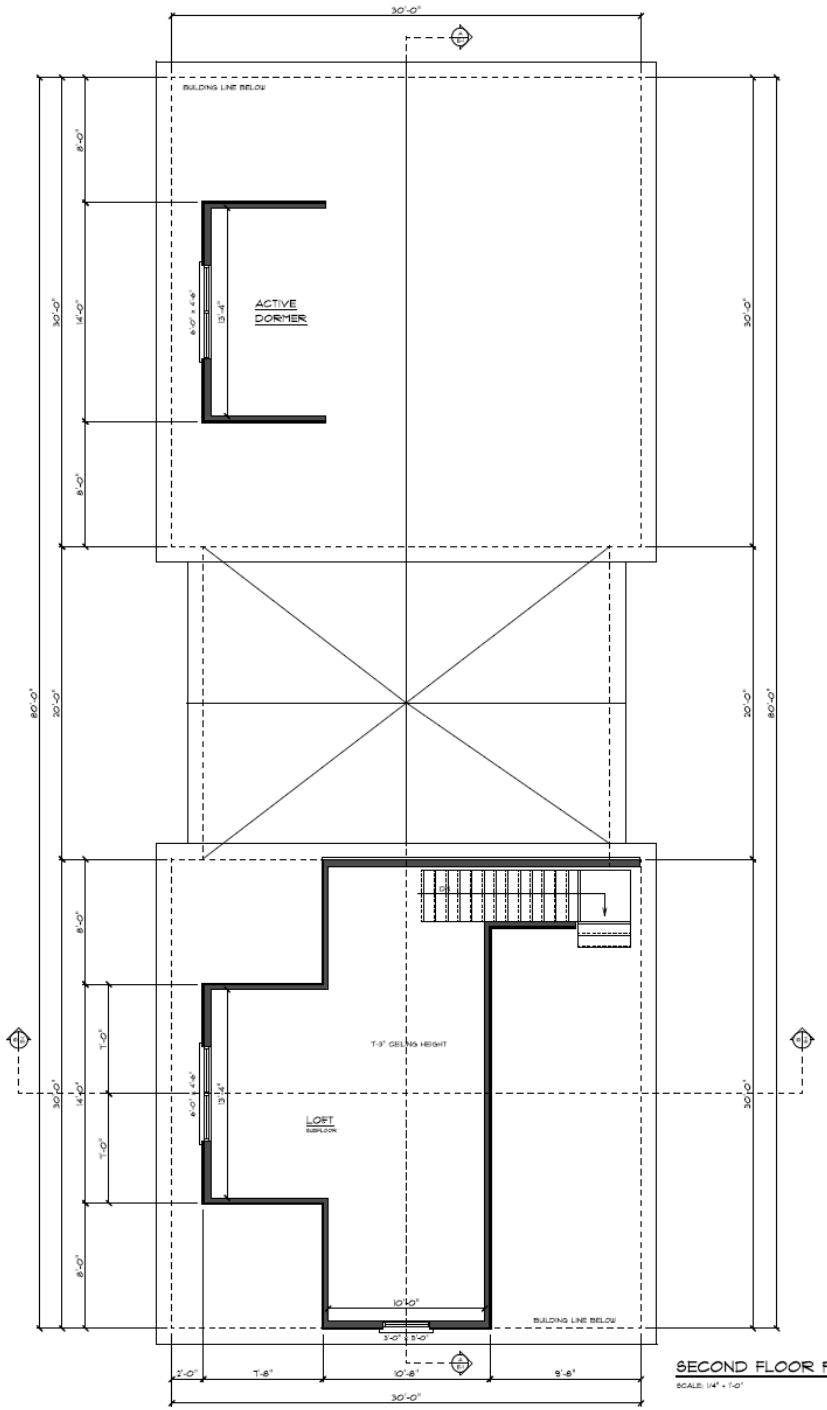
FRONT ELEVATION

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



FIRST FLOOR PLAN

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



SECOND FLOOR PLAN

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

BATH TOWNSHIP BOARD OF ZONING APPEALS

BATH TOWNSHIP

1818