



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

Zoning Variance Application

For office use only:	ARC File No.:	BZA File No.:	16-10
Associated permits:			

Applicant Data

Name: Fred Zumpano
 Company Name: Yellow Creek Reserve LLC
 Address: 2460 Manchester Road Akron 44314
 Telephone No.: 330 753 2412 Email: FZUMPANO @ AOL.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: 839 North Revere Road Parcel No.: _____

Allotment Name: Reserve at North Revere Lot No.: _____

Owner(s): Yellow Creek Reserve LLC

Owner Address: 2460 Manchester Road

Telephone No.: Akron Oh 44314

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 through the zoning link.

1. Section: 504.01 ^{504.01} ~~504.01~~ Description: 60' min. front yard s/b

Practical Difficulty: _____

2. Section: _____ Description: _____

Practical Difficulty: _____



2460 MANCHESTER ROAD AKRON, OHIO 44314 330.753.2412

April 20, 2016

Re.: The Reserve at North Revere

To: William Funk, Zoning Inspector, Bath Township

Dear Mr. Funk,

Please allow me to submit my application for The Reserve at North Revere. This is a subdivision of single family homes I wish to develop in Bath Township. Our company has been building homes in Bath since 1988, specializing in custom homes and has earned an excellent reputation in the community.

I am the owner of two properties on North Revere Road. In 2006, I purchased the vacant parcel of land at 839 North Revere Road. This is directly across from the entrance to the Hertford Shire neighborhood, where I live. In 2015, I purchased the home at 823 North Revere Road.

I would like to develop my two properties, along with two others, in order to create a sixteen home subdivision, behind the houses on Revere Road. Included with this letter is an information booklet. Here are some additional facts for your consideration:

- The properties on North Revere Road will remain as they are today. The homes on North Revere will not be removed. All of the development will occur behind them.
- There will be one entry street to the development, and the first home will be several hundred feet off of Revere Road.
- The proposed development will be single family homes, not condominiums.
- The density of the proposed development will be similar to the existing surrounding homes and neighborhoods. This is not anything different from what already surrounds the property.

- On the north side of our property, there are six existing homes in Bath Township on Sourek Road that have very deep backyards. These will back up to six new homes in our development. Our new homes will be over three hundred and fifty feet away from the existing homes.
- On the east side, there are seven existing homes in the City of Akron's Bathcrest subdivision, and these seven homes will back up to only four new homes.
- The homes will be similar to the Hertford Shire development in quality and price. The targeted price range of the homes, including the land, will begin at \$525,000.
- There are no wetlands or creeks running through the property.
- We would like to seek permission to connect the new development to Bath Park by the creation of a walking trail directly into the park.
- There are no old growth trees and no steep slopes at this site.
- An existing gas and oil well owned and operated by Enervest will be removed from the property.

I think it's important to note that Bath's 2011 Comprehensive Master Plan suggests that the southern portion of our parcels be developed for this exact use we are proposing. The CMP defines this area as a "Traditional Neighborhood Use" with a density of 4 homes per acre. Our proposed development is only 1.7 homes per acre. The master plan stops at the City of Akron property to the north. I am asking for the extension of this plan two properties to the north. Beyond that, Sourek Road, along with the costs of extending sewer and water, serves as a barrier to further development. This is one of the very few, if only, properties where this type of development makes sense in Bath Township. There is a need for single family homes served by water and sewer on lots that are smaller than the large parcels we typically find in Bath. There are residents who wish to remain in the Bath community but are unable to find smaller lots that fit their current lifestyle. This is one of the few remaining opportunities to fill that need.

I would be happy to meet with you or any township officials at the property and show them where the proposed homes and street would be located. Please feel free to contact me at 330.607.5700, or email me at fzumpano@aol.com, to answer any questions.

Regards,



Fred Zumpano

President, Zumpano Design + Construction Inc.



