

BATH TOWNSHIP BOARD OF ZONING APPEALS

April 20, 2021



BZA 21-05

- Kevin & Susie Patton
- 4773 Dremina Rock Drive
- Requesting variance from Article 7, Section 701-D(18)(C) to use an automatic pool cover as a barrier in lieu of the required fencing.

Legend
📌 4773 Dremina Rock Dr.



4773 Dremina Rock Dr.

Dremina Rock Dr

Travertine Way



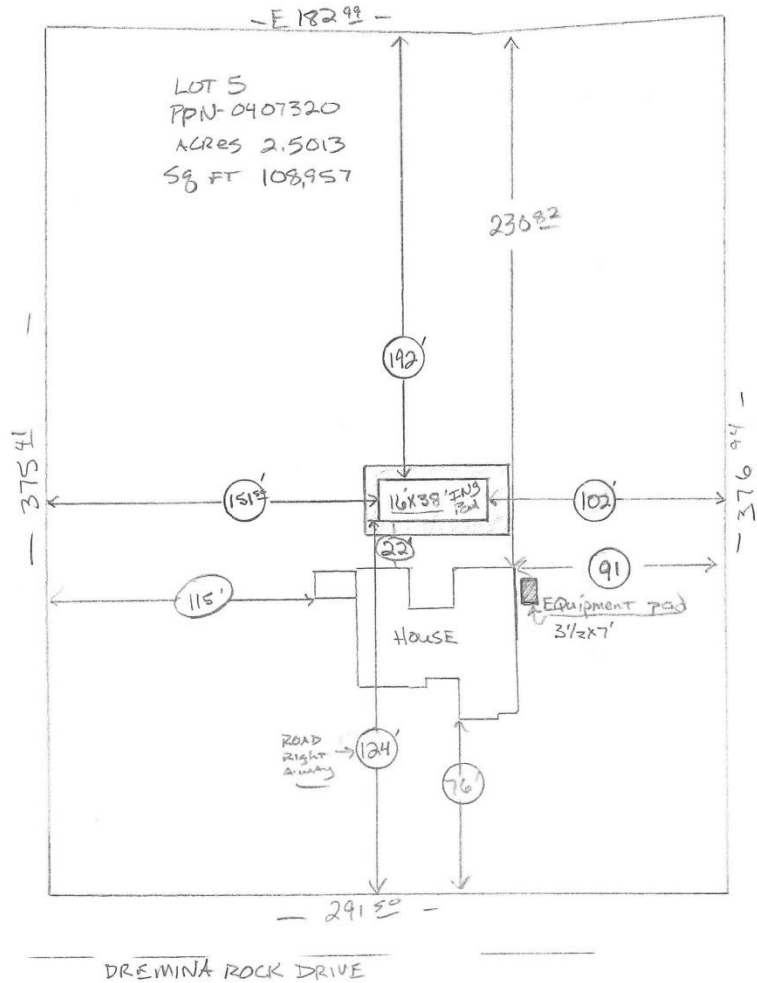
700 ft



Homeowners - Kevin + Susie Patton
4773 DREMINA ROCK DR
AKRON | Bath Twp. 44333
216-857 4141

Contractor - Pro Edge Pools LLC
440-829-2309 - Brian Thomas

Project - 16x38 In-ground Pool
Automatic pool cover
concrete pool deck



Patton – Variance Application additional data



BZA 21-06

- Tony Umina
- 4354 Ira Road
- Requesting variance from Article 7, Section 701-C, Table 701-1 to encroach on the front yard setback for an accessory structure in the front yard.

Legend
📌 4354 Ira Rd.

Ira Rd

📌 4354 Ira Rd.

Hickory Farm Ln



1000 ft

LOT SPLIT & CONSOLIDATION SURVEY

Situated in the Township of Both, County of Summit, State of Ohio, and known as being part of Lot 23 of said Township of Both

