



# 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

## Conditional Use Application

For office use only:	ARC File No.:	BZA File No.:	16-09
Associated permits:			

### Applicant Data

Name: Dan Blaker/Kelly Tobin

Company Name: Select Medical Corporation

Address: 4716 Gettysburg Road., Mechanicsburg, Pennsylvania 17055

Telephone No.: 717-972-1100 Email: dblaker@selectmedical.com, ktobin@selectmedical.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: Vacant land West of 4507 Medina Road, Akron, Ohio Parcel No.: BA-00038-01-002

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

Owner(s): Akron General; Attention: Steve F. Abdenour

Owner Address: 1 Akron General Avenue, Akron, Ohio 44307

Telephone No.: 330-344-6360

### Conditional Use(s) Requested

Below list the specific section of the Zoning Resolution referencing the conditional use being sought as well as a description of each use. The Zoning Resolution is available online at [www.bathtownship.org](http://www.bathtownship.org) through the zoning link.

1. Section: 502-C Description: We request a Conditional Use for a rehabilitation hospital.

2. Section: \_\_\_\_\_ Description: \_\_\_\_\_

3. Section: \_\_\_\_\_ Description: \_\_\_\_\_



# BATH TOWNSHIP

*Summit County, Ohio*

May 2, 2016

## Notice of Site Visit

A site visit with Cleveland Clinic representatives is scheduled for Wednesday, May 11th beginning at 5 PM to view/walk the property as it is related to the proposed facility and the services it will bring to the community. Cleveland Clinic-Akron General desires to construct a new, freestanding inpatient rehabilitation facility in cooperation with Select Medical on the western portion of the property located at 4125 Medina Road, Bath Township.

This meeting is open to the public and will be at the adjacent, vacant land to the west of the Akron General Health and Wellness Center parking lot, located at 4125 Medina Road. Please inform any other neighbors you feel may be interested in attending.



# BATH TOWNSHIP

*Summit County, Ohio*

May 4, 2016

**Bath Township  
Board of Zoning Appeals  
Case No. BZA-16-08 and BZA-16-09**

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, May 17, 2016 at 7:00 PM for the appeal of Dan Blaker and Kelly Tobin for Select Medical: **(1) Case No. BZA-16-08** requesting variances from Article 5, Section 503-L-1, for a reduction in the required set back from all lot lines and street rights-of-way, from Article 6, Section 602-B-4-C-ii for a reduction in the required setback for the outer boundary of a Category 2 wetlands and from Article 10, Section 1007-B for a reduction in the required perimeter landscaping for vehicle use areas. **(2) Case No. BZA-16-09** requesting conditional use per Article 5, Section 502-C for a rehabilitation hospital. Property is located at parcel #0400103 on Medina Road in the B-4 Business 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  
Akron General Medical Center, 4125 Medina Road, Akron, OH 44333  
Prestige & Premier Companies, 17 W. Streetsboro Street, Hudson, OH 44236  
Heritage Woods Association, 5090 Park Avenue W., Seville, OH 44273  
James Boyazis, 25 Lethbridge Lane, Akron, OH 44321  
Suzanne Pauncic, 27 Lethbridge Lane, Akron, OH 44321  
Derek Brown, 29 Lethbridge Lane, Akron, OH 44321  
Keith Thorton, 3210 Shade Road, Akron, OH 44333  
Douglas Gunnerson, 33 Lethbridge Lane, Akron, OH 44321  
Jeanne Quinlan, 35 Lethbridge Lane, Akron, OH 44321  
Taylor Garner, 41 Lethbridge Lane, Akron, OH 44321

