

BATH TOWNSHIP
BOARD OF
ZONING APPEALS

December 16, 2025





BZA 25-29

- Stephan Shiposh
- 1346 Sand Run Rd.
- Requesting a variance from Article 7, Section 701, Table 701-1 to construct an accessory structure in the front yard.



1346 Sand Run

Sand Run Rd

Sand Run Rd

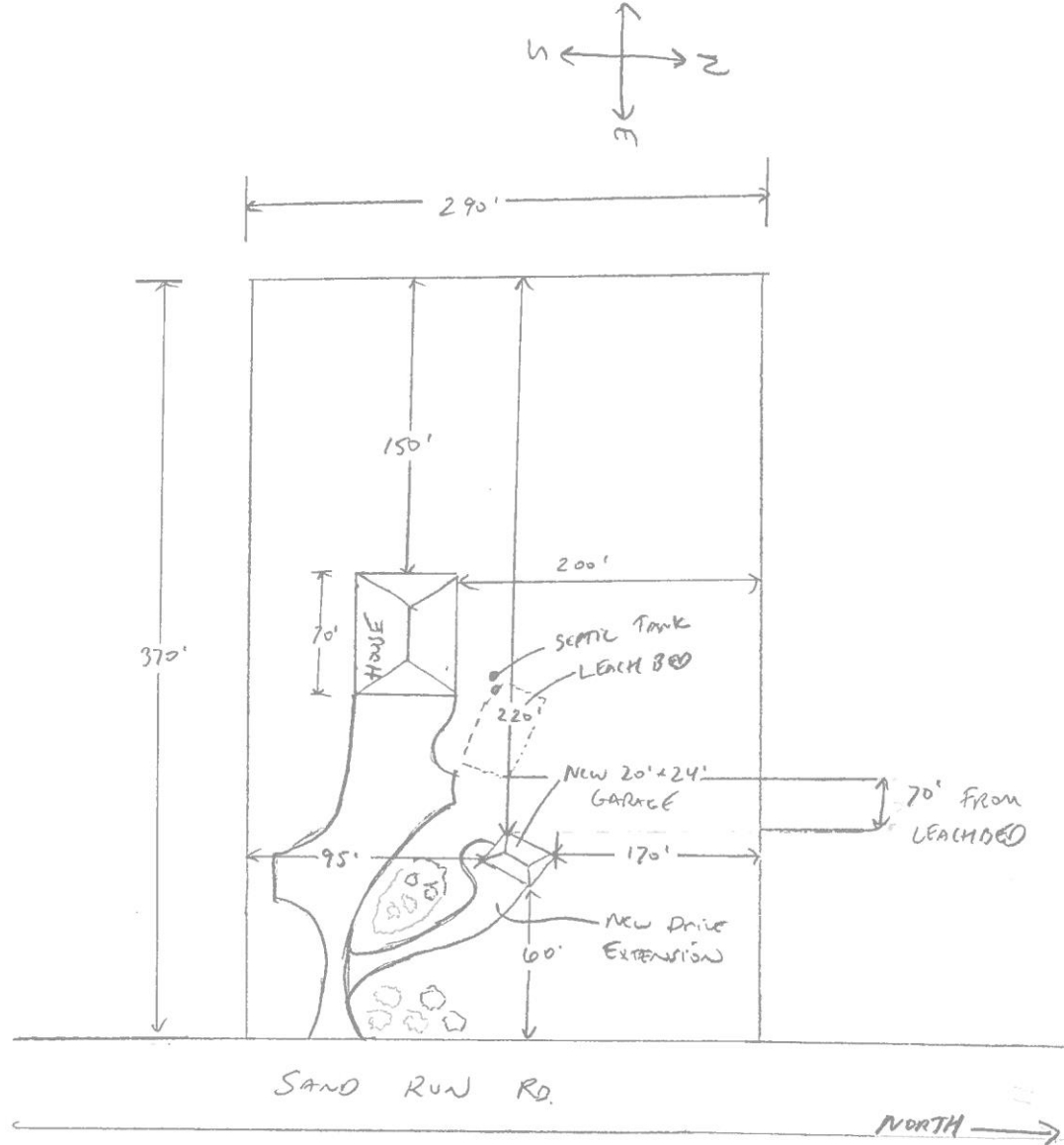
Sand Run Rd

Anthony Dr

Anthony Dr

Anthony Dr

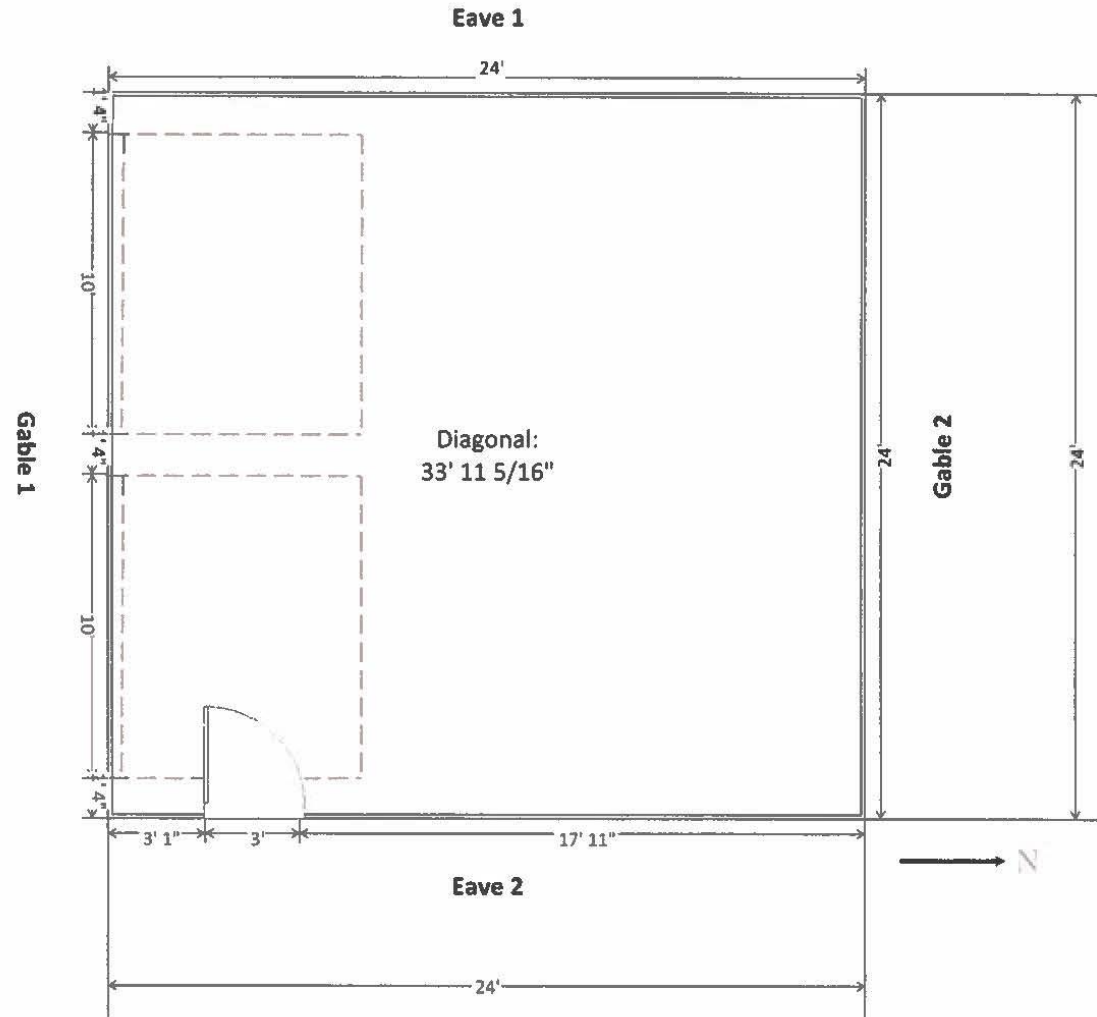




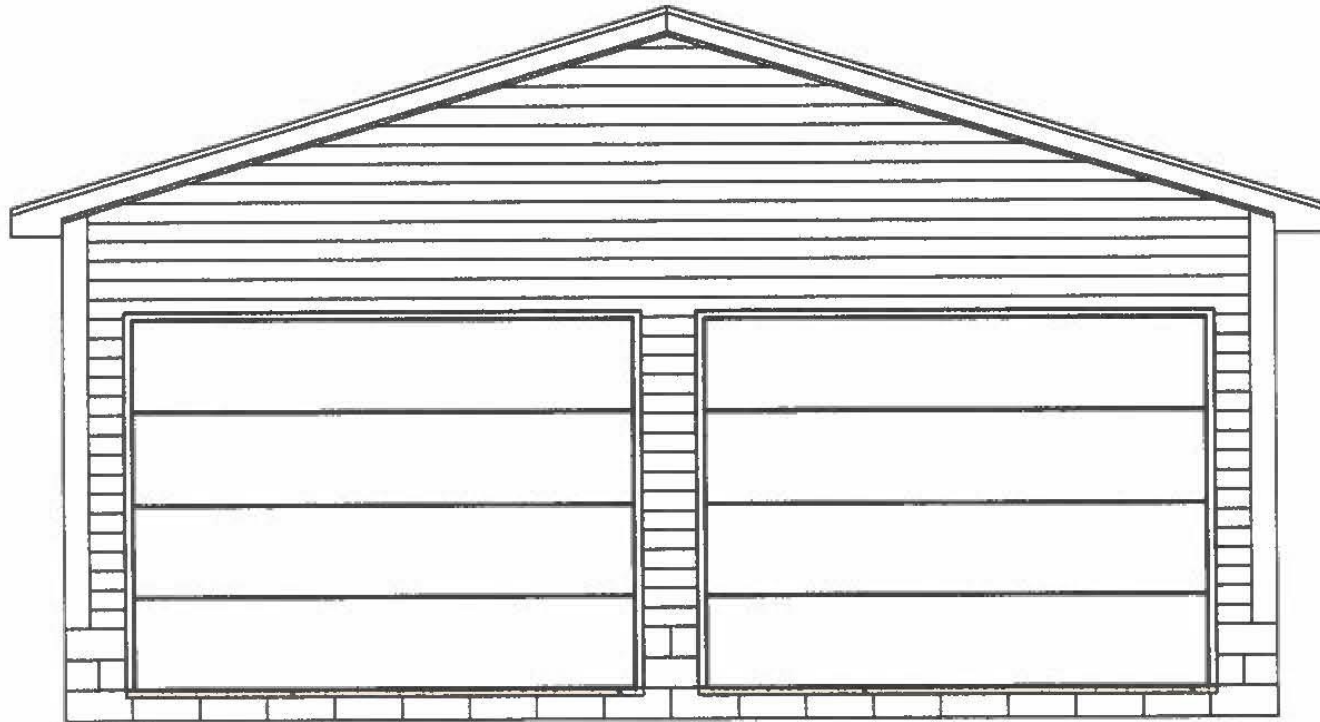
PARCEL # 0406569
 1346 SAND RUN RD

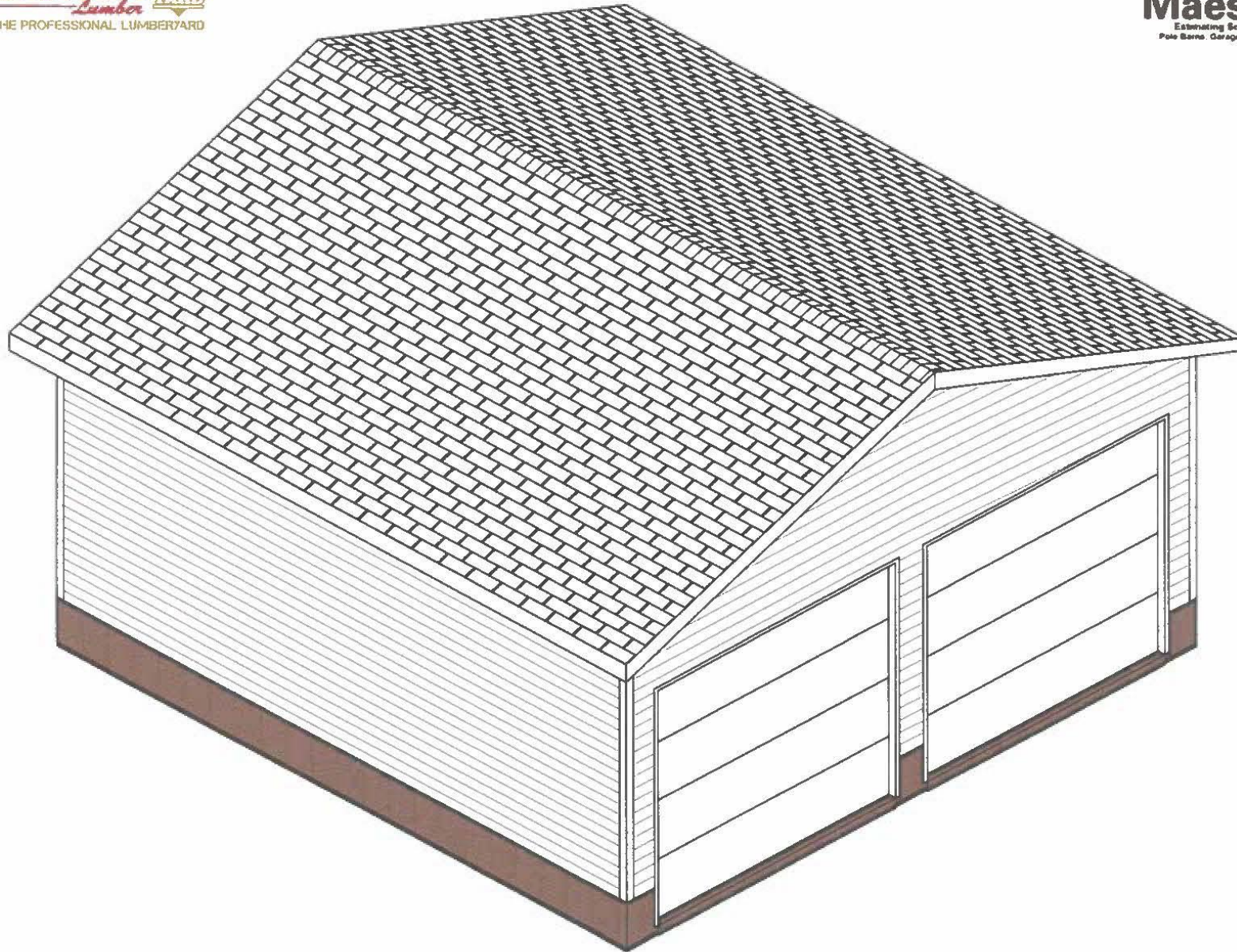
GARAGE FLOOR PLAN

576 sq. ft.