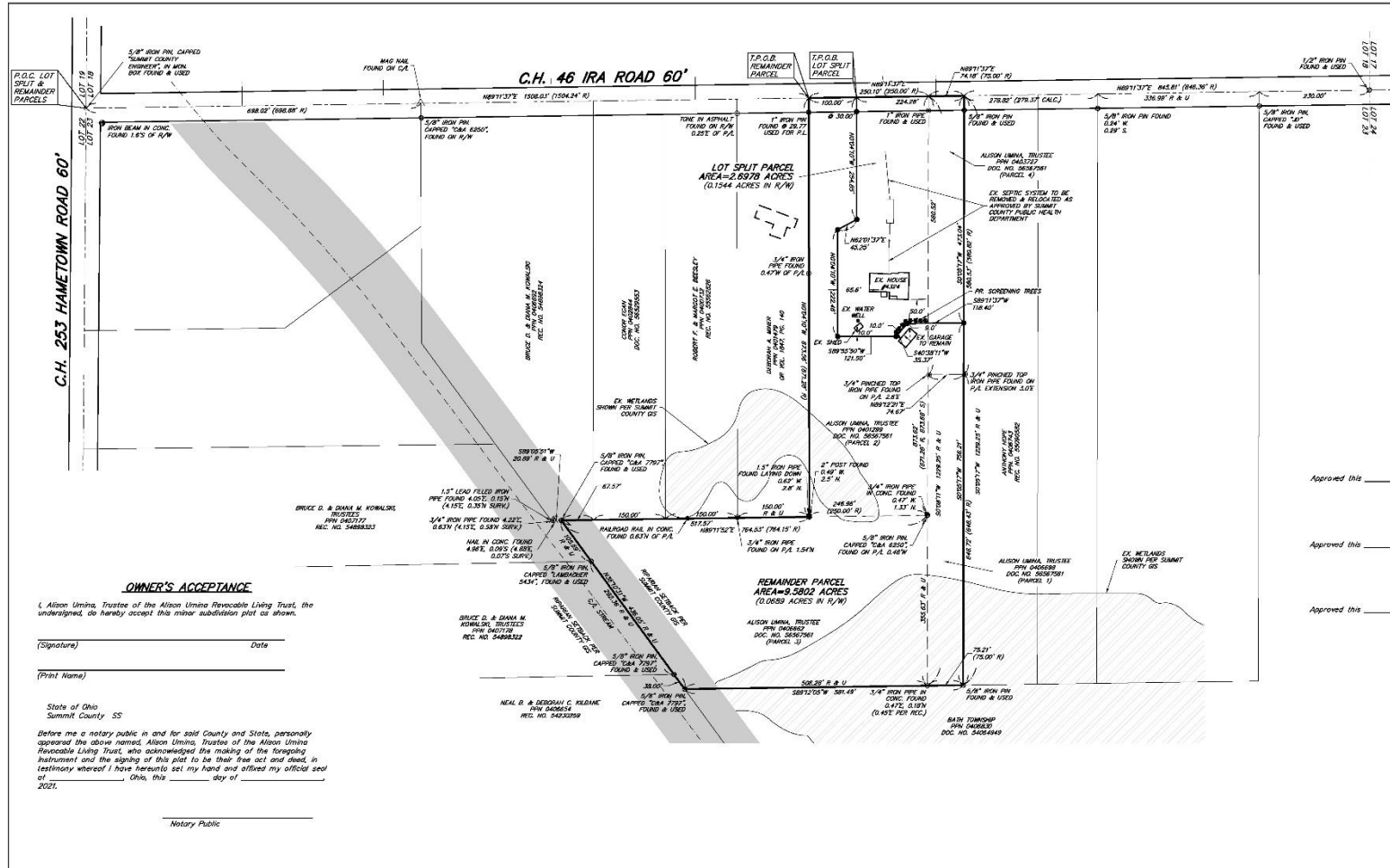
PPN: 0401299, 0403727, 0406662, 0406668

REFERENCES
 SUMMIT COUNTY RECORDER'S RECORDS
 DEEDS & PLATS AS SHOWN & LISTED
REFERENCES
 SUMMIT COUNTY ENGINEER'S RECORDS
 SURVEY: 248, 8543, 8738, 10463
 DOCUMENT NO.: 54080616, 53644666

*No transfer is taking place with the recording of this survey. This survey is being recorded as a graphic representation of a legal description in a deed.

APPROVALS

Approved this _____ day of _____, 2021.
 Township of Both Zoning Administrator
 Wilson Funk
 Approved this _____ day of _____, 2021.
 Summit County Engineer
 Alan Brubaker
 Approved this _____ day of _____, 2021.
 Summit County Planning
 Stephen Knittel



OWNER'S ACCEPTANCE

I, Alison Umling, Trustee of the Alison Umling Revocable Living Trust, the undersigned, do hereby accept this minor subdivision plot as shown.

(Signature) _____ Date _____
 (Print Name) _____

State of Ohio
 Summit County SS
 Before me a notary public in and for said County and State, personally appeared the above named, Alison Umling, Trustee of the Alison Umling Revocable Living Trust, who acknowledged the making of the foregoing instrument and the signing of this plat to be their free act and deed in testimony whereof I have hereunto set my hand and affixed my official seal of _____ Ohio, this _____ day of _____ 2021.

Notary Public _____

SURVEY LEGEND

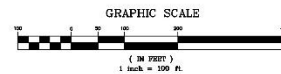
- - 5/8" x 30" Iron Pin Set w/cap Lewis Land Professionals
- - Monument Found & Described
- - Iron Pin Found & Described
- ⊕ - Iron Pipe Found & Described
- △ - Nail Found & Described
- ⊖ - Iron Beam Found & Described
- Find (F) - Found Rec. (R) - Record Deed
- Und. (U) - Under
- Surk. (S) - Summit County Survey Data
- Calc. (C) - Calculated

NOTE: ALL ENVIRONMENTAL INFORMATION SHOWN FROM SUMMIT COUNTY GIS MAPPING AND WAS NOT FIELD VERIFIED

SURVEYOR'S CERTIFICATION

I hereby certify that I have surveyed the land on this plat, that the plat is a correct representation of the land surveyed, that the survey balances and closes, that all dimensional and geometric details are correct, and that the monuments shown are permanent and shall be set at all lot corners and radius returns.

Date: 04/13/2021
 Louis J. Gillies Reg. Ohio Surveyor No. PS-97750



Lewis Land Professionals, Inc. has made no investigation or independent search for easements of record, encroachments, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.

The 'Basis of Bearings' for this survey is Grid North of the NAD83 (2011), Ohio State Plane, North Zone as established by GPS Observation.

Lewis Land Professionals, Inc.
 Civil Engineering & Surveying
 8691 Wadsworth Rd. Suite 100 Wadsworth, Ohio 44391
 Phone: (714) 454-2420
 www.lewisland.com
SURVEY DATE: JANUARY 2021
 PROJ. No. 25-82 DRAWING NAME: 25-82-388.dwg

LOT SPLIT PARCEL
AREA=2.6978 ACRES
(0.1544 ACRES IN R/W)

ALISON UMINA, TRUSTEE
PPN 0403727
DOC. NO. 56567561
(PARCEL 4)