BATH TOWNSHIP

Summit County, Ohio

May 4, 2016

**Bath Township
Board of Zoning Appeals
Case No. BZA-16-10**

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 **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 setback for all lots. Property is located 839 N. Revere 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
Jane McClellan, 2614 Sourek Road, Akron, OH 44333
Patsy Kubilus, 2630 Sourek Road, Akron, OH 44333
Joshua Stone, 2562 Sourek Road, Akron, OH 44333
Jeremy Holland, 2664 Sourek Road, Akron, OH 44333
Kimberly Hippley, 2680 Sourek Road, Akron, OH 44333
Michael Davis, 865 N. Revere Road, Akron, OH 44333
Richard Canterna, 1040 Pelee Drive, Akron, OH 44333
Carrie Hornfeck, 2524 Cardigan Drive, Akron, OH 44333
Richard Rozek, 1020 Pelee Drive, Akron, OH 44333
Jose Roberto Dardano, 859 N. Revere Road, Akron, OH 44333
Michael Joy, 851 N. Revere Road, Akron, OH 44333
Mary Pullekens, 2524 Londonderry Drive, Akron, OH 44333
Mark Chasteen, 980 Pelee Drive, Akron, OH 44333

Dale Taylor, 1000 Pelee Drive, Akron, OH 44333
Rodney Caldwell, 990 Pelee Drive, Akron, OH 44333
Michelle Giltner, 2525 Londonderry Drive, Akron, OH 44333
Dean Konstand, 2500 First National Tower, Akron, OH 44308
Nathan Mugford, 855 Cricket Circle, Akron, OH 44333
Kevin Daubenmire, 2725 Paddock Drive, Akron, OH 44333
Jennifer Ahn, 2721 Paddock Drive, Akron, OH 44333
Lynne Harvey Mount, 844 N. Revere Road, Akron, OH 44333
Moore Well Energy, 246 N. Cleveland Avenue, Mogadore, OH 44260
Erin Kapsar, 789 N. Revere Road, Akron, OH 44333
Belden & Blake Corp., 300 Capital Street, Suite 200, Charleston, WV 25301
Russell Wilfong, 807 N. Revere Road, Akron, OH 44333
David Kimberly, 970 Pelee Drive, Akron, OH 44333
George Goldman, 1010 Pelee Drive, Akron, OH 44333
Ohio Edison Co., 800 Cabin Hill, Greenburg, PA 15601
Jacqueline Brown, 2445 Olentangy Drive, Akron, OH 44333
Michael Brotsky, 2455 Olentangy Drive, Akron, OH 44333
Joseph Oliver, 2444 Olentangy Drive, Akron, OH 44333
Church of Jesus Christ of Latter Day Saints, 735 N. Revere Road, Akron, OH 44333
Billy Lee Deaton, 888 N. Revere Road, Akron, OH 44333

nlassad@akron.com

CLASSIFIED

SUBMIT A CLASSIFIED AD



- Phone - Call 330-665-8009 from 8:30-5 Monday - Friday
- Mail - Use the form on the last page of classifieds
- Fax - Anytime 330-665-9580
- In person - Visit us at 3875 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, MAY 10TH @ NOON!

PAYMENT METHODS

We accept Visa, Mastercard, Discover, American Express, and personal or company checks. Please do not mail cash.



The West Side Leader serves the communities of Bath, Boston, Copley, Cuyahoga Falls, Fairlawn, Granger, Norton, Peninsula, Richfield, Sharon and West Akron.

The South Side News Leader serves the communities of Coventry, Green, Lakemora, New Franklin and Springfield.

LEGAL NOTICES

"Notice of Site Visit"
 Notice is hereby given that 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 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.

"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, 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, 4718 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, 4718 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, 2480 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 639 N. Revere Road in the R-2 Residential District. (5) Case No. BZA-16-11, Carmen Gilves of Custom Gardens and Landscape requesting variance from Article 13, Section 1309-A-1 for a secondary sign. Property is located at 2988 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.

classads@akron.com

CLASSIFIED ADVERTIS

SUBMIT A CLASSIFIED AD



- Phone - Call 330-665-0909 from 8:30-5 Monday - Friday
- Mail - Use the form on the last page of classifieds
- Fax - Anytime 330-665-9590
- In person - Visit us at 3075 Smith Rd., Suite 204 in Fairlawn Monday - Friday between 8:30 - 5