Joanna Quandt, 43 Lethbridge Lane, Akron, OH 44321  
Joseph Kwitkowski, 45 Lethbridge Lane, Akron, OH 44321  
Milotka Leibelt, 47 Lethbridge Lane, Akron, OH 44321  
Donna Patterson, 49 Lethbridge Lane, Akron, OH 44321  
Irene Gifford, 51 Lethbridge Lane, Akron, OH 44321  
Joan Ross, 57 Lethbridge Lane, Akron, OH 44321  
Mark Timm, 59 Lethbridge Lane, Akron, OH 44321  
Charles Parks, 130 Springside Drive, Akron, OH 44333  
Christina McCrossin, 33 Graham Road, Cuyahoga Falls, OH 44323  
Tracy Waehler, 65 Lethbridge Lane, Akron, OH 44321  
Mary Kase, 67, Lethbridge Lane, Akron, OH 44321  
Karl Donenwirth, 73 Lethbridge Lane, Akron, OH 44321  
Travis Cleveland, 75 Lethbridge Lane, Akron, OH 44321  
Nelli Avanesyan, 77 Lethbridge Lane, Akron, OH 44321  
Robert Shapiro, 79, Lethbridge Lane, Akron, OH 44321  
David Champagne, P.O. Box 11733, Newark, NJ 07101  
David Dame, 83 Lethbridge Lane, Akron, OH 44321  
Rebecca Fink, 4276 Idlebrook Drive, Akron, OH 44333  
Richard Taylor, 4258 Idlebrook Drive, Akron, OH 44333  
Herman Becker, 4188 Idlebrook Drive, Akron, OH 44333  
Denise Mendelson, 4272 Fryman Drive, Akron, OH 44333  
Maureen Reilly, 4284 Fryman Drive, Akron, OH 44333  
Focus Holdings, Inc., 490 N. Court Street, Medina, OH 44256  
Board of Trustees, 1540 S. Cleveland-Massillon Road, Akron, OH 44321  
Carolyn McNeely, 4296 Fryman Drive, Akron, OH 44333  
East Ohio Gas Co, Attn: Property Tax Dept., P.O. Box 27026, Richmond, VA 23261  
North Pointe Condominiums, 222 South Main Street, Akron, OH 44308  
Rennick Andreoli, 4128 Idlebrook Drive, Akron, OH 44333  
Carol Bonsky, 4234 Idlebrook Drive, Akron, OH 44333



# BATH TOWNSHIP

Summit County, Ohio

May 3, 2016

Leader Publication  
Classified Department  
[classads@akron.com](mailto:classads@akron.com)  
3075 Smith Road, Suite 204  
Akron, OH 44333

Dear Taylor:

Please run the following legal advertisement for one day only on Thursday, May 5, 2016.

## “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, 3864 W. Bath Road, Bath, Ohio on Tuesday, May 17, 2016 at 7:00 p.m. for the appeal of: **(1) Untable Case No. BZA-16-07**, Nora Gagliano 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. **(2) Case No. BZA-16-08**, Select Medical, 4716 Gettysburg Road, Mechanicsburg, Pennsylvania, requesting variances from Article 5, Section 503-L-1 for a reduction in the required set back from all lot lines and street rights-of-way, from Article 6, Section 602-B-4-C-ii to reduce the required setback for the outer boundary of a Category 2 wetlands and from Article 10, Section 1007-B to reduce the required perimeter landscaping for vehicle use areas. Property is located at parcel #0400103 on Medina Road in the B-4 Business District. **(3) Case No. BZA-16-09**, Select Medical, 4716 Gettysburg Road, Mechanicsburg, Pennsylvania, requesting a Conditional Use per Article 5, Section 502-C, Table 502-1 for a rehabilitation hospital. Property is located at parcel #0400103 on Medina Road in the B-4 Business District. **(4) Case No. BZA-16-10**, Fred Zumpano, 2460 Manchester Road, requesting variance from Article 5, Section 504-B, Table 504-1 for a reduction in the required minimum front yard setbacks for all lots. Property is located at 839 N. Revere Road in the R-2 Residential District. **(5) Case No. BZA-16-11**, Carnen Girves of Custom Gardens and Landscape requesting variance from Article 13, Section 1309-A-1 for a secondary sign. Property is located at 2368 N. Cleveland-Massillon Road in the B-1 Business District. **(6) Case No. BZA-16-12**, Jerry Hoskins of Kustom Fencing Company, Inc., 1209 Coventry Road, Barberton, requesting variance from Article 8, Section 801-F-1-D to install wire fencing within 20 feet of the street right-of-way. Property is located at 2210 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.

*Wm J. Funk Jr.*

William J. Funk Jr., Zoning Inspector/Administrator

**Send invoice and affidavit of publication to:** Bath Township Zoning, c/o William Funk, Zoning Administrator/Zoning Inspector ~ 3864 W. Bath Road, Akron, OH 44333



CLIFFENCE GRAY  
ARCHITECTURAL FIRM  
1000 Bunker Hill  
Cleveland, OH 44114  
Phone: 216.778.7415  
Fax: 216.778.7418  
www.cliffencegray.com