EX. SEPTIC SYSTEM TO BE
REMOVED & RELOCATED AS
APPROVED BY SUMMIT
COUNTY PUBLIC HEALTH
DEPARTMENT

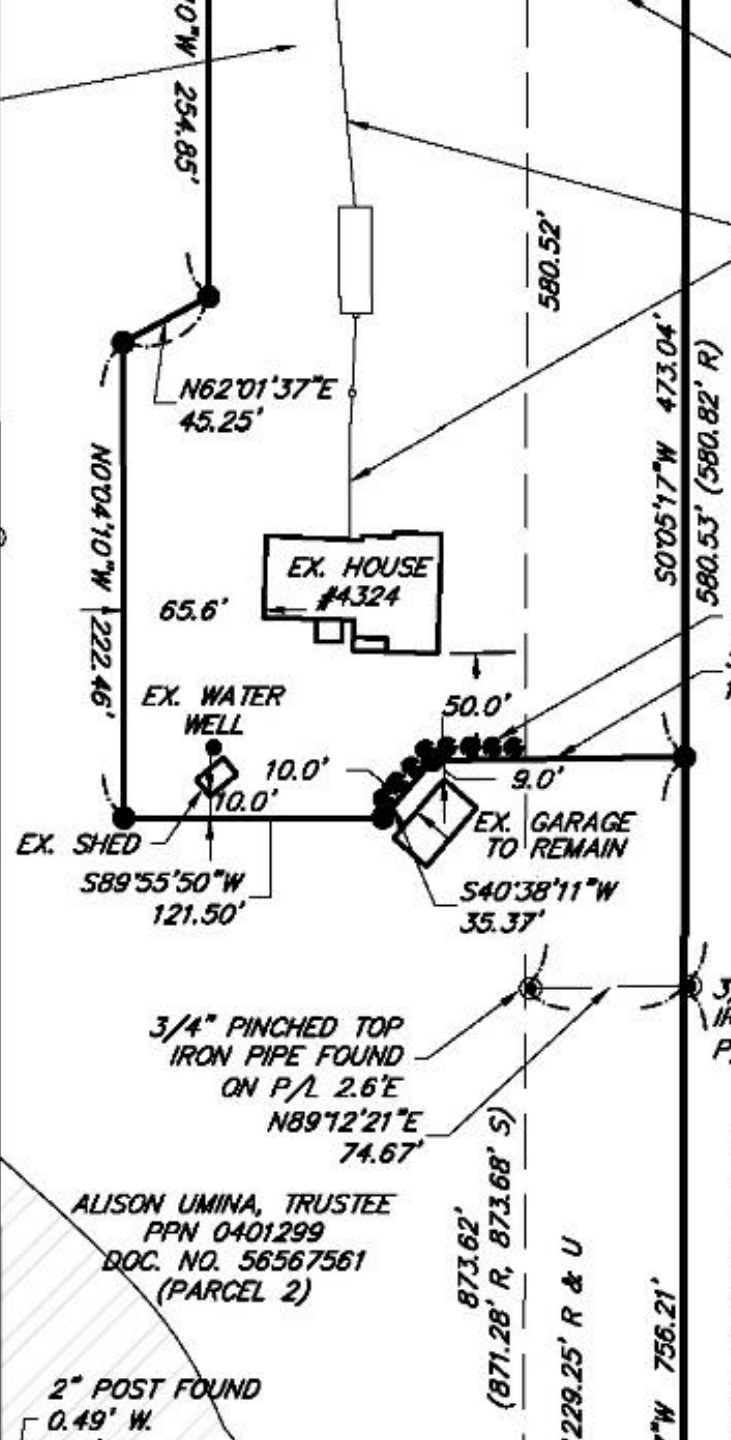
ROBERT F. & MARGOT E. BEESLEY
PPN 0400732
REC. NO. 55562826



3/4" IRON
PIPE FOUND
0.47' W OF P/L

DEBORAH A. MINER
PPN 0401479
OR VOL. 1847, PG. 140

N0°04'10"W 873.56' (871.28' R)



EX. HOUSE
#4324

EX. WATER
WELL

EX. SHED

EX. GARAGE
TO REMAIN

PR. SCREENING TREES

3/4" PINCHED TOP
IRON PIPE FOUND
ON P/L 2.6'E

3/4" PINCHED TOP
IRON PIPE FOUND ON
P/L EXTENSION 3.0'E

ALISON UMINA, TRUSTEE
PPN 0401299
DOC. NO. 56567561
(PARCEL 2)

ANTHONY HOPE
PPN 0406743
REC. NO. 55090582

1.5" IRON PIPE
FOUND LAYING DOWN

2" POST FOUND
0.49' W.

873.62'
(871.28' R, 873.68' S)

229.25' R & U

756.21' W

1229.25' R & U

0° W 254.85'

N0°04'10"W 222.46'

S89°55'50"W 121.50'

N62°01'37"E 45.25'

65.6'

10.0'

10.0'

50.0'

9.0'

S40°38'11"W 35.37'

580.52'

S0°05'17"W 473.04'


S89°11'37"W 118.40'

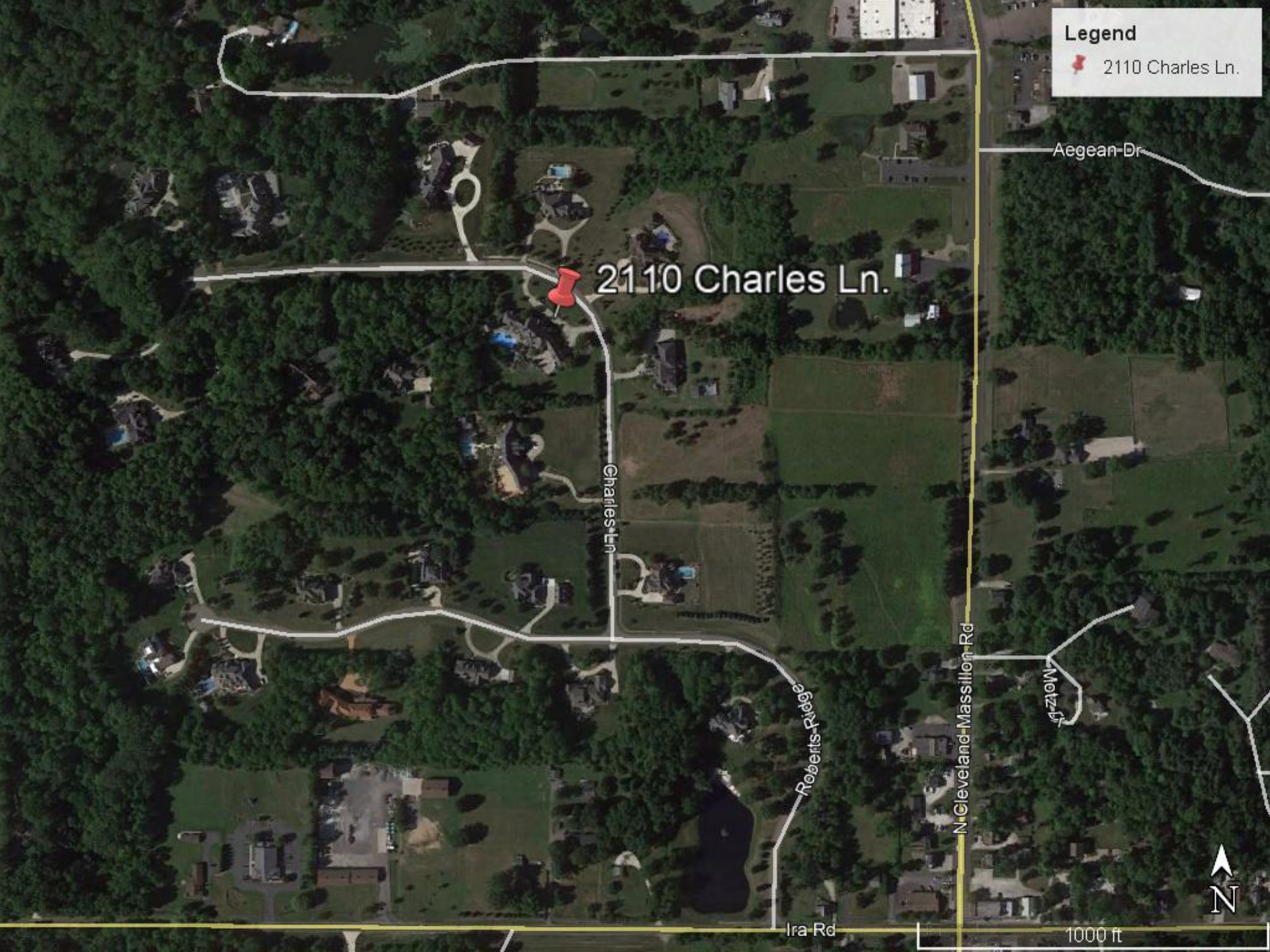
S89°11'37"W 118.40'

