



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.:	16-19
Associated permits:			

Applicant Data

Name: Robert C. & Nancy J. Schiesswohl

Company Name: _____

Address: 3371 W. Bath Rd. Fairlawn, OH 44333

Telephone No.: (330) 666-1544 Email: _____

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: 3371 W. Bath Rd. Fairlawn, OH 44333 Parcel No.: 0401480

Allotment Name: n/a Lot No.: _____

Owner(s): Robert C. & Nancy J. Schiesswohl

Owner Address: 3371 W. Bath Rd. Fairlawn, OH 44333

Telephone No.: (330) 666-1544

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-B Description: Request for variance to reduce the frontage requirement of 100 ft. to 50 ft.

Practical Difficulty: Though the property can meet the requirements of Bath Twp. Zoning - the granting of this variance request will result in a 'clean', more aesthetically pleasing rectangularly shaped lot as opposed to an 'irregularly' shaped lot with a distorted SW corner.

2. Section: 504-B Description: Request for variance to reduce the 60 ft. setback requirement of 150 ft. to 50 ft.

Practical Difficulty: Refer to above.



BATH TOWNSHIP

Summit County, Ohio

November 2, 2016

**Bath Township
Board of Zoning Appeals
Case No. BZA-16-19**

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, November 15, 2016 at 7:00 PM for the appeal of **Case No. BZA-16-19**, Robert and Nancy Schiesswohl, requesting variance from Article 5, Section 504-B, Table 504-1 to reduce the required minimum width at the building setback line and at the street right-of-way for a lot split. Property is located at 3371 W. Bath 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,

Bath Township Zoning Office

cc: Board of Zoning Appeals (7)
File
Applicant
Attached abutting properties per the Summit County G.I.S. map application

CHAMBERLAIN MATTHEW
3333 W BATH RD
AKRON OH 44333

ST CROIX LTD
553 HAMPTON RIDGE DR
AKRON OH 44334

SCHIESSWOHL NANCY J
3371 W BATH RD
AKRON OH 44333

GOODRICH ELAINA E TRUSTEE
3320 W BATH RD
AKRON OH 44333

CHAMBERLAIN MATTHEW
3333 W BATH RD
AKRON OH 44333

COSTANZO SHERRI G
3362 W BATH RD
AKRON OH 44333

CHAMBERLAIN MATTHEW
3333 W BATH RD
AKRON OH 44333

MEYER KATHLEEN M
3376 W BATH RD
AKRON OH 44333

SCHIESSWOHL NANCY J
3371 W BATH RD
AKRON OH 44333

HEARTY JAYNE M
3386 W BATH RD
AKRON OH 44333

FRANKLIN TIMOTHY W TRUSTEE
3433 WEST BATH RD
AKRON OH 44333

CHAMBERLAIN MATTHEW
3333 W BATH RD
AKRON OH 44333

SCHIESSWOHL NANCY J
3371 W BATH RD
AKRON OH 44333

FRANKLIN TIMOTHY W TRUSTEE
3433 W BATH RD
AKRON OH 44333

BUSTA MICHAEL J
3394 W BATH RD
AKRON OH 44333

ST CROIX LTD
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AKRON OH 44313

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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, November 15, 2016 at 7:00 p.m. for the appeal of:
(1) Case No. BZA-16-18, John Grabenstetter, requesting variances from Article 8, Section 802-C-1 to reduce the required setback from the edge of any steep slope and from Article 6, Section 602-C-2 for a reduction in the riparian setback for an addition. Property is located at 1188 Meadow Spur in the R-2 Residential District, **(2) Case No. BZA-16-19, Robert & Nancy Schiesswohl**, requesting variance from Article 5, Section 504-B, Table 504-1 to reduce the required minimum width at the building setback line and at the street right-of-way for a lot split. Property is located at 3371 W. Bath Road in the R-2 Residential District, **(3) BZA-16-20 David Fike of Fike Builders, Inc.**, requesting conditional use per Article 7, Section 701-D-2 for an accessory dwelling unit. Property is located at 3006 Bumbrick 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.
 William J. Funk Jr.,
 Zoning Inspector/Administrator

The listed vehicles were towed by the Fairlawn Police Department and are currently unclaimed
 1) 2001 Ford Taurus 4dr
 VIN: 1FADP56SX1G207747
 2) 2001 Ford Windstar
 VIN: 2FMZA51431BB23290
 If you are the registered owner or lien holder of any of the vehicles listed, please contact the Fairlawn Police Department at 330-670-4300 for further information.

