



# 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

BATH TOWNSHIP  
RECEIVED

2015 APR 21 PM 12:29

## Zoning Variance Application

For office use only:	ARC File No.:	BZA File No.:	16-11
Associated permits:			

### Applicant Data

Name: Carnen Girves

Company Name: Custom Gardens and Landscape

Address: 2368 N. Cleveland Massillon Road

Telephone No.: 330.858.1994 Email: carnen1@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: 2368 N. Cleveland Massillon Road Parcel No.: 0401379

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

Owner(s): Carnen and Justin Girves

Owner Address: 2368 N. Cleveland Massillon Road

Telephone No.: 330.858.1994

### 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: 1309-A Description: Permanent Monument Sign at Single Address

Practical Difficulty: Looking to promote landscaping business by way of a permanent monument sign

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

Practical Difficulty: \_\_\_\_\_



# BATH TOWNSHIP

*Summit County, Ohio*

May 4, 2016

**Bath Township  
Board of Zoning Appeals  
Case No. BZA-16-11**

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-16-11**, Carmen Girves of Custom Gardens and Landscape, requesting variance from Article 13, Section 1309-A for a secondary sign. Property is located 2368 N. Cleveland-Massillon Road in the B-1 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  
Ghent Investors, P.O. Box 133, Bath OH 44210  
Lund Equipment Co. Inc., P.O. Box 213, Bath OH 44210  
Poinar Management Group, Ltd., P.O. Box 13758, Fairlawn, OH 44334  
Carl Duncan, 2346 N. Cleveland-Massillon Road, Akron, OH 44333  
Geraldine Gable, Trustee, 1163 Sellman Drive, Akron, OH 44333  
Travcon Ltd., 8490 Tower Drive, Twinsburg, OH 44087  
David Waldron & Associates, Inc., P.O. Box 766, Wooster, OH 44691  
Dean O'Mally, 4064 Everett Road, Richfield, OH 44286



# 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”

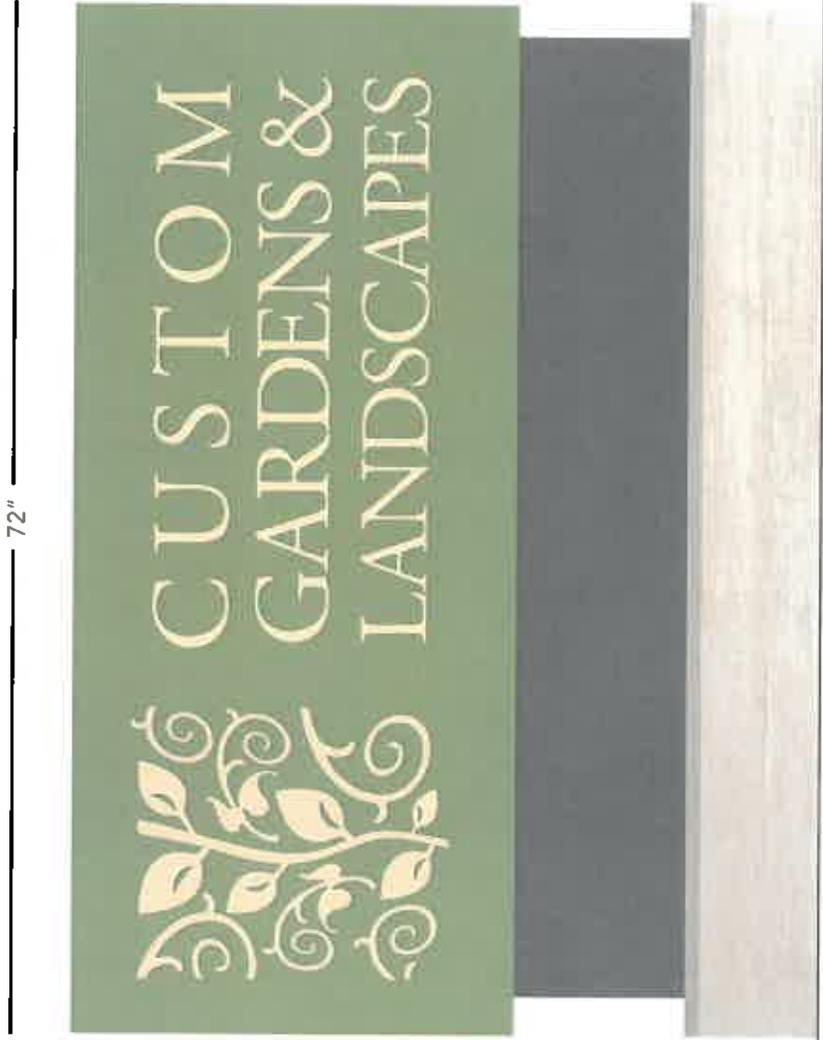
Notice is hereby given that the Bath Township Board of Zoning Appeals will hold a public hearing at the Bath Township Administrative Offices, 3864 W. Bath Road, Bath, Ohio on Tuesday, May 17, 2016 at 7:00 p.m. for the appeal of: **(1) Untable Case No. BZA-16-07**, Nora Gagliano of Highland Construction, 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