BZA 21-07

- Danielle Gilbert
- 2110 Charles Lane
- Requesting variance from Article 7, Section 701-B(11)(A) for a reduction in the required setback from the principle building and from Section 701-B(11)(D) to exceed the allowed square footage for an accessory structure.

Legend

 2110 Charles Ln.



2110 Charles Ln.

Charles Ln

Aegean-Dr

Roberts-Pittsinger

N. Cleveland-Massillon Rd

Motz Dr

Ira Rd

1000 ft



CHARLES LANE (50')

N89° 05' 44"E
520.52' (M & R)

N89° 05' 44"E
495.07' (M & R)

CENTERLINE OF
MONUMENT BOX
FOUND: 0.48' W

1/2" REBAR FOUND: 0.25' S, 0.10' E

N89° 05' 44"E
54.05' (M & R)

BASIS OF BEARINGS
BEARINGS ARE BASED ON OHIO NORTH
STATE PLANE GRID PER ODOT VRS
NETWORK SYSTEM NAD 83(2011); REFERENCE
FRAME (2010 EPOCH)
AS SURVEYED ON 03/05/2021

CURRENT

T.J. SHANNON
CONSTRUCTION, INC.

NO.	DATE	REVISION DESCRIPTION

ADJUSTMENTS

Wellert
ENGINEERS • SURVEYORS

1166 Acapp Road • Medina, Ohio 44026
P: 330.255.2999
WWW.WELLERT.COM

CELEBRATING 40 YEARS (1980-2020)

NORTH

SCALE (IN FEET)
1 inch = 30 ft.

SITE ADDRESS:
2110 CHARLES LANE
AKRON, OHIO 4433

BEING LOT 12 IN NORTH BATH ESTATES
AS RECORDED IN DOCUMENT NUMBER
54312169 OF SUMMIT COUNTY
RECORDER'S RECORDS AND BEING PART
OF BATH TOWNSHIP ORIGINAL LOT 16,
COUNTY OF SUMMIT, STATE OF OHIO

SCALE:	1"=30'
DATE:	03 08 2021
DESIGNED BY:	---
DRAWN BY:	JDW
CHECKED BY:	JDW
FILE NAME:	210301-SB.dwg
JOB NUMBER:	210301
DRAWING TITLE:	BOUNDARY SURVEY

LOT 13

1/2" REBAR FOUND: 0.13' N

N17° 40' 21"E
141.50' (M & R)

N00° 54' 15"W
241.27' (M & R)

EXISTING SHED

1/2" REBAR FOUND: 0.12' N, 0.19' W

GRASS

EXISTING HOT TUB TO BE REMOVED
EXISTING POOL HOUSE WITH NEW ADDITION

3'-9 3/4" BETWEEN STRUCTURES

EXISTING LANDSCAPING

EXISTING POOL

EXISTING LANDSCAPING

EXISTING FENCE

GRASS

**NORTH BATH ESTATES
DOC. NO. 54312169
LOT 12
3.2595 ACRES (M)**

LOT 11

445.09' (M & R)
S87° 03' 32"W

LEGEND

△	5/8 x 30 INCH REBAR SET WITH A CAP MARKED "WELLERT CORP" UNLESS OTHERWISE NOTED	R/W	RIGHT OF WAY
⊛	RAILROAD SPIKE FOUND AS NOTED	(M)	PER FIELD MEASUREMENT
⊙	5/8 INCH REBAR FOUND (NO CAP EXCEPT AS NOTED)	(R)	PER RECORD
●	IRON PIPE FOUND AS NOTED	FD	FOUND
○	MONUMENT FOUND AS NOTED	D	DEED
■	MONUMENT BOX FOUND AS NOTED	U	USED
□	MONUMENT BOX FOUND AS NOTED	OS	OBSERVED



I HEREBY CERTIFY THAT I HAVE SURVEYED THIS PARCEL OF 3.2595 ACRES AND CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE SAME. MONUMENTS HAVE BEEN SET OR FOUND AS SHOWN.

James D. Wellert
JAMES D. WELLERT, REGISTERED SURVEYOR
STATE OF OHIO NO. 7545

S267° 04' (M & R)
S52° 30' 28"E

1/2" REBAR FOUND: 0.21' S

5/8" REBAR IN A MONUMENT BOX FOUND AND USED

1/2" REBAR FOUND: 0.18' E

103'-10"

S120° 02' (M & R)
S107° 50' 28"E

88'-10"

L=401.10', A=30.000°
a=89° 03' 12"

L=122.37', A=27° 20' 00"
a=87° 03' 12"