SOUTH SIDE-GABLE SIDE 1 ELEVATION

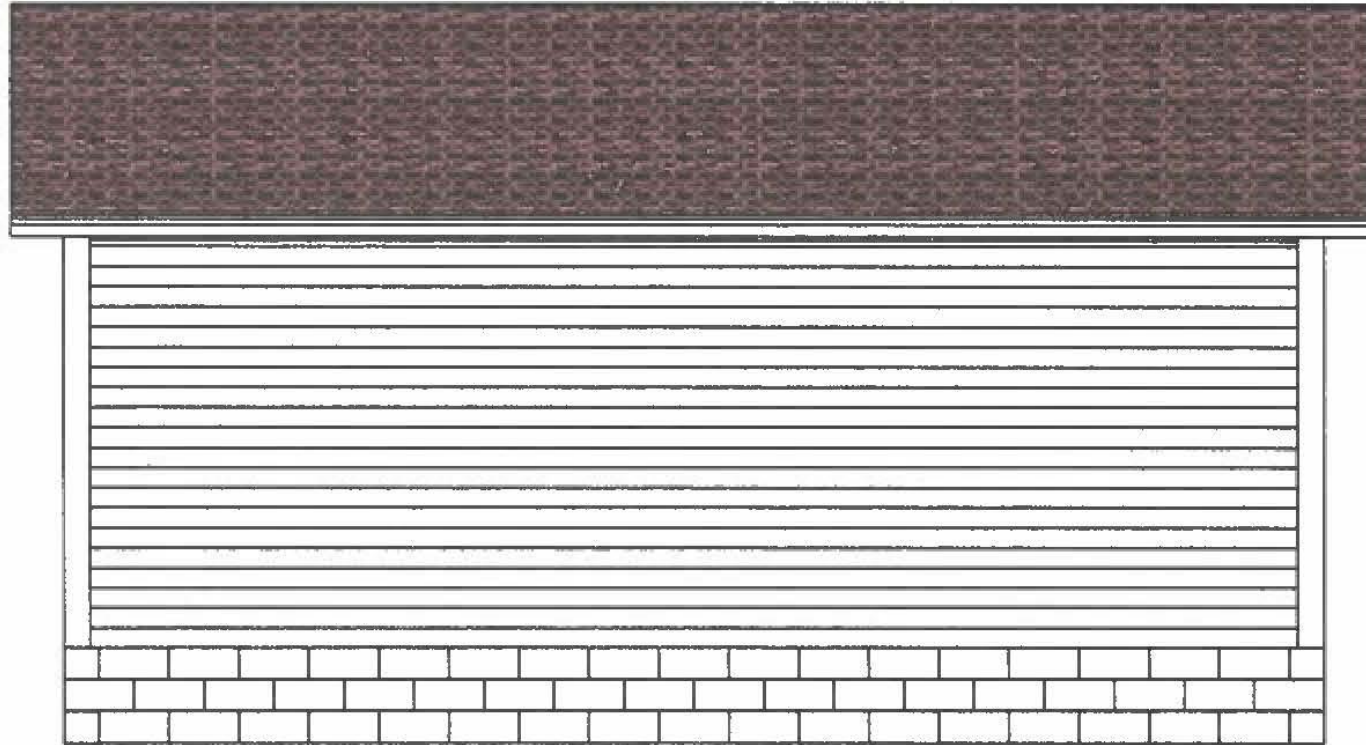




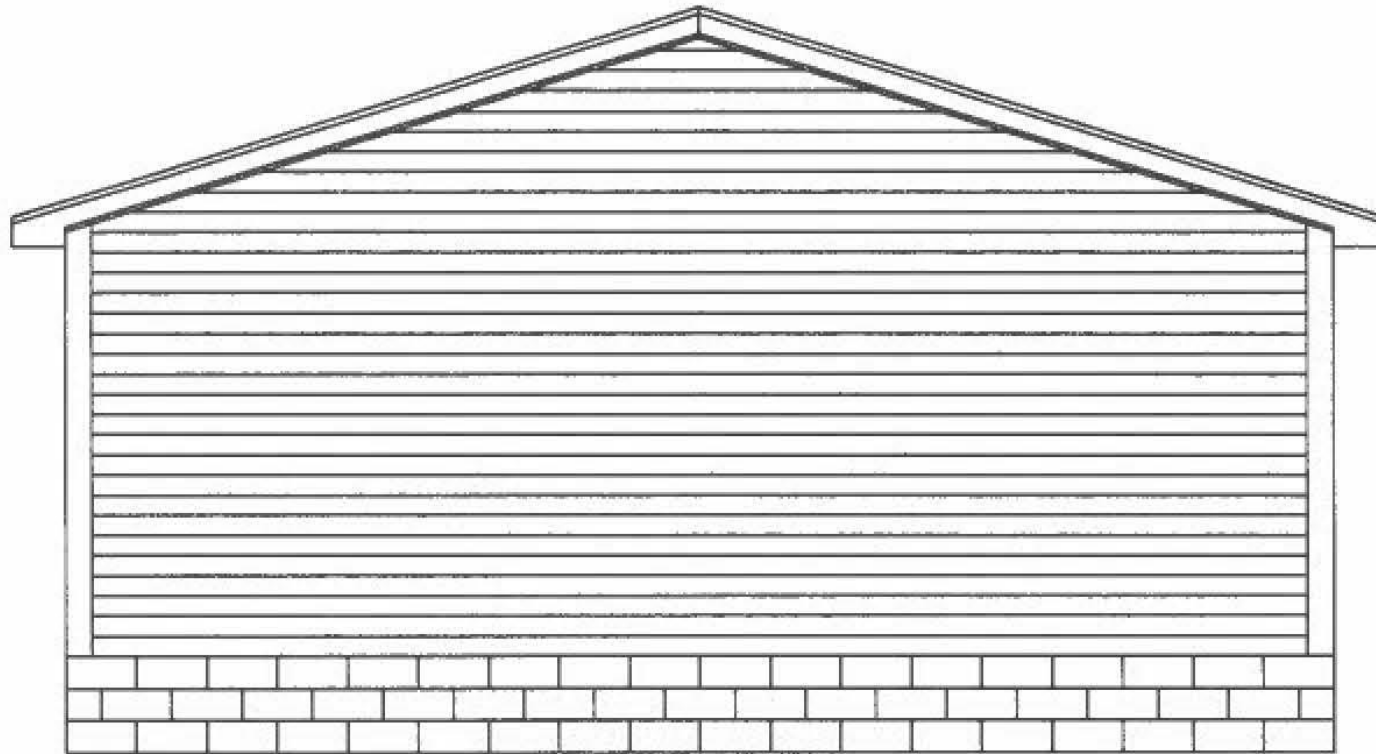
EAST SIDE-EAVE SIDE 2 ELEVATION

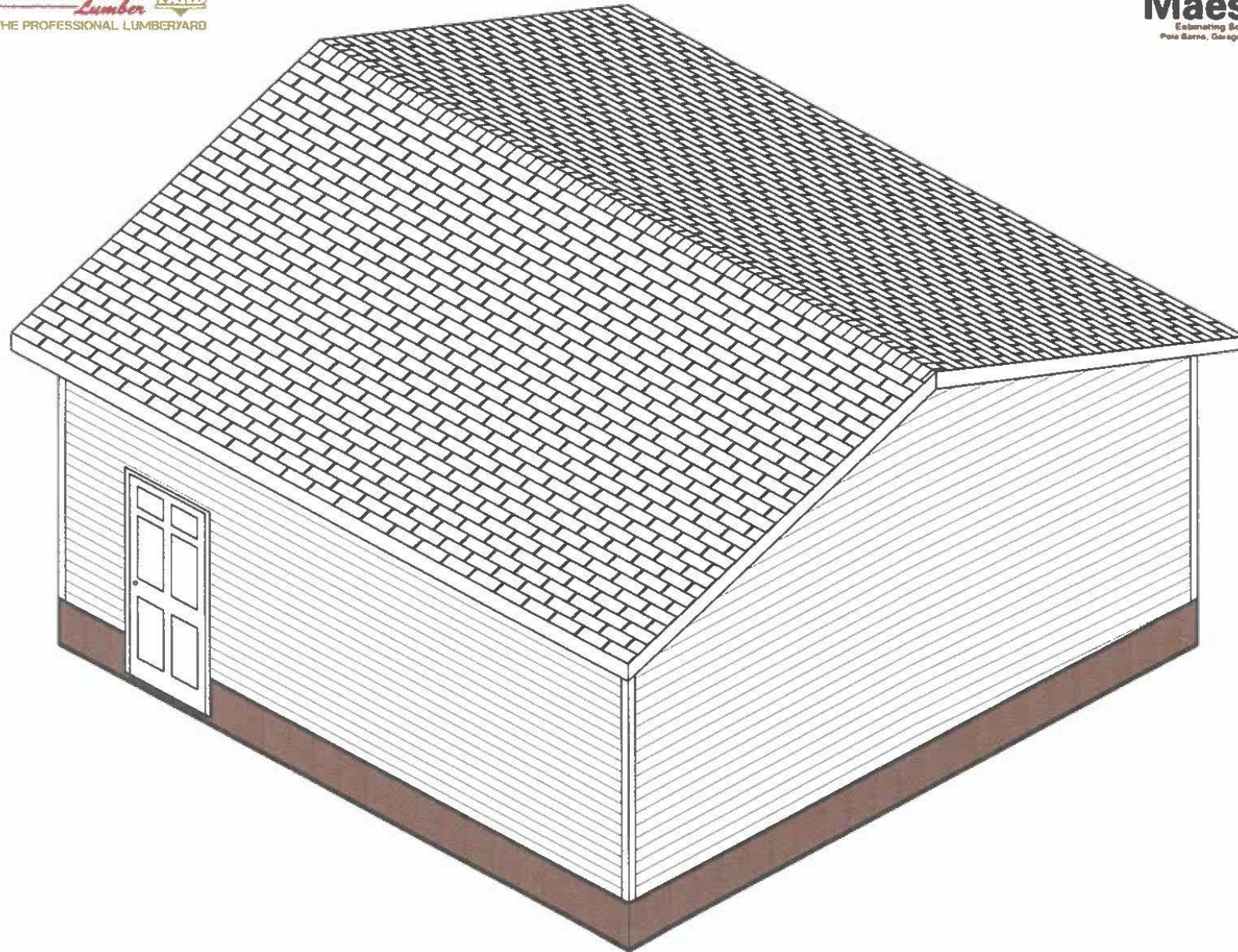


WEST SIDE-EAVE SIDE 1 ELEVATION



NORTH SIDE-GABLE SIDE 2 ELEVATION

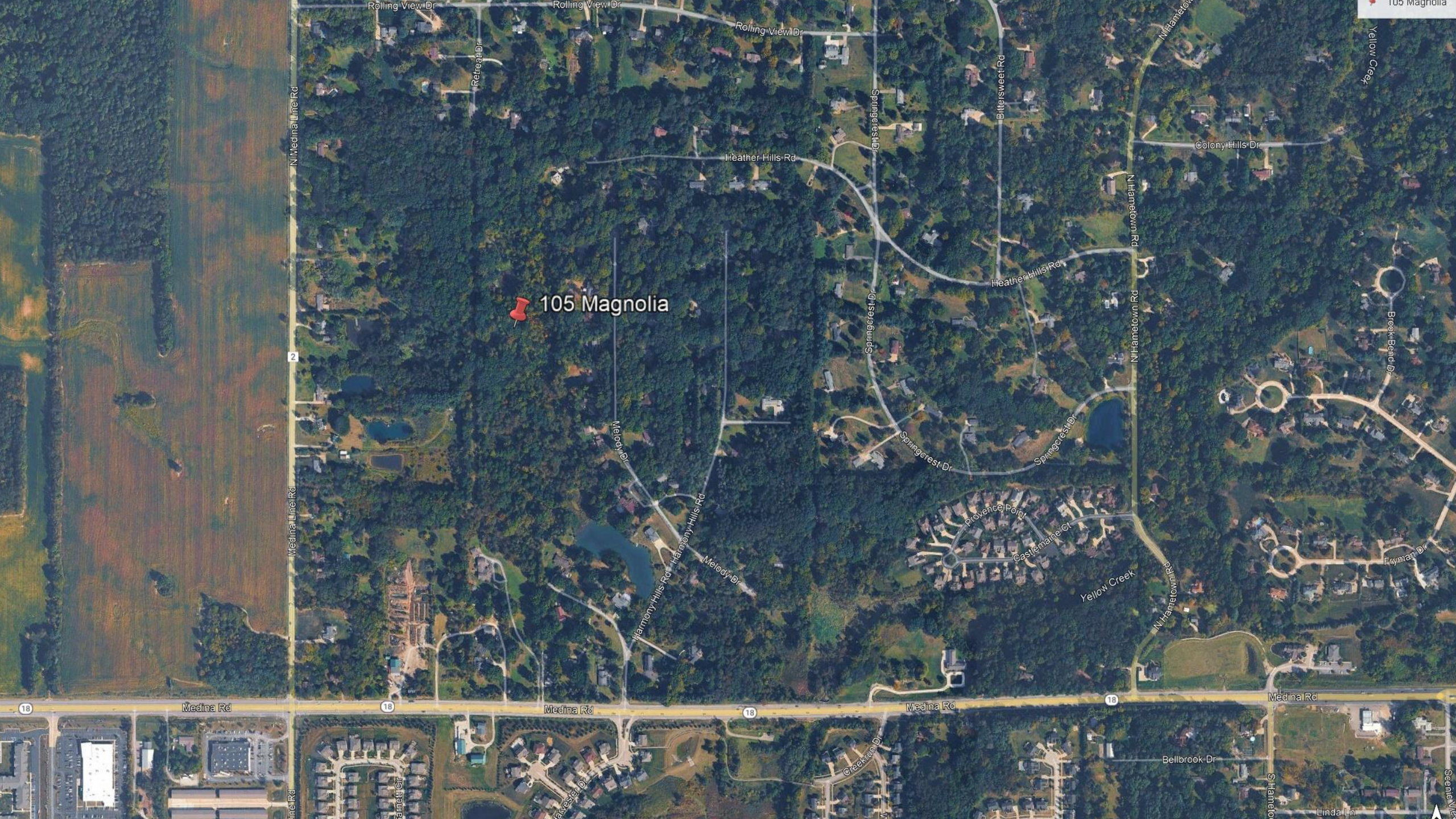






BZA 25-30

- Mark McCauley
- 105 Magnolia Dr.
- Requesting variance from Article 7, Section 701-B(D) to exceed the allowed square footage for an accessory structure.



105 Magnolia

Yellow Creek

See the map

18

2

Medina Rd

18

Medina Rd

18

Medina Rd

18

Medina Rd

Line Rd

Lanett Cir

Harvest Dr

Cracklin Dr

Bellbrook Dr

S Hametown

Linda Ln

Brook Bend Dr

Fryman Dr

Provenca Point

Castlemane Ct

Yellow Creek

N Hametown Rd

Colony Hills Dr

N Hametown Rd

Heather Hills Rd

Springcrest Dr

Springcrest Dr

Heather Hills Rd

Harmony Hills Rd

Melody Dr

Harmony Hills Rd

Melody Dr

Springcrest Dr

Bittersweet Rd

N Hametown Rd

Retreat Dr

Rolling View Dr

Rolling View Dr



CONSTRUCTION NOTES

FOUNDATIONS:

Design bearing pressure has been assumed to be 1500 PSF, prior to construction. The general contractor must verify soil bearing pressure and that settlements at this pressure will be within acceptable limits.

CONCRETE:

1. Concrete to have a minimum cement content of 564#/y. A maximum water to cement ratio of 0.49 and obtain a minimum strength of 3000 PSI-20 days unless noted otherwise.

2. Use 6% +/- 1% entrained air for all concrete exposed to weather.

3. All garage slabs shall have a minimum strength of 3000 PSI and shall be air entrained.

4. All basement and garage floor slabs to have control joints at a maximum of 15'-0" on center each

MASONRY:

1. Concrete masonry units per ASTM C90-01, grade N-1, brick masonry units per ASTM CC216-01a, grade S, type fsa, mortar per ASTM C270-01a, type S.

2. No backfilling against basement walls is to take place prior to bracing or installation of first floor joist bridging, and sheathing.

3. Provide solid masonry bearing for all steel beams.

STEEL:

1. Rolled shapes, plates and bars per ASTM A36, Pipe per ASTM A53.

WOOD:

1. Ceiling joist must be continuous from eave to eave and connected to the rafters to resist the horizontal loads from the rafter to the support wall. Hip roof construction, knee wall construction or other construction situations where ceiling joists are not available, provide collar ties from rafter to rafter at or close as possible to eaves.

2. Sawn lumber to be southern pine NO.2 grade or better.

3. Trussed rafters, if applicable to meet truss plate institute specifications for metal plate connected wood trusses TPI-1. Top chord live load =30 PSF minimum. Snow =50 PSF. Snow for drift areas (load duration factor of 1.15). Top chord dead load =10 PSF, bottom chord dead load =10 PSF. Maximum deflection L/360 for 100% LL+50%DL.

4. Trussed rafter members to be machine stress rated structural lumber as required for design loads. All truss designs by manufacturer.

5. All posts under beams to be 3-2x4 minimum unless noted otherwise. All post loads to be carried continuously down to foundations or supporting beams.

6. All exposed lumber or lumber in contact with concrete or masonry to be treated.

7. Double all floor joists running parallel under partition walls above.

8. Double all framing under whirlpools, spas or tubs, kitchen islands and fireplaces

9. Double full length all rafters & headers around skylights and dormers

10. Typical window & door lintels to be 2-2x10 with 1/2 inch plywood plate between unless noted otherwise.

11. All wood except for exterior treated lumber shall be a minimum of 8 inches above exterior grade

WINDOWS & DOORS

1. All exterior doors to be insulated steel, doors to garages to be fire-rated and provide a self-closer as required by local code.

