



# Bath Township Zoning

Summit County, Ohio  
3864 West Bath Road - P.O. Box 1188 - Bath, Ohio - 44210-1188  
Phone: 330.666.4007 - Fax: 330.666.0305  
www.bathtownship.org

ENTERED

## Zoning Variance Application

For office use only:	ARC File No.: <u>—</u>	BZA File No.: <u>16-03</u>
Associated permits:		

### Applicant Data

3/15/16  
4/19/16

Name: Tony Umina

Company Name: \_\_\_\_\_

Address: 6395 Chittenden Road, Hudson, OH 44236

Telephone No.: 330-958-3198 Email: anthony@dun-riteconstruction.com

### Property Data

Zoning District: (circle one) R-1 R-2 R-3 R-4 B-1 B-2 B-3 B-4 B-5

Corner Lot:  Yes  No Note: Corner lots are required to meet the front setback on both streets.

Property Address: 3855 Granger Road Parcel No.: 0405384

Allotment Name: \_\_\_\_\_ Lot No.: \_\_\_\_\_

Owner(s): John Chlebina - sold to T. Umina

Owner Address: P.O. Box 429, Bath, OH 44210

Telephone No.: \_\_\_\_\_

### Variance(s) Requested

Below list the specific section from the Zoning Resolution from which the variance is being sought, a description of each variance being sought, and explain the practical difficulty justifying the application for each variance being sought. The Zoning Resolution is available online at [www.bathtownship.org](http://www.bathtownship.org) through the zoning link.

1. Section: <sup>504-B, Table</sup> 504-1 Description: Minimum lot width at building setback line of 150'.

Practical Difficulty: There is a minimal amount of frontage along Granger Road due to the current shape of the property and riparian setbacks.

2. Section: 602-C-1-A Description: Prohibited uses and activities (C) creation of new impervious surfaces.

Practical Difficulty: Due to the extreme winding nature of the road, moving the driveway west provides a much safer site distance.

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# BATH TOWNSHIP

April 5, 2016

**Bath Township  
Board of Zoning Appeals  
Untable Case No. BZA-16-03**

Notice is hereby given that the Bath Township Board of Zoning Appeals will hold a public hearing at the Bath Township Administrative Offices, 3864 W. Bath Road, Bath, Ohio on Tuesday, April 19, 2016 at 7:00 PM to untable **Case No. BZA-16-03**, Tony Umina, 6395 Chittenden Road, Hudson, requesting variance from Article 6, Section 602-C-1-A to create new impervious surfaces within the riparian setback. Property is located at Parcel #0405384 on Granger Road in the R-2 Residential District.

This message is for the purpose of giving abutting property owners and other interested parties a notice of such hearing. However, this hearing is not limited to those persons receiving a copy of this notice. If you know of any property owners or affected neighbors who are interested and have not received a copy of this notice, please have them contact the undersigned.

Applicant or agent for said application must be present for this meeting.

Sincerely,

*Nanci L. Noonan*

Nanci L. Noonan  
Zoning Administrative Assistant

cc: Board of Zoning Appeals (7)  
File  
Applicant  
Ann Lydic, Trustee, 3950 Wood Thrush Drive, Akron, OH 44333  
John Lasher, 979 Wood Thrush Circle, Akron, OH 44333  
James Thomas, 973 Wood Thrush Road, Akron, OH 44333  
Margaret Rhee, 4023 Shaw Road, Akron, OH 44333  
Christine Heckel, 3976 Shaw Road, Akron, OH 44333  
County of Summit Budget & Mgmt., 175 S. Main Street, Akron, OH 44308  
James Sentz, 3777 Granger Road, Akron, OH 44333  
Phillip Wolfe, 3993 Granger Road, Akron, OH 44333  
Theresa Zelasko, 901 Timberline Drive, Akron, OH 44333  
M & M Royalty Ltd, 5377 Lauby Road, N.W., Suite #202, North Canton, OH 44720  
Linda Hull, 3879 Granger Road, Akron, OH 44333  
Linda Martell, 3891 Granger Road, Akron, OH 44333  
Perry Clark, 830 Ghent Ridge Road, Akron, OH 44333