R/W

R/W

R/W

R/W

R/W

R/W

R/W

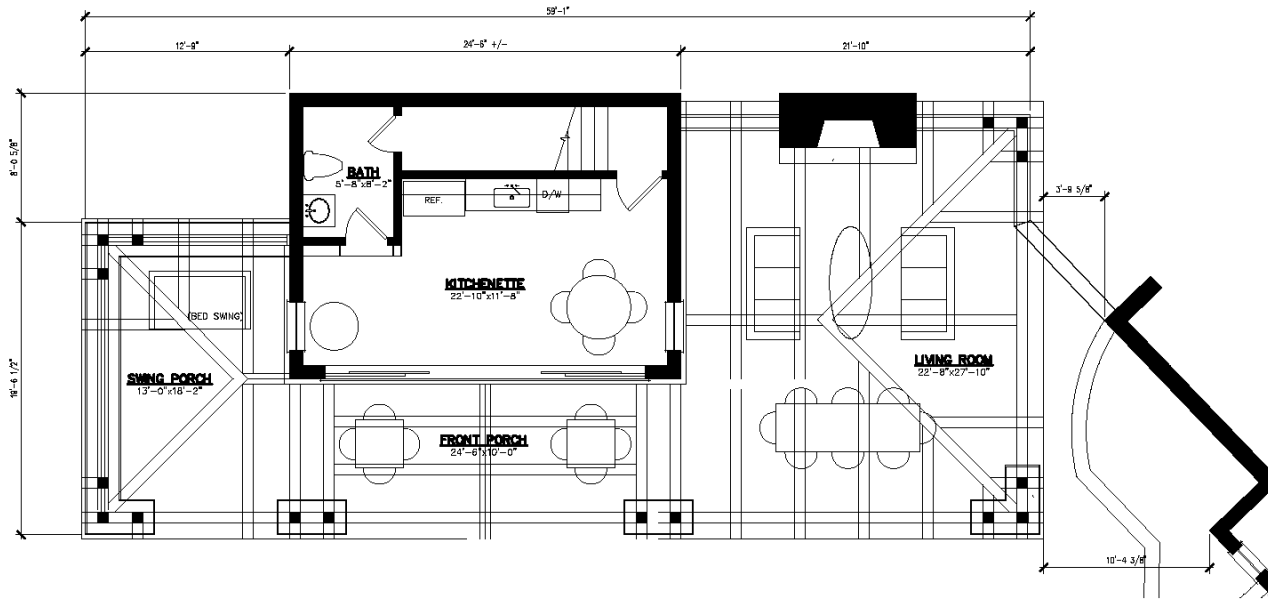
R/W

R/W

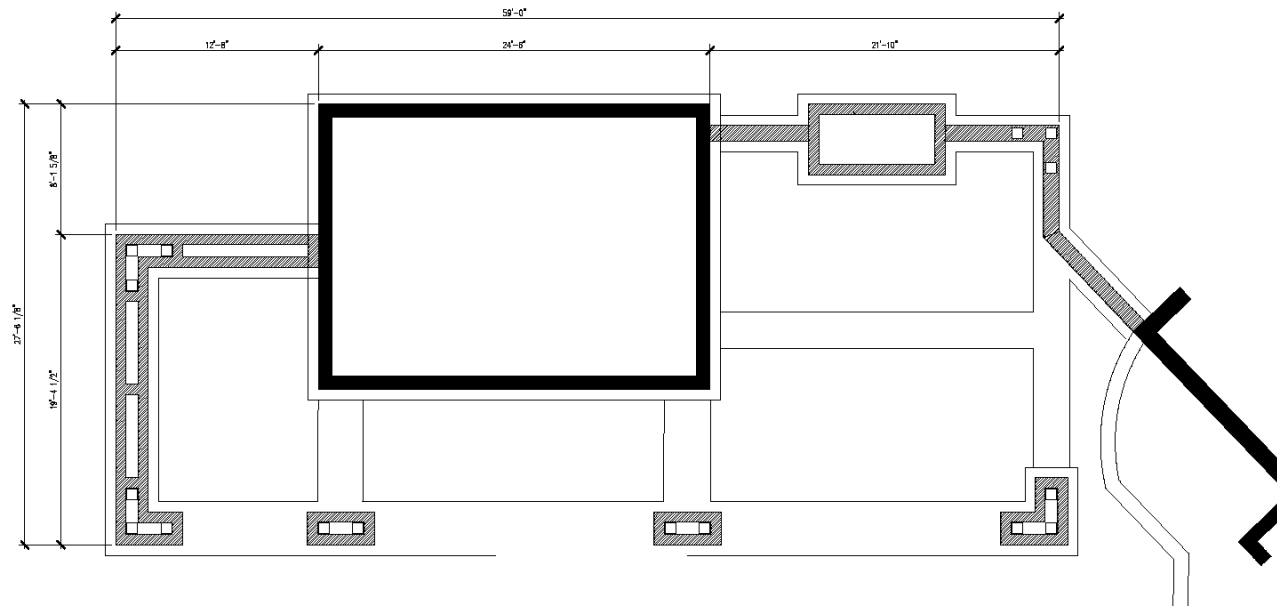
R/W

R/W

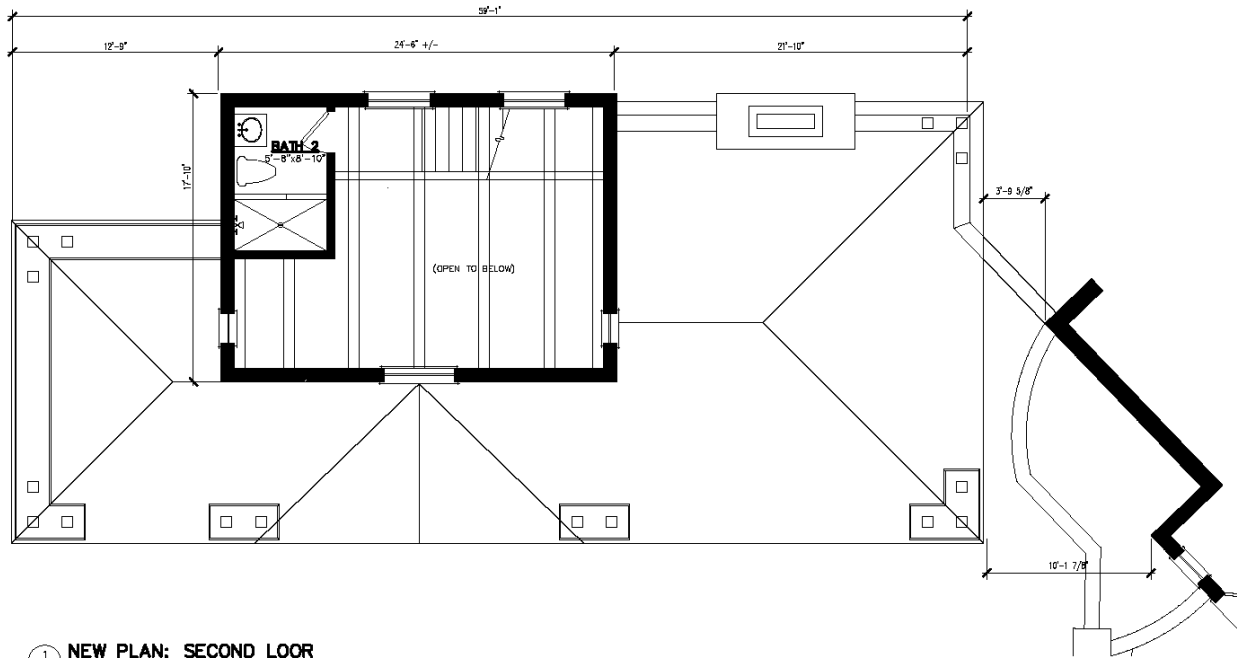
THESE DRAWINGS ARE THE PROPERTY OF ARCHITECTURE, INC. AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION FROM ARCHITECTURE, INC. USE THESE DRAWINGS AT YOUR OWN RISK.