2. All sleeping rooms shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside to a full opening without the use of separate tools. Where windows are provided as a means of egress or rescue they shall have a sill height of not more than 44 inches above the floor. All egress or rescue windows from sleeping rooms must have a minimum net clear opening of 5.7 square feet. The minimum net clear opening height shall be 24 inches. The minimum net clear opening width dimension shall be 20 inches

3. Safety glass is required to be installed in all exit doors, door like fixed glass panels, patio doors, storm doors, shower doors, tub enclosures and all unframed glass doors and windows, windows adjacent to spa tubs

FIRECODE CODE NOTES:

1. Wall and ceiling finishes shall have a smoke developed index of not greater than 450

2. Wall & ceiling finishes shall have a flame spread classification of not greater than 200

3. Smoke detectors on each level shall be installed in each sleeping area and outside each sleeping area in the immediate vicinity of the bedrooms

4. Carbon monoxide alarms. For new construction and additions approved carbon monoxide alarm shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms in dwelling units within which fuel-fired appliances are installed and in dwelling units that have attached garages

5. Garages to be completely separated from other parts of the structure by means of 1 hour minimum fire resistant walls & ceilings

PLUMBING CODE NOTES:

1. Individual shower and tub shower combination valves installed shall be balanced pressure thermostatic or combo valves

2. All open vent pipes that extend through the roof shall be terminated 12" above the roof

3. All Bathrooms to be equipped with exhaust fans vented to the outside, Do not vent to Attic

STAIRS:

1. Stairway illumination per Local Code

2. Stairway handrails to be continuous set at 36" above tread nosing

3.) Provide under stair protection per Local Code

MISCELLANEOUS:

1. Premises identification approval addresses shall be provided for all new buildings in such a position as to be plainly visible and legible from the street or road facing the property. Street addresses shall be posted on site prior to starting work and during construction.

2. All grades at foundations shall have a minimum of 6" of fall within the first 10'-0"

3. All roofs to have gutters & downspout connected to city storm line for proper discharge as permitted by local code.

4. Soffit & ridge vents must supply open space for ventilation of not less than 1/150 of the total attic or space they are ventilating. Provide screening as required.

5. Attic access doors insulated and weatherstripped

ELECTRICAL CODE NOTES

Electrical outlets switches and fixtures shown on plans are for illustrative purposes only. All electrical shall be to local and national codes.

GROUNDING ELECTRODE SYSTEM

1. NEC 250-50 Grounding Electrode System section 250.50 of The National Electrical Code requires electrodes as described in section 250.52 (A) (1) Through (A) (6) that are present at each building or structure shall be bonded together to form the grounding electrode system. This includes concrete encased electrodes, i.e. an electrode encased by at least 2 inches of concrete, located within and near the bottom of a concrete foundation or footing that is in direct contact with the earth, consisting of at least 20 feet or one or more bare zinc galvanized or other electrically conductive coated steel reinforcing bars or rods. Not less than 1/2 inch diameter, or consisting of at least 20 feet of bare copper conductor not smaller than 4 awg. Reinforcing bars shall be permitted to be bonded together by the usual steel tie wire or other effective means.

2. NEC 210-8 Ground Fault Circuit Interrupter Protection. All 125 volt, single phase, 15 or 20 ampere receptacles installed in the locations specified in A through G shall have ground fault circuit interrupter protection.

A. Bathrooms
B. Garage
C. Outdoors
D. Crawl spaces at or below grade level
E. Unfinished basements
F. Kitchens where receptacles are installed to serve countertop surfaces

G. Laundry, Utility and wet bar sinks where the receptacles are installed within 6 feet of the outside edge of the sink.

3. NEC 210-12 (b) Arc Fault Circuit Interrupter Protection All 125 volt single phase 15 or 20 ampere receptacles installed in dwelling unit Family Rooms, Dining Rooms, Living Rooms, Parlors, Libraries, Dens, Bedrooms, Sunrooms, Rec Rooms, Closets, Hallways or similar rooms shall be protected by an Arc Fault Circuit Interrupter listed to provide protection of the entire branch.

4. NEC 210-52 (F) Outdoor Outlets All at least one receptacle outlet accessible while standing at grade level and not located more than 6 1/2 feet above grade shall be installed at the front and back of the dwellings, provide bubble type cover for weatherproofing.

5. NEC 210-52 (E) (3) Balconies Deck and Porches All Balconies Decks or Porches that are accessible from the inside the dwelling unit shall have at least one receptacle outlet installed within the perimeter of the Balcony, Deck or Porch. The receptacle shall not be located more than 6 1/2 feet above the Balcony, Deck or Porch, provide bubble type cover for weatherproofing.

6. NEC 406.11 Tamper Resistant Receptacles All 125 volt 15 and 20 ampere receptacles shall be listed as tamper resistant receptacles.

7. Provide a minimum of 30"x36" clear working area in front of the disconnecting means for the condensing unit

8. Provide and electrical outlet within 25'-0" of condensing units

9. All Bathrooms to be equipped with exhaust fans vented to the outside, Do not vent to Attic

In the preparation of these documents every attempt has been made to insure correct dimensions and proper construction practices. Dimensions take precedence over scale. It is the responsibility of the contractor to verify the information herein and to correct errors and oversights. The contractor is responsible for assuring that all work is done in accordance with local codes whether indicated as such on the drawings or not. It is the contractors responsibility to provide proper flashing, ice gaurding and caulking as required to ensure proper weatherproofing of structure.



McCauley Garage

GARAGE

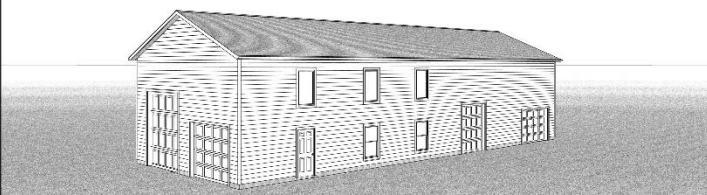
PAGE: 1 / 6
COVER PAGE

REVISIONS

DATE:

DRAWN BY: VD
SCALE: AS SHOWN
DATE: Friday, November 7, 2025

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COMMENTS/SIGNATURES

1599 Randolph Rd
Meadowdale, Ohio 44260
330.446.0497



McCauley Garage
PHONE:
FAX:
MOBILE:
GARAGE

DESIGN CRITERIA	
LUMBER ALLOWABLE STRESSES	Fb=1000 PSI E=1,700,000 Fv=95 PSI
FLOOR LOADS	40 PSF LIVE 10 PSF DEAD
ROOF LOADS	30 PSF LIVE 15 PSF DEAD
WIND LOAD (115 MPH 3 SECOND GUST)	20 PSF
SOIL LOAD BEARING PRESSURE	1,500 PSF

DRAWING SCHEDULE	
COVER PAGE	1
ELEVATIONS FRONT AND REAR	2
ELEVATIONS LEFT AND RIGHT	3
MAIN FLOOR PLAN	4
SECOND FLOOR PLAN	5
BIRDS EYE VIEW	6