LEGAL NOTICES

The listed vehicles were towed by the Fairlawn Police Department and are currently unclaimed:

- 1) 2004 HYUNDAI SANTE FE
VIN: KM8SB12846516
- 2) 1998 CADILLAC DEVILLE 4DR
VIN: 1G6KD54Y4WU756316
- 3) 2006 DODGE STRATUS 4DR
VIN: 1B3EL46X86N132528
- 4) 2003 CADILLAC CTS 4DR
VIN: 1G8DM57N130157211

If you are the registered owner or lien holder of any of the vehicles listed, please contact the Fairlawn

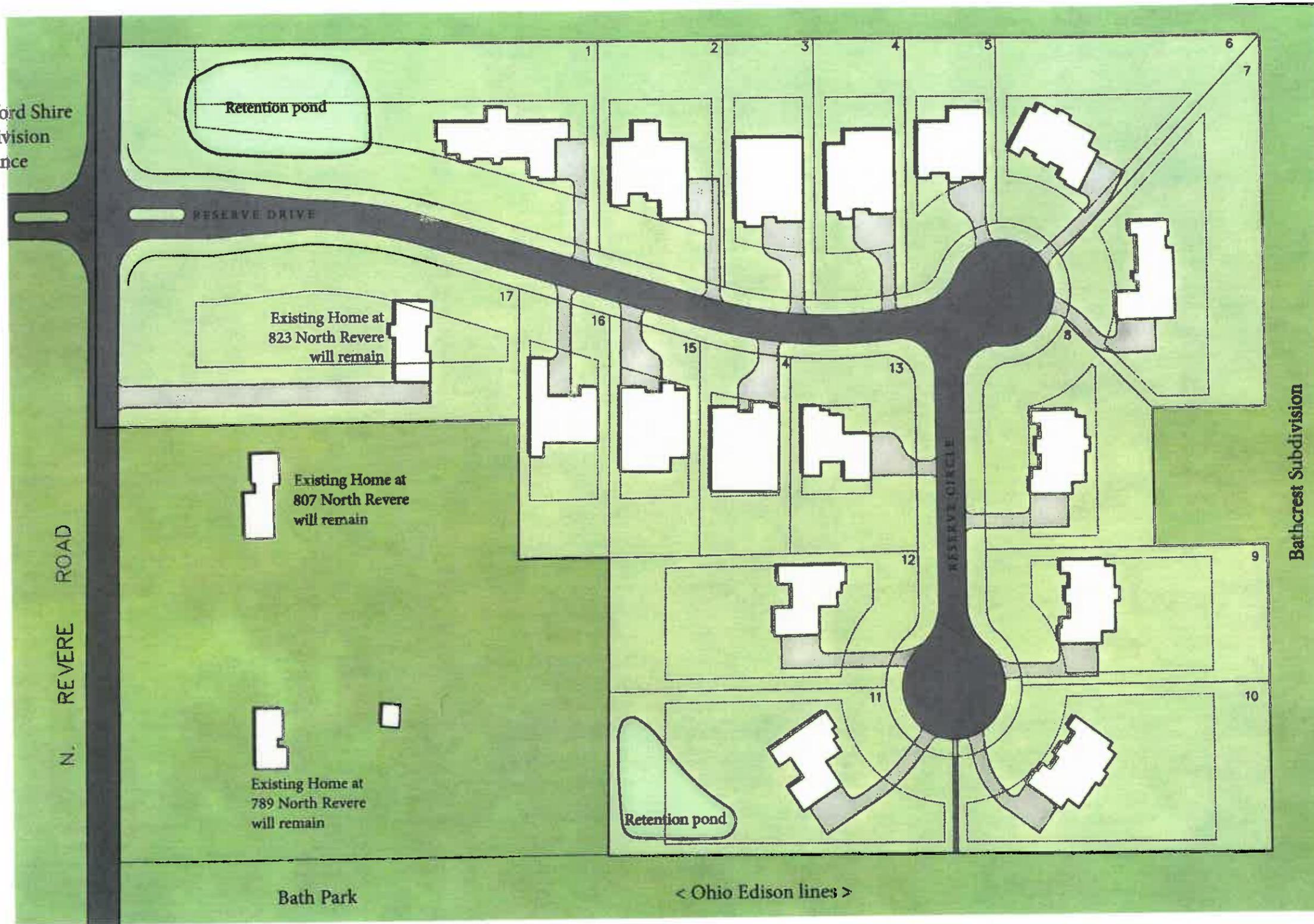
LEGAL NOTICES

Notice of Site Visit

Notice is hereby given that a site visit for Fred Zumpano is scheduled for Monday, May 16th beginning at 5 PM to view/walk the property as it is related to the proposed residential development. Property located at 839 N. Revere Road, Bath Township. This is open to the public.