Edward Sunkin, Trustee, 3795 Granger Road, Akron, OH 44333  
John Chlebina, P. O. Box, Bath, OH 44210  
Scott Morrow, 3852 Wood Thrush Road, Akron, OH 44333  
Mary Van Oosterhout, 5071 Cape Cole Boulevard, Punta Gorda, FL 33955  
Ethan McPeake, 990 Timberline Drive, Akron, OH 44333  
Daniel Thornton, 4040 Granger Road, Akron, OH 44333  
Jerome Fiume, Trustee, 3045 Smith Road, Akron, OH 44333  
Jamileh Bagheri, Trustee, 995 Timberline Drive, Akron, OH 44333  
Aleksandr Prediy, 943 Timberline Drive, Akron, OH 44333  
Canice Barnett, 3884 Wood Thrush Road, Akron, OH 44333  
William Zavarlo, 3866 Wood Thrush Road, Akron, OH 44333  
Ronald Tomallo, Jr., 3842 Wood Thrush Road, Akron, OH 44333  
Patricia Lupo, 3906 Wood Thrush Road, Akron, OH 44333  
Charles Sachs, 3926 Wood Thrush Road, Akron, OH 44333

## SUBMIT A CLASSIFIED AD



- Phone - Call 330-885-1888 from 8:30-5 Monday - Friday
- Mail - Use the form on the last page of classifieds
- Fax - Anytime 330-885-0500
- In person - Visit us at 3075 Smith Rd., Suite 204 in Fairlawn Monday - Friday between 8:30 - 5

## DEADLINE

Classified ads must be received by Tuesday at noon the week of publication.