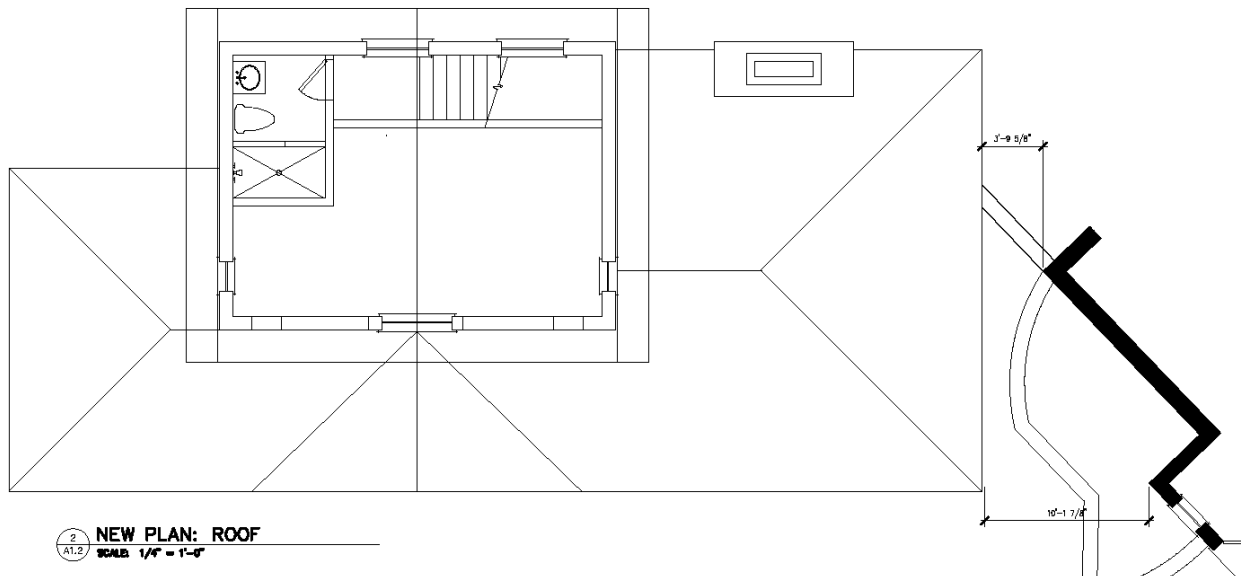
1 NEW PLAN: FIRST FLOOR
 A1.1 SCALE 1/4" = 1'-0"



2 NEW PLAN: FOUNDATION
 A1.1 SCALE 1/4" = 1'-0"



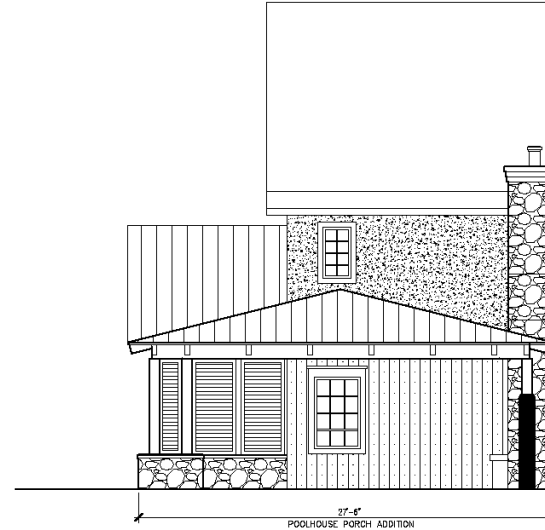
1 NEW PLAN: SECOND LOOR
 A1.2 SCALE: 1/4" = 1'-0"



2 NEW PLAN: ROOF
 A1.2 SCALE: 1/4" = 1'-0"



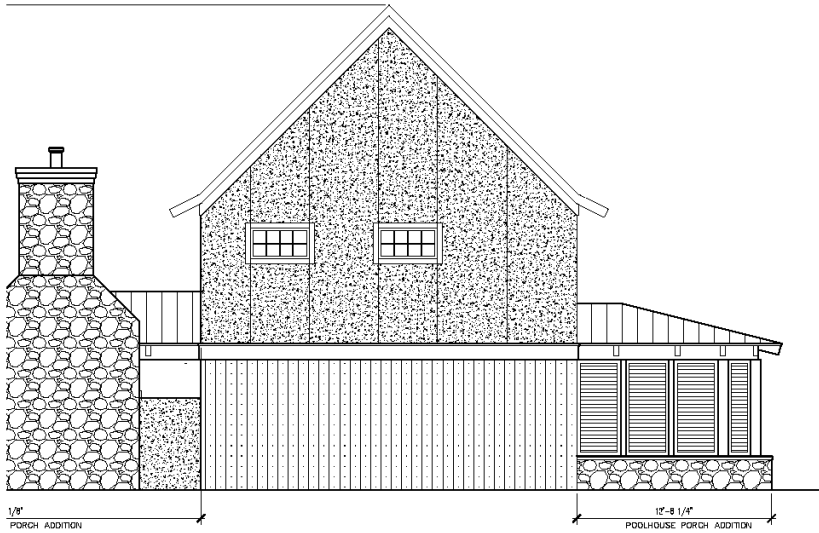
FRONT



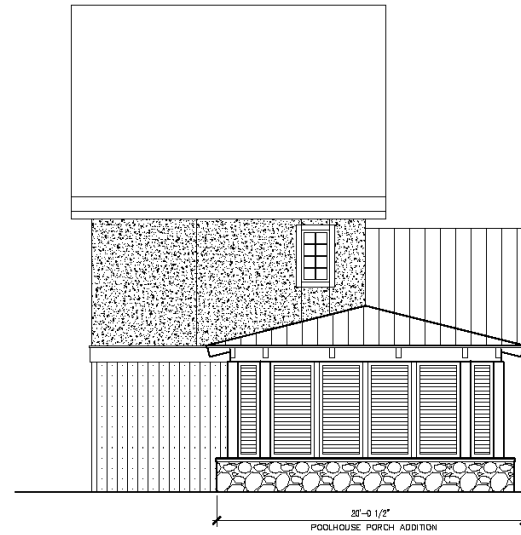
2
A1

NEW ELEVATIONS: RIGHT

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



REAR



4
A1


NEW ELEVATIONS: LEFT

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

BZA 21-08


- Carolyn Kean
- 3220 Ira Road
- Requesting conditional use per Article 5, Table 502-1 and Section 503-J for an educational institution to use the existing building as a pre-school.