DRAWING DATA	
JOB NUMBER:	
DATE DRAWN:	11/7/2025
DRAWN BY:	
REVISIONS	

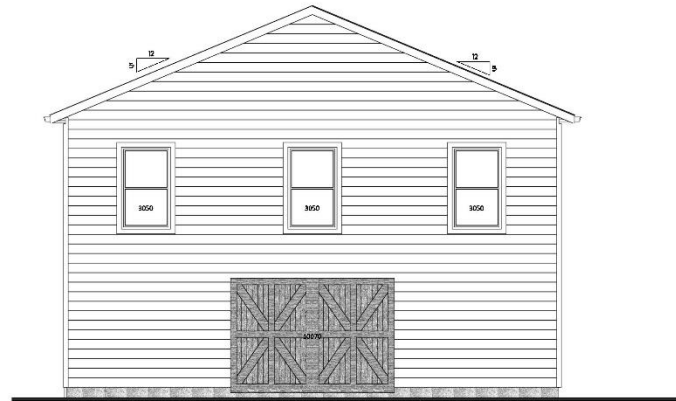
ENERGY CODE	
OHIO HOME BUILDERS ASSOCIATION ALTERNATIVE ENERGY CODE (1105) COMPLIANCE PATH #2	
EXTERIOR WALL INSULATION	BLOWN IN FIBERGLASS INSULATION RESULTING IN R-15
CEILING INSULATION	BLOWN IN FIBERGLASS INSULATION RESULTING IN R-30
FOUNDATION WALL INSULATION	R-10 INSULATION TO FLOOR
EXTERIOR WINDOWS & DOORS (VERIFY WITH MANUFACTURER)	.30 SOLAR HEAT GAIN COEFFICIENT (SGH) WITH A U-VALUE OF .32
ENTRY DOORS (VERIFY WITH MANUFACTURER)	.28 SOLAR HEAT GAIN COEFFICIENT (SGH) WITH A U-VALUE OF .24

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

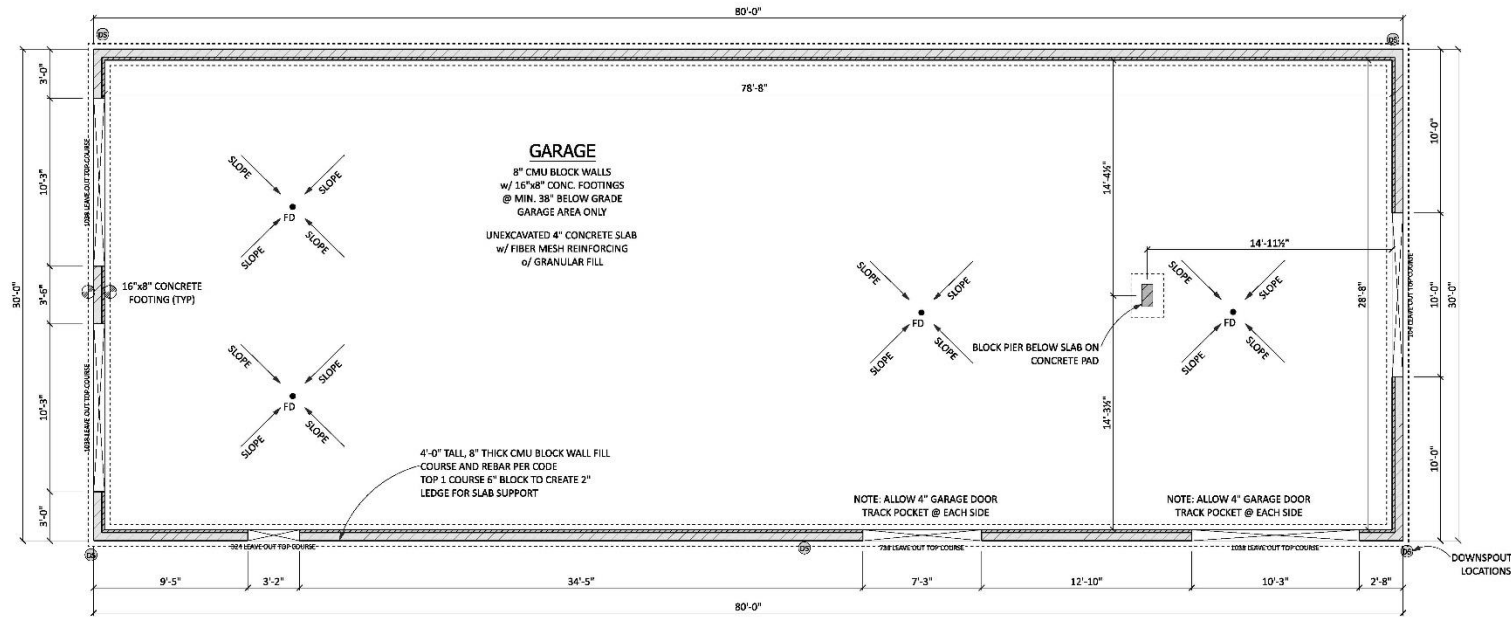
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LEFT ELEVATION
SCALE: 1/4" = 1'-0"



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



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

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

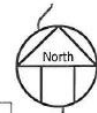
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Septic System Info
 4 bedroom dwelling
 Bldg sewer out inv. 1071.71
 A = Hydroaction CLP500
 Series UV Disinfector
 inv. in 1070.96
 B = 2000 gal. concrete dose tank
 inv. in 1070.38
 low water el. 1066.33