**PLEASE REMEMBER THAT OUR NEXT DEADLINE FOR ALL CLASSIFIED ADVERTISING IS THIS COMING TUESDAY**

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## LEGAL NOTICES

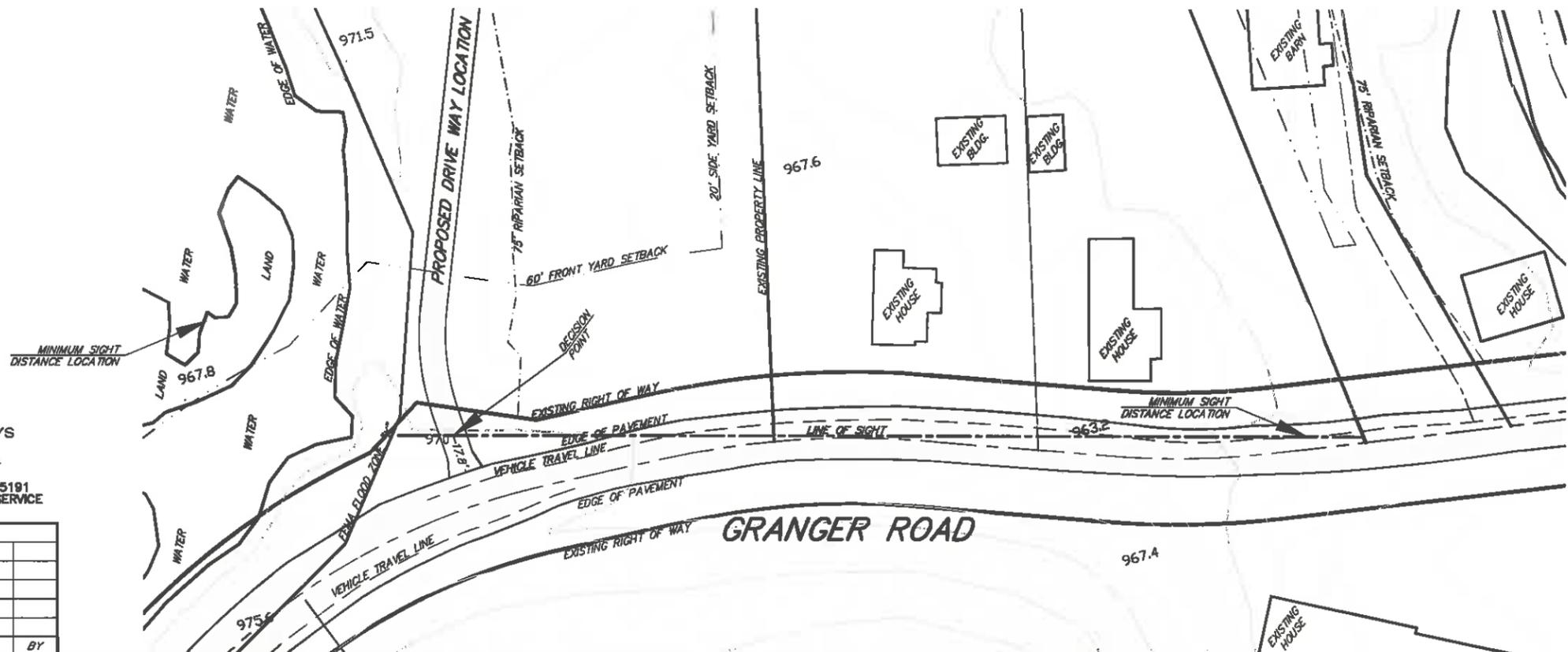
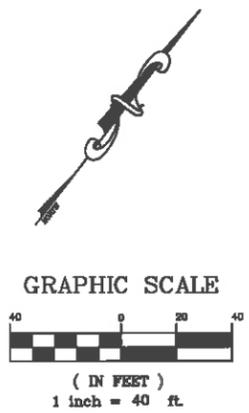
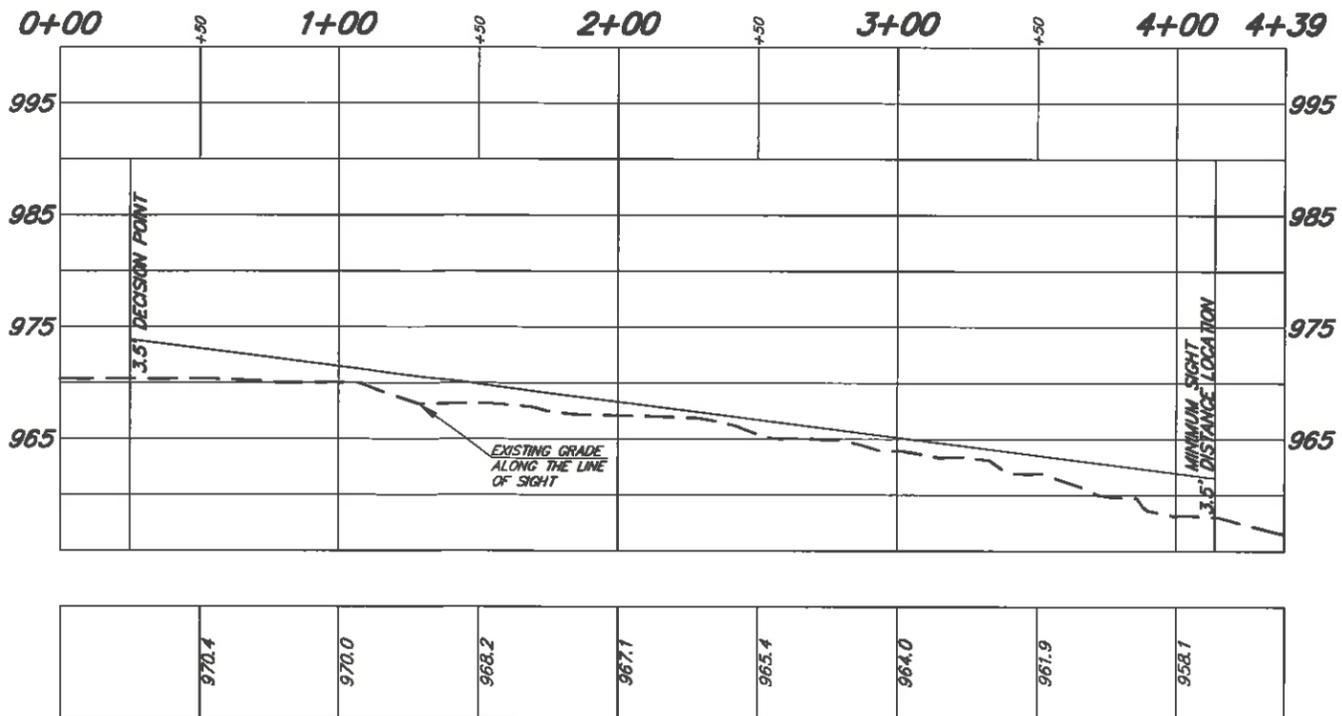
### Notice of Public Hearing

Notice is hereby given that the Bath Township Board of Zoning Appeals will hold a public hearing at the Bath Township Administrative Offices, 3884 W Bath Road, Bath, Ohio on Tuesday, April 19, 2016 at 7:00 p.m. for the appeal of:

- (1) Untable Case No. BZA-16-03, Tony Umma, 6395 Chittenden Road, Hudson, requesting variance from Article 8, Section 602-C-1-A to create new impervious surfaces within the riparian setback. Property is located at Parcel #0405384 on Granger Road.
- (2) Case No. BZA-16-05, Tony Umma of DunRite Construction, 6395 Chittenden Road, Hudson, requesting variances from Article 8, Section 802 to build on steep slopes and from Section 801-E to exceed the required height for a retaining wall. Property is located at 4440 Rock Ridge Lane in the R-2 Residential District.
- (3) Case No. BZA-16-06, John and Emily Bernatovicz, 1000 Robinwood Hills Drive, requesting a Conditional Use per Article 7, Section 701-D-2 for an accessory dwelling unit. Property is located at 1000 Robinwood Hills Drive in the R-2 Residential District.
- (4) Case No. BZA-16-07, Nora Gaglano of Highland Construction, 17535 South Miles Road, Cleveland, requesting variance from Article 7, Section 701-D-17-C to use an automatic safety cover as a barrier in lieu of the required fencing for a swimming pool. Property is located at 2086 N. Medina Line Road in the R-2 Residential District.

Applications are on file at the Township Administrative Offices and available for viewing. All meetings are open to the public.

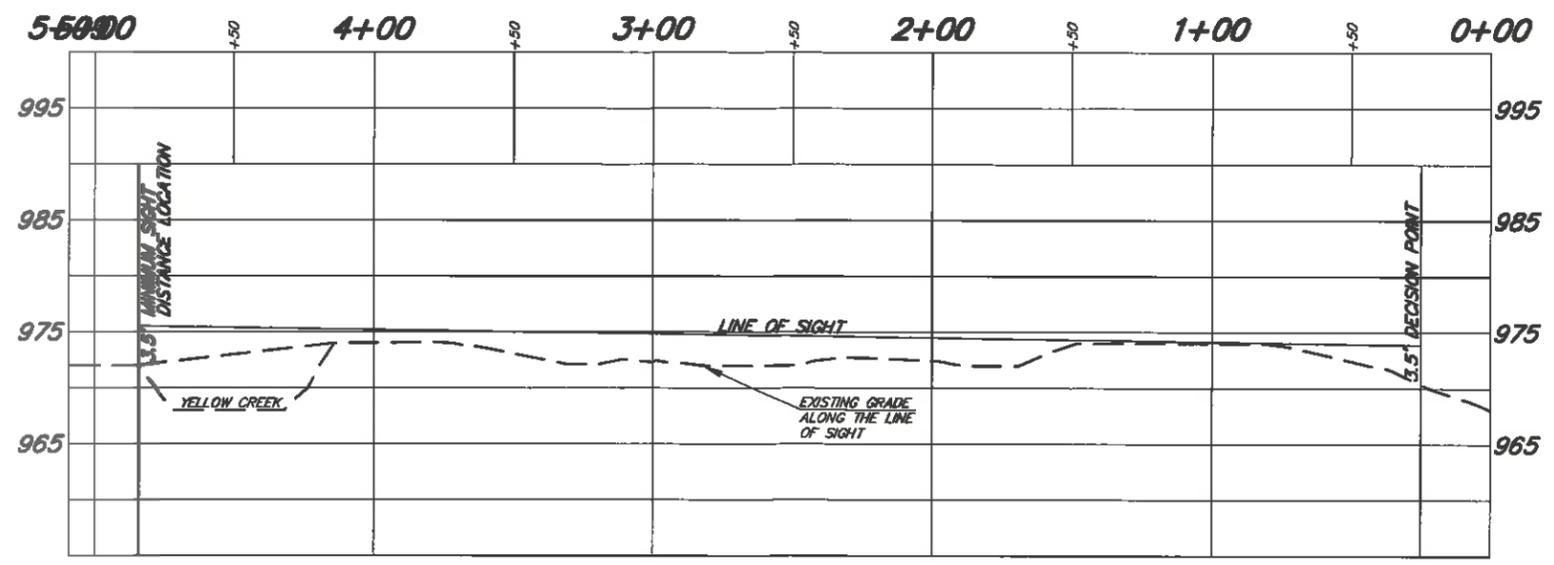
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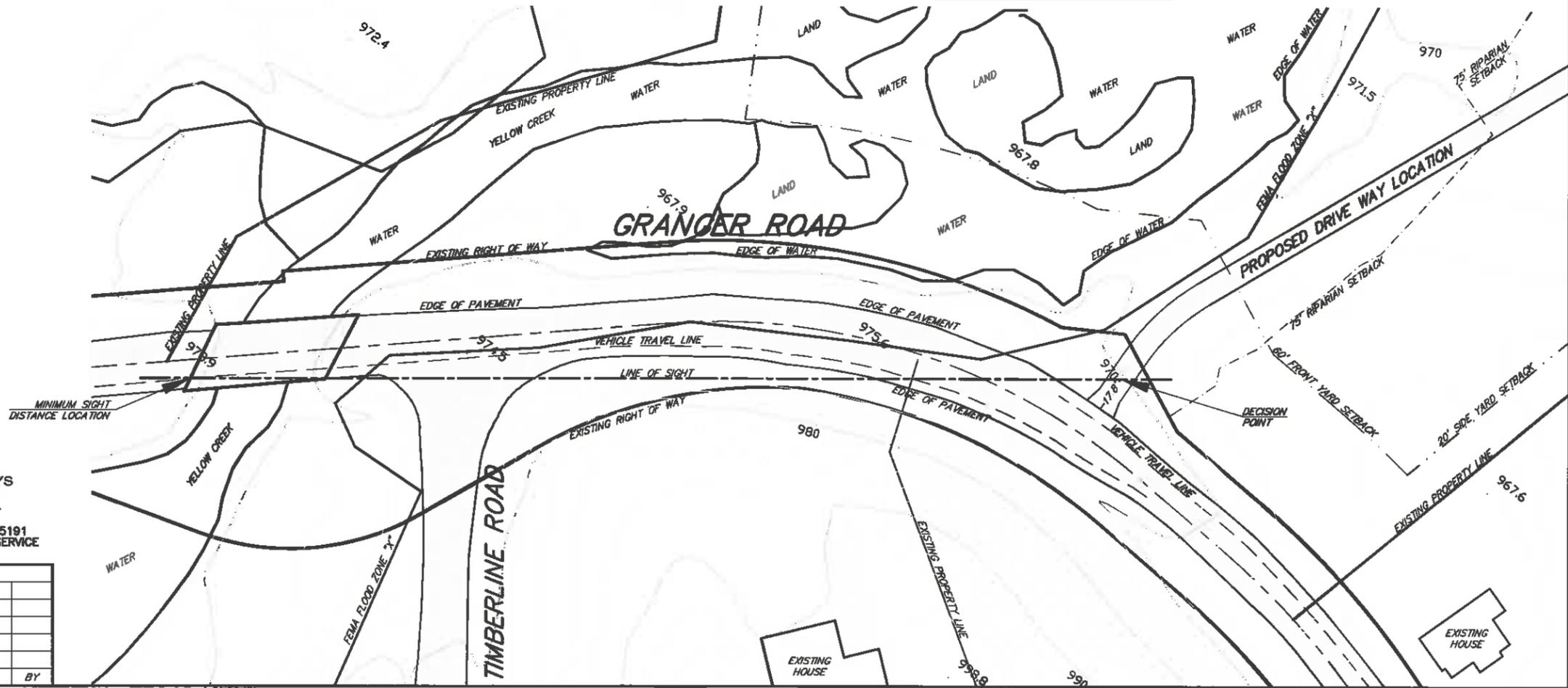
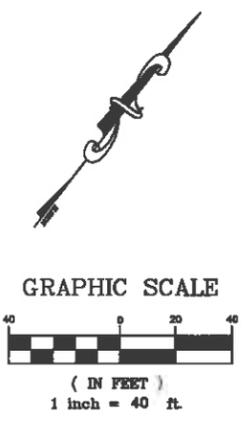

**TWO WORKING DAYS BEFORE YOU DIG**  
 Call 1-800-362-2764  
 TOLL FREE  
 Outside Ohio 216-744-5191  
 OHIO UTILITIES PROTECTION SERVICE

REVISION TABLE			
NO.	DATE	DESCRIPTION	BY

- PLAN PREPARED BY - <b>LEWIS LAND PROFESSIONALS INC.</b>		PROJECT: <b>3855 GRANGER ROAD</b>		SCALES: <b>1"=40' HORIZONTAL, 1"=10' VERTICAL</b>		DATE: <b>03/28/16</b>	
 CIVIL ENGINEERING    LAND SURVEYING 8691 WADSWORTH ROAD    SUITE 100 WADSWORTH, OH 44281    (330) 335-8232		TITLE: <b>INTERSECTION SIGHT DISTANCE LOOKING WEST</b>		DRAWING FILE: <b>16-030.DWG</b>		PROJECT NUMBER: <b>16-030</b>	
				M.C.S.E. NUMBER: <b>N/A</b>		SHEET NUMBER: <b>2 of 2</b>	



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