Find Us At

Hertford Shire
Subdivision
Entrance

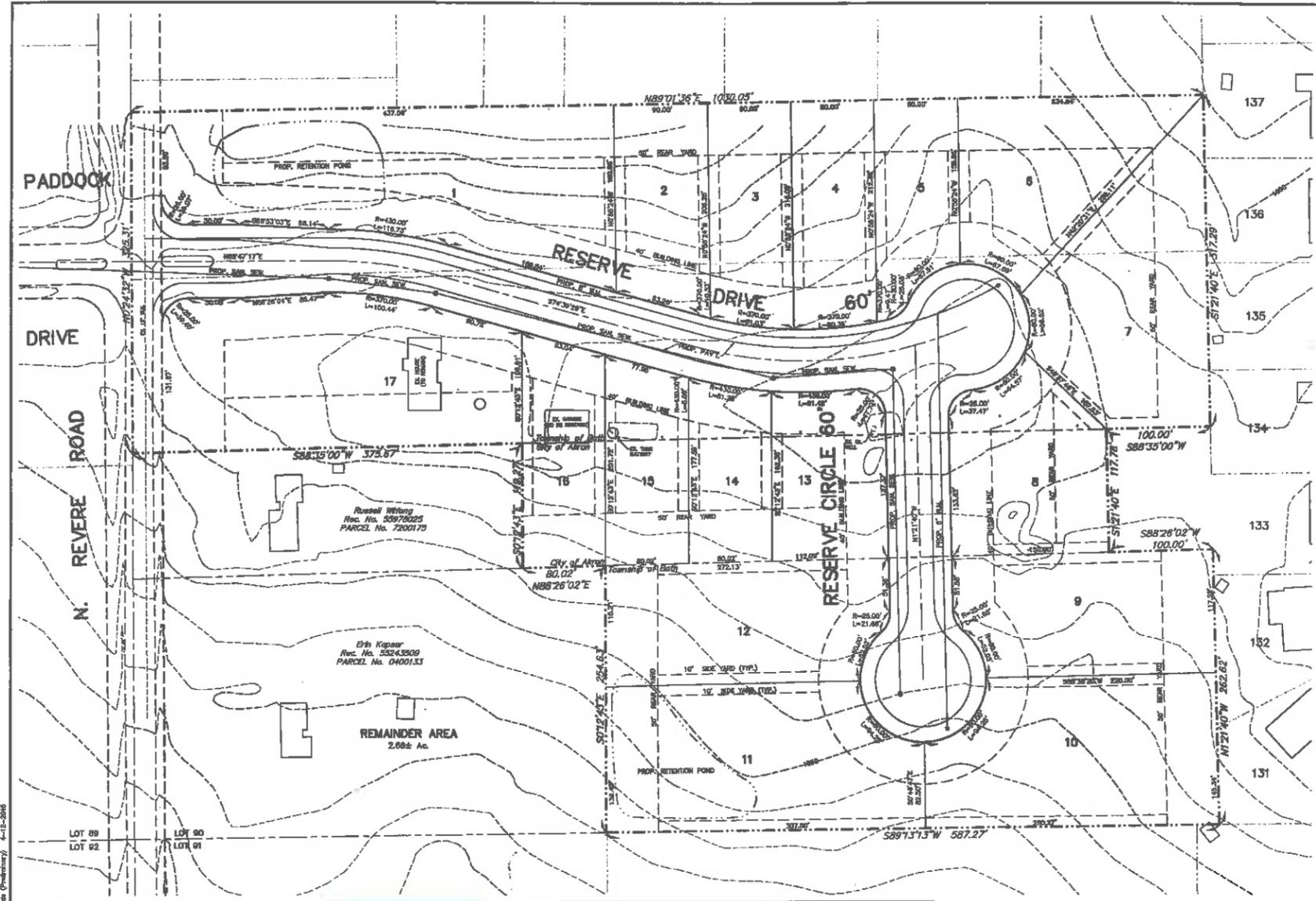


APPROXIMATE LOT SIZES		
Lot Number	Width	Average Depth
1	437	185 (Irr.)
2	80	198
3	80	217
4	80	220
5	80	192
6	60 (R)	209
7	60 (R)	165
8	85	155
9	117	235
10	60 R / 145	250
11	60 R / 139	282
12	115	262
13	112	155
14	80	175
15	80	195
16	80	218

PROPOSED HOME SITE LAYOUTS

the reserve at north revere





CURRENT BATH TOWNSHIP ZONING R-2 RESIDENTIAL

MAX. HEIGHT	30 FEET
FRONT SETBACK	80 FEET
SIDE YARD	20 FEET
REAR YARD	50 FEET
MIN. LOT AREA	2.5 AC.

TOTAL PROJECT DATA

TOTAL AREA	12.8143 ACRES
	1.81 ACRES IN AKRON
	11.0043 ACRES IN BATH
NUMBER OF LOTS	17
AREA IN LOTS	ACRES
AREA IN ROWS	ACRES
LENGTH OF STREETS	1150 L.F.

CURRENT CITY OF AKRON ZONING U1 RESIDENTIAL

PROPOSED BATH TOWNSHIP ZONING R-4 RESIDENTIAL

MIN. LOT AREA	10,690 SF.
MIN. LOT WIDTH	50 FEET
AT BUILDING SETBACK LINE	50 FEET
AT STREET RIGHT OF WAY	80 FEET
FRONT SETBACK	60 FEET
SIDE YARD	10 FEET
REAR YARD	50 FEET
MAX. HEIGHT	35 FEET

GENERAL NOTES

- NO ROCK OUTCROPPINGS ON SITE.
- NO ABANDONED MINES ON SITE.
- NO EXTENSIVE CHANGE OF TOPOGRAPHY CONTEMPLATED.