SELECT MEDICAL  
CLEVELAND CLINIC  
REHABILITATION  
HOSPITAL  
BATH, OHIO  
PROJECT NAME

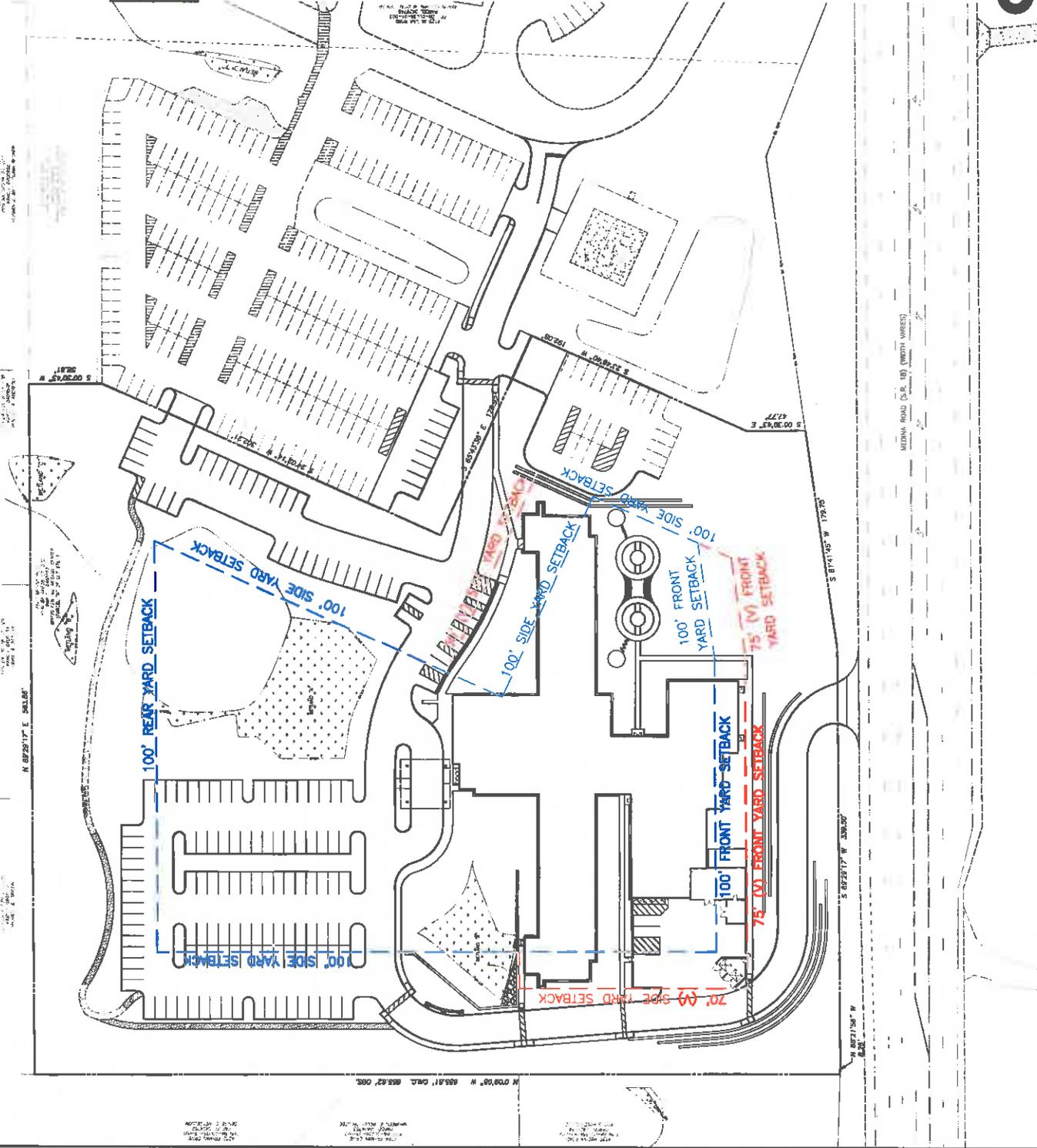
NO.	DESCRIPTION	DATE

VARIANCE PLAN  
REQUEST  
#1, #2 AND #3  
SHEET NAME  
DATE: APRIL 21, 2018  
PROJECT NUMBER: 107730  
SHEET NUMBER: V1



**LEGEND**

--- ZONING CODE  
--- VARIANCE



GCT Consultants  
engineers | architects | planners  
1000 Bunker Hill, Suite 1000  
Cleveland, OH 44114  
Phone: 216.778.7415  
Fax: 216.778.7418  
www.gctconsultants.com