12"

72"



18"

SIDE

FRONT

48"



ALUMINUM PANEL PAINTED TO MATCH  
PMS 7491 DIRECT PRINT LETTERING & ICON  
TO MATCH PMS 7501



**ENGLISH GREY**  
CS57

Pre-Consumer: 1.7%  
Post-Consumer: 5.0%  
Manufacturing Plastic  
Wastage: 0%

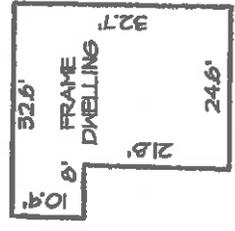
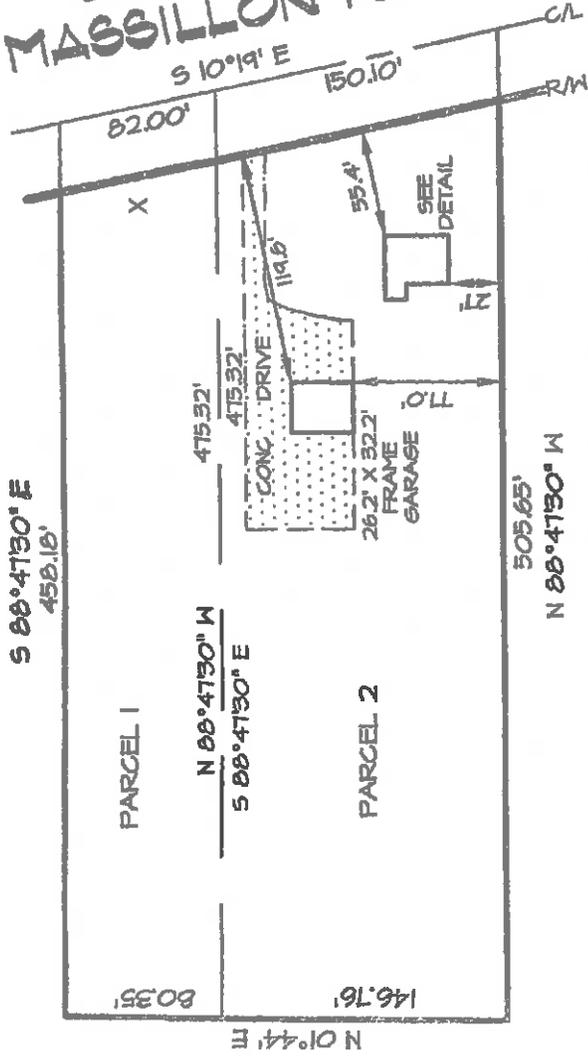
DALTILE CONTINENTAL SLATE

BRIAR HILL SANDSTONE OR  
BARNSTONE BASE



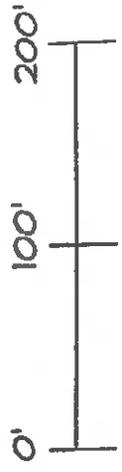


# CLEVELAND MASSILLON ROAD



DETAIL

SCALE: 1"=30'



SCALE: 1"=100' KRB

X = PROPOSED SIGNAGE AREA

Sign No.	Reason	Type	Dimensions	Area	Illumination	Number of Sides	Building Face Area
1	New	Monument	8'0" w 2'4" h 1'0" d	19.2	N	2	512
2							
3							
4							
5							

Total area of wall signs: \_\_\_\_\_

Percentage of wall area: \_\_\_\_\_

### Required Site Plan Data and Sign Detail Drawings

The following items must be submitted with the application in order to be reviewed. The application will be reviewed by the Zoning Inspector and the Appearance Review Commission. No applications will be reviewed at the time of submittal. ***Incomplete applications will delay the review process.*** Site inspections will be conducted at the discretion of the Zoning Inspector.

1. Two (2) copies of the site plan showing the following:
  - A North arrow and scale
  - Existing structures and dimensions
  - Driveway and road access locations (existing and/or proposed)
  - Proposed sign location(s)
  - Sign area landscaping denoting type and quantity of material (if applicable)
  - All applicable setbacks
  - Roads
  - Lot dimensions
  - Indicate the location of lakes, ponds, wetlands, ravines, or other unusual topography
  - Riparian Corridor(s) must be clearly indicated on all lots containing applicable watercourses
  - All slopes greater than 18% must be indicated on a two (2) foot contour interval map with the contours extending at least 100 feet beyond the lot lines
  
2. Two (2) copies of the sign drawings showing the major details listed below.
  - Overall size, drawn to scale
  - Sign area calculations, including building wall face area (if applicable)
  - Lighting (if applicable)
  - Landscaping (if applicable)
  - Construction materials
  - Mounting details including height of sign above grade
  - Detailed sign color elevations
  
3. Digital copy of all required documents (i.e. .pdf file)