- NO POWER LINES OR TOWERS ON SITE.
- NO RAILROAD TRACKS ON SITE.
- NO SITES FOR USE OTHER THAN SINGLE FAMILY DWELLINGS ON OR NEAR THE SITE, EXCEPT AS SHOWN.
- EROSION CONTROL SHALL BE AS DIRECTED BY THE SUMMIT COUNTY SOIL AND WATER CONSERVATION DISTRICT AND THE SUMMIT COUNTY ENGINEER.

Owner/Developer:
YELLOW CREEK RESERVE, LLC
 2480 MANCHESTER ROAD
 AKRON, OHIO 44314
 (330) 763-2412
 REPRESENTATIVE: FRED ZUMPANO

Prepared By:
SPAGNUOLO & ASSOCIATES, LLC
 ENGINEERS - SURVEYORS
 3007 WEST MARKET STREET, SUITE 201
 FAIRLAWN, OHIO 44133
 PHONE (330) 836-8891
 FAX (330) 836-8118

Concept Plan For:
THE RESERVE AT NORTH REVERE
 PART OF O.L. 90
 TOWNSHIP OF BATH AND CITY OF AKRON
 COUNTY OF SUMMIT
 STATE OF OHIO

SCALE: 1" = 50' APRIL, 2010

	Existing R-2	Proposed R-4
Front Setback	60	40
Side Yard	20	10
Rear Yard	50	50

I hereby certify that Parcels shown herein meet the current zoning regulations of the Township of Bath.

Zoning Inspector



D. W. Stoffer
 Dennis W. Stoffer Registered Engineer No. 78688



P:\ZUMPANO DESIGN CO PROJECTS\BATH TOWNSHIP CONCEPT PLAN\map sheet 2.cdw (D:\zump\zdw) 4-13-2010

PROPOSED LAYOUT

the reserve at north revere