Legend

 Crown Point

Vietnam Veterans Memorial Hwy



 Crown Point

Raintree Rd

Candlewood

Boltz Rd

Brookview Dr

N. Revere Rd




2000 ft

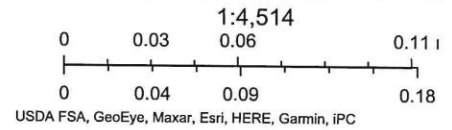


ArcGIS Web Map



3/8/2021, 12:03:47 PM

-  Parcels
-  RoadCenterlines2019
-  Summit County Municipal Outlines





KEYNOTES


- ① NEW FROST PROTECTED LANDING.
- ② NEW 3 COMPARTMENT SINK, MINI-FRIDGE AND COUNTER.
- ③ NEW FURNACE.
- ④ EXISTING 100 AMP ELECTRICAL PANEL TO REMAIN.
- ⑤ EXISTING MASONRY CHIMNEY TO REMAIN.
- ⑥ NEW BASEBOARD HEATER.

SYMBOL LEGEND

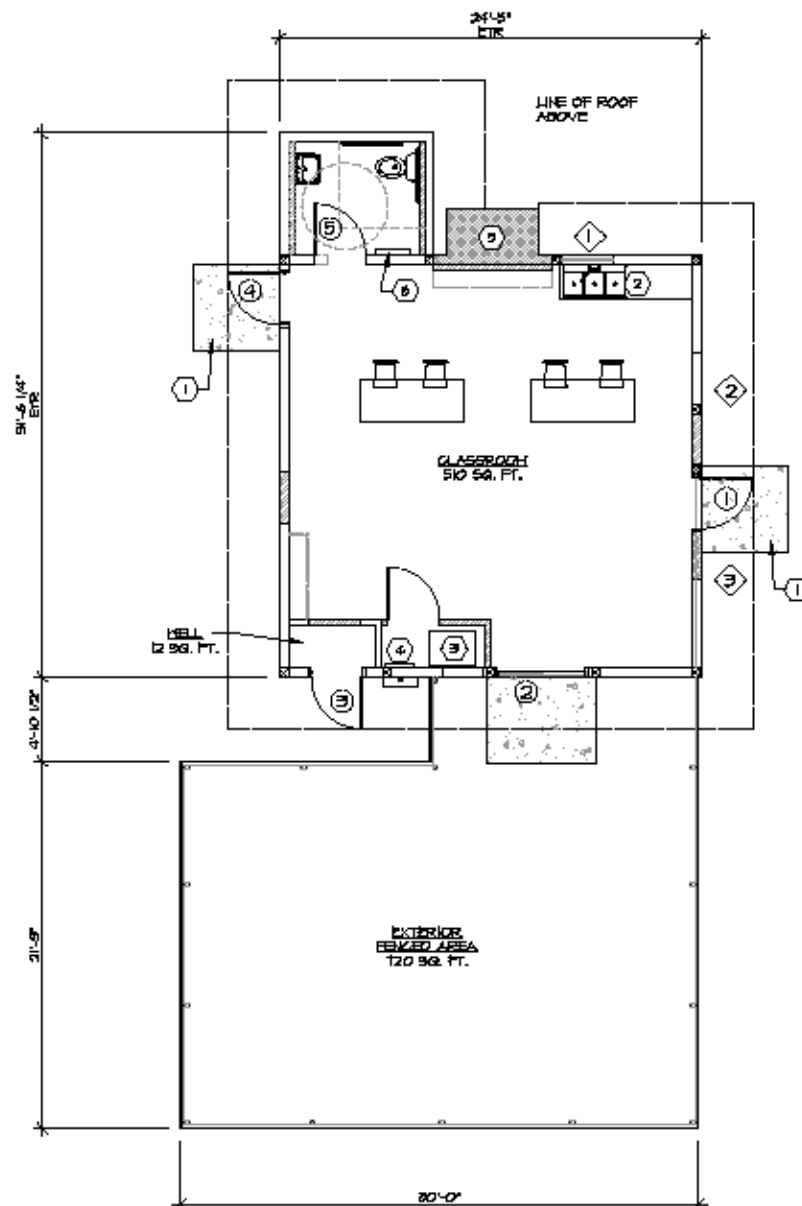
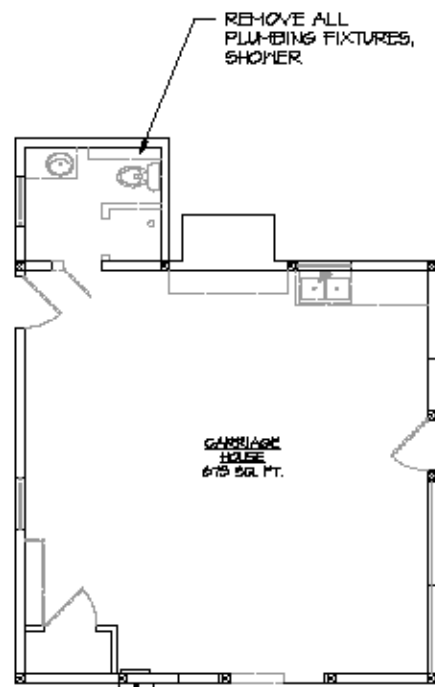
ETR= EXISTING TO REMAIN

 NEW 2x6 STUDS @ 24" O.C. MINIMUM WITH R-20 BATT INSULATION.

 NEW 2x4 STUDS @ 16" O.C. MINIMUM WITH 1/2" GYP-SIM EACH SIDE. WATER RESISTANT AT PLUMBING WALLS.

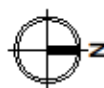
 HOOD FENCE.

 EXISTING HALL TO REMAIN.