1000 Denver Avenue  
 Columbus, OH 43260  
 Phone: 614-233-7445  
 Fax: 614-233-7008  
 www.haggett.com



CLEVELAND CLINIC  
 REHABILITATION  
 HOSPITAL  
 BATH, OHIO

NO.	DESCRIPTION	DATE

VARIANCE PLAN  
 REQUEST #6  
 SHEET NAME  
 DATE: APRIL 21, 2018  
 PROJECT NUMBER: 180703

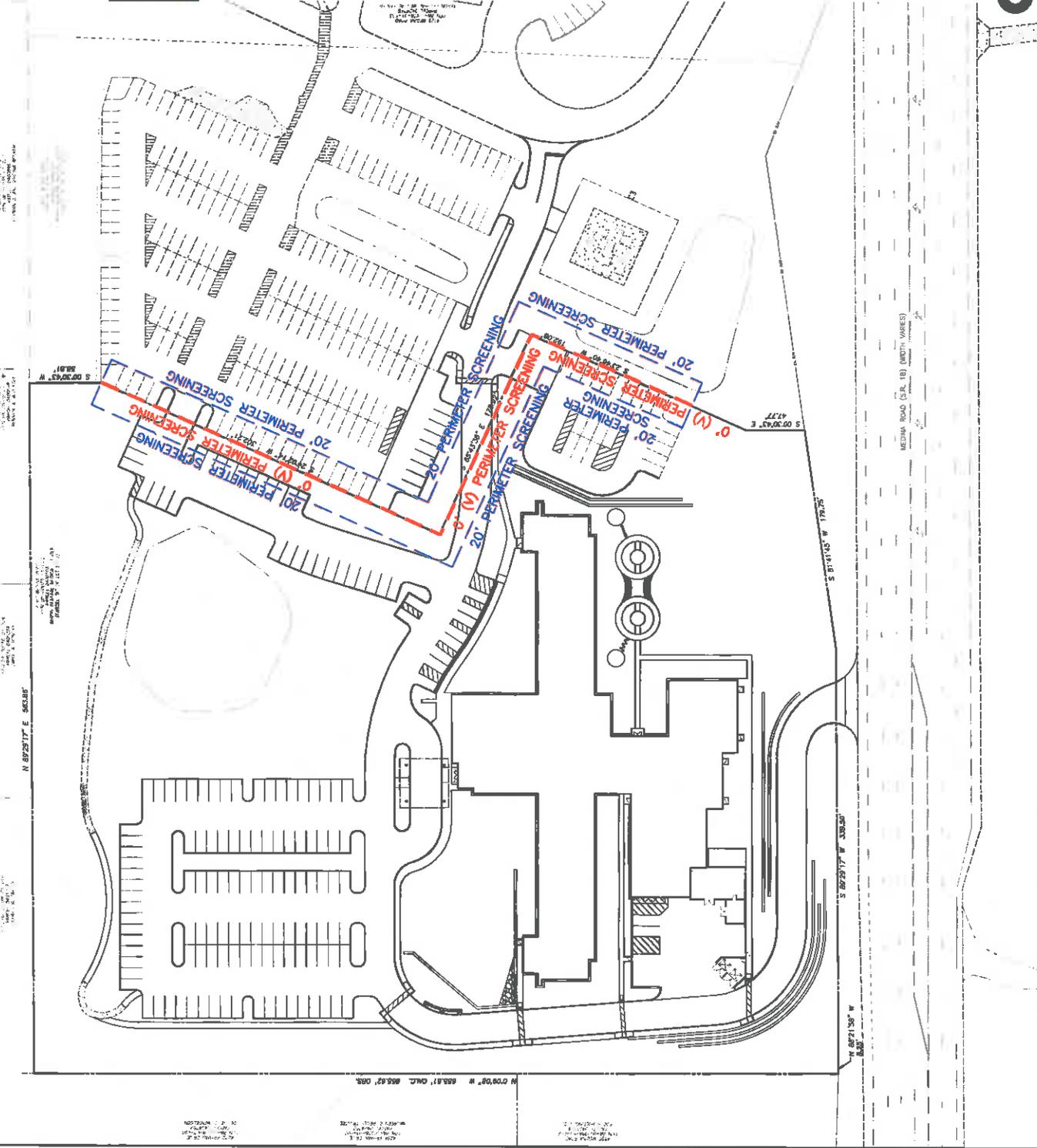
SHEET NUMBER: V3



NOT TO SCALE

**LEGEND**

ZONING CODE	VARIANCE
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