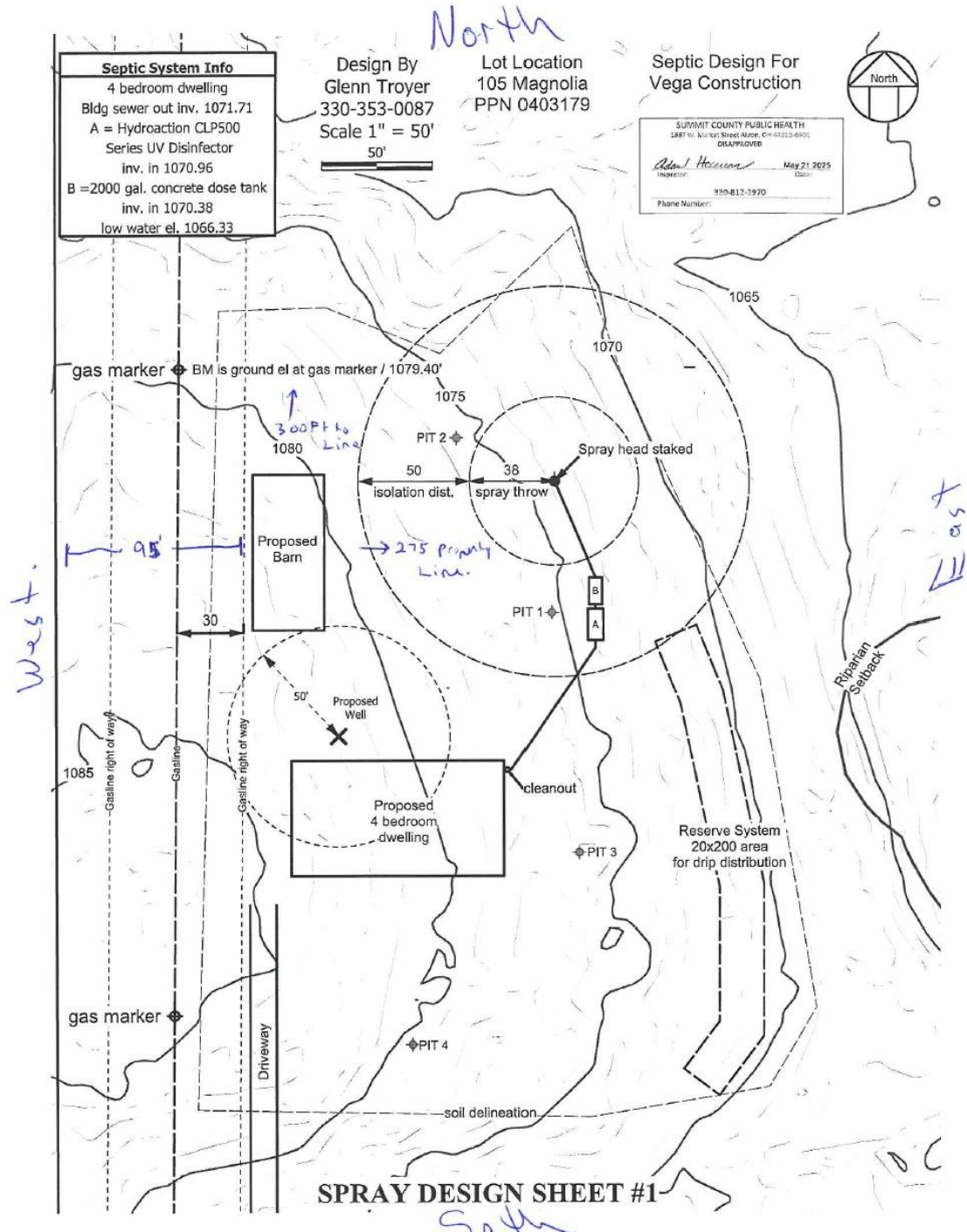
Design By
 Glenn Troyer
 330-353-0087
 Scale 1" = 50'

Lot Location
 105 Magnolia
 PPN 0403179

Septic Design For
 Vega Construction



SUMMIT COUNTY PUBLIC HEALTH
 1887 W. Kilbuck Street Akron, OH 44313-6905
 DISAPPROVED
Robert Harrison May 21, 2025
 Inspector: _____ Date: _____
 Phone Number: 330-812-2970



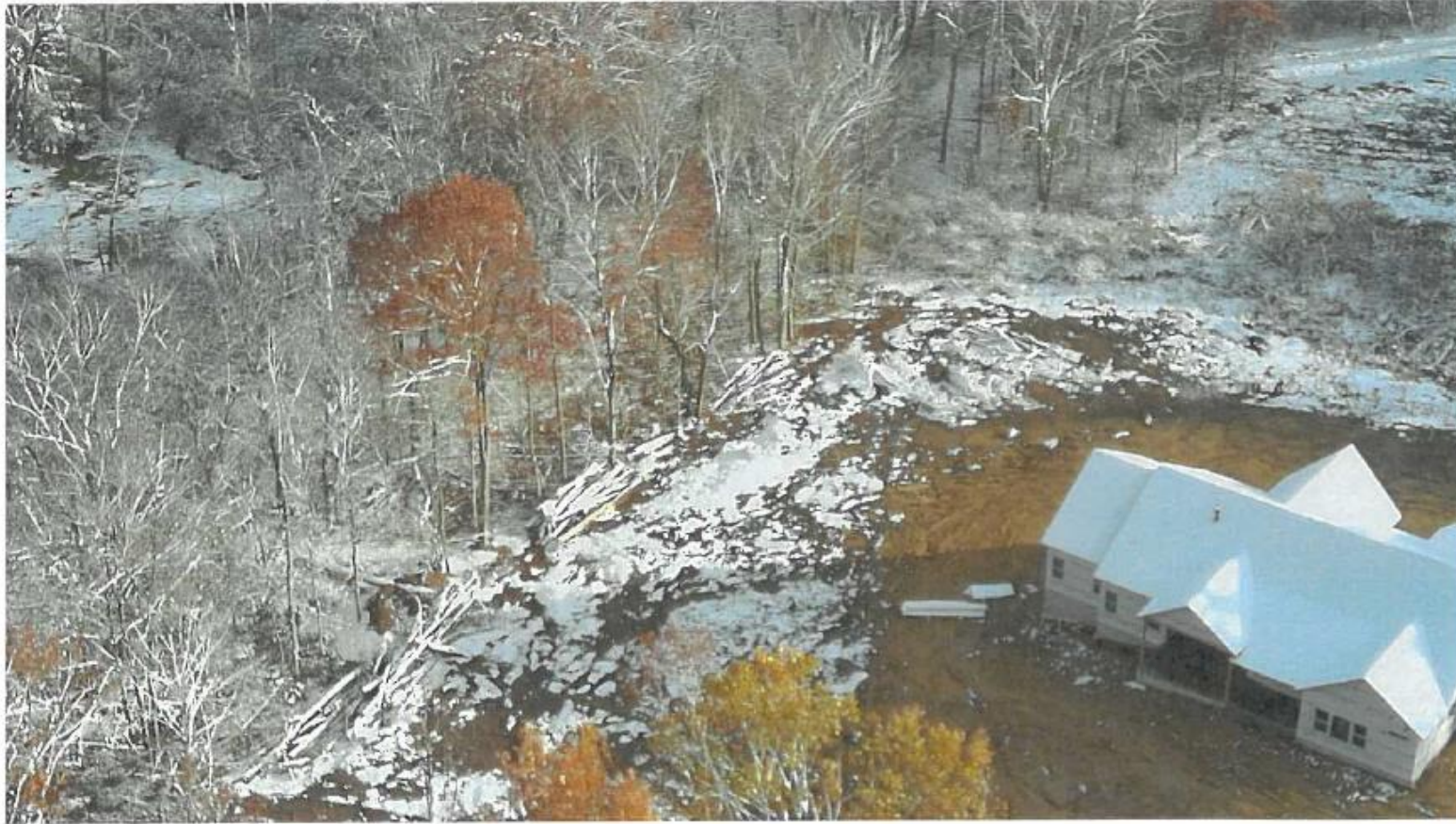
SPRAY DESIGN SHEET #1

Tree Line on West Side



North
↓

Tree Line on East Side



North

BATH TOWNSHIP
BOARD OF
ZONING APPEALS