CARRIAGE HOUSE DEMOLITION PLAN

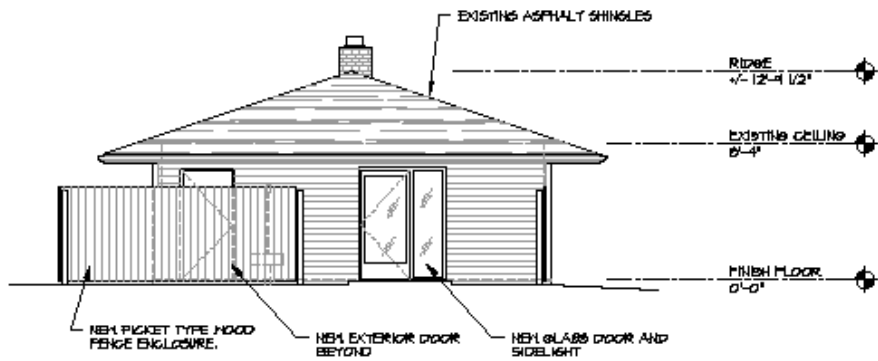
1/8" = 1'-0"



FLOOR PLAN

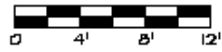
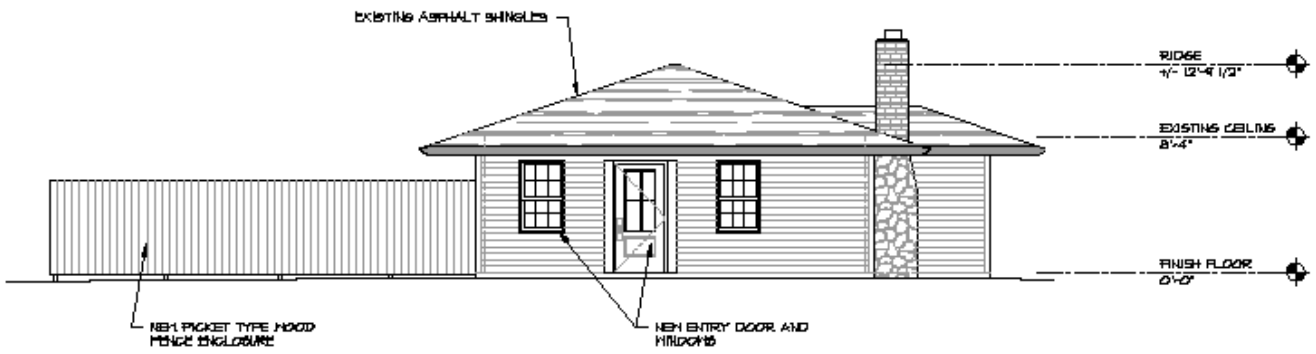
1/8" = 1'-0"





EAST ELEVATION A/A-3

1/8" = 1'-0"



NORTH ELEVATION B/A-3

1/8" = 1'-0"

issue: 4/22/21
 preliminary
 owner review

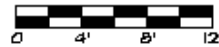
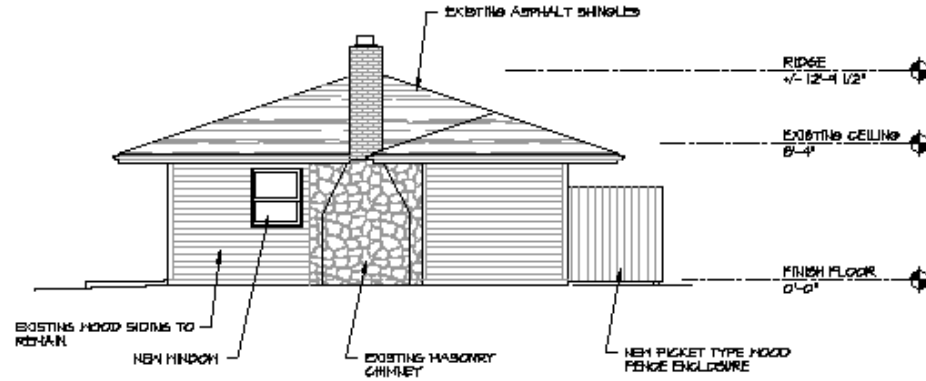
highland design
 architecture
 dean yovichin

hd

**CROWN POINT
 ECOLOGY CENTER**

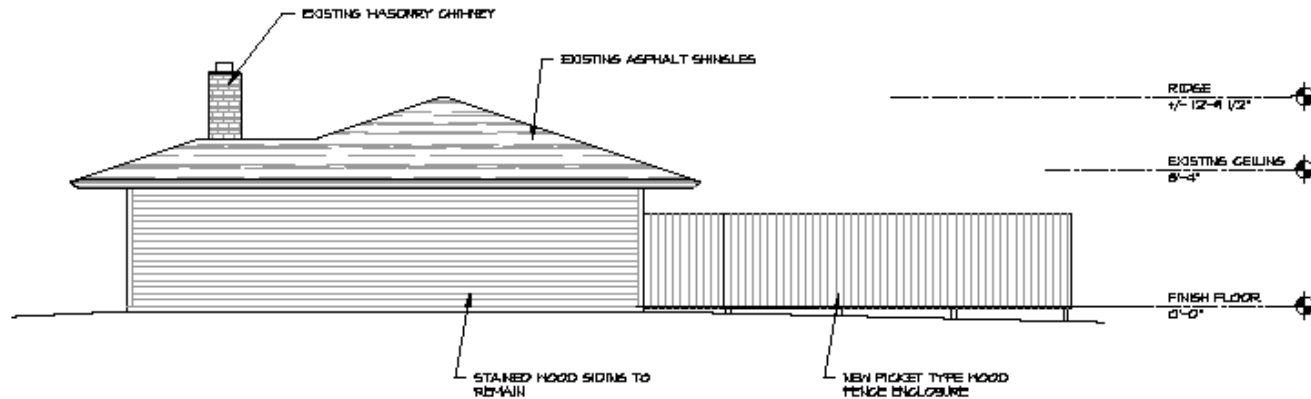
3220 IRA ROAD
 BATH TOWNSHIP, OHIO

A-3



WEST ELEVATION C/A-3.1

1/8" = 1'-0"



SOUTH ELEVATION D/A-3.1

1/8" = 1'-0"

issue: 4/12/21
preliminary
owner review

highland design
architecture
dean yovichin

hd

**CROWN POINT
ECOLOGY CENTER**

3220 IRA ROAD
BATH TOWNSHIP, OHIO

A-3.1

BATH TOWNSHIP BOARD OF ZONING APPEALS