COMMUNITY BULLETIN BOARD

38th Annual Happy Holly Days Craft Bazaar November 12-13 at Saint Matthew School (Ellet area)

Find Us At
www.twitter.com/akrondotcom

COMMUNITY BULLETIN BOARD

MEDINA GUN SHOW
 November 12-13
 Medina County Community Center
 On the Fairgrounds
 735 Lafayette Road (State Rt 42)
 Buy, sell and trade. New and used firearms and accessories.
 Saturday, 9-5pm Sunday, 9-3pm
 Admission \$6, Free parking
 Info: 330-848-4400.

13th Annual Craft Show
 St Matthew Lutheran Church
 6451 S. Clave-Mess. Road
 November 5th, 9am-3pm

LOST & FOUND

LOST!
 Toy fox terrier, all white with black ears and head, about 8 pounds, last seen near edge of Copley condominiums & Aberth Rd. Very Skittish, likes to hide for shelter. If seen please contact 330-285-7362

PRAYERS

For any prayer requests 330-607-6512 or send to: With Wings as Eagles Prayer Ministries, P.O. Box 3841, Akron, Ohio 44314

AUCTIONS

NOTICE OF PUBLIC AUCTION
 PURSUANT TO SECTION 5322 OF THE OHIO REVISED CODE, A PUBLIC AUCTION WILL BE HELD ON November 12, 2016 @12 PM @ COPLEY MINI STORAGE, 1020 N. JACOBY RD, COPLEY, OH 44321. THE FOLLOWING UNITS WILL BE SOLD: A33 Zachery Meyerson 2755 Lockraven Blvd. Apt. G Copley, OH 44321, B45 Craig Consilio 899 Beachler Rd Tallmadge, OH 44278, B53 Jay Valentine 803 Sugar Rd. Copley, OH 44321, C21 Ronald Moore 8468 Bella Wood Dr Lewis Center, OH 43035, D41 Summer Hill 1363 Winhurst Dr Akron, OH 44313, E10 Maureen Dora 2776 Mull Ave Copley, OH 44321, F9 Amanda Lopiccolo 589 Country Rd. 40 Sullivan, OH 44880 THE ABOVE LISTED UNITS CONTAIN MISC HOUSEHOLD ITEMS. Terms: Cash, money order, or certified checks only

ESTATE/ TAG SALES

DOWNSIZING/MOVING SALE
 3pm-6pm Friday, Nov. 4
 9am-3pm Saturday, Nov. 5
 525 Woodbury Dr. In Lake of the Woods.

End tables, light fixtures, reading and table lamps, space heater, TV trays, area rugs, ladder, fan, garden tools, dollies, framed art, trunk, wine rack, European armoire, serving cart, air mattress with pump, kitchen, Christmas, sports items, antique tools, and more!



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Subdivision Review Application

For office use only: File SP - 16 - 08 Date final plat copy received: _____

Please read and complete the information below. All information must be filled in prior to review by the Zoning Inspector.
Incomplete information will delay the review process. Fee must accompany application.

Subdivision Type

- Recombination**
Requires 2 copies of recombination plat and one mylar for signature.
- Minor Subdivision** (4 or less lots created, 4.999 acres or less per lot)
Requires 2 copies of minor subdivision plat and one mylar for signature.
- Major Subdivision – Conventional** (5 or more lots created, 4.999 acres or less per lot)
Requires 4 copies of major subdivision plat/open-space subdivision, and one mylar for signature.
- Major Subdivision – Open Space** (must comply with Section 301.7 prior to submittal)
Requires 4 copies of major subdivision plat/open-space subdivision, and one mylar for signature.

Note that a copy of the final plat as filed with Summit County is required when complete.

Applicant Data

Name: Robert C. & Nancy J. Schiesswohl

Company Name: _____

Address: 3371 W. Bath Rd. Fairlawn, OH 44333

Telephone No.: (330) 666-1544 Email: _____

Property Data

Property Address: 3371 W. Bath Rd. Fairlawn, OH 44333

Parcel No.(s): 0401480

Zoning District(s): Bath Twp.

Owner(s): Robert C. & Nancy J. Schiesswohl

Owner Address: 3371 W. Bath Rd. Fairlawn, OH 44333

Telephone No.: (330) 666-1544

Required Lot Area and Height Regulations (refer to Zoning Resolution)

Minimum lot area: 2.5 ac.

Minimum road frontage: 100' Minimum lot width at front setback line: 150'

Minimum front setback: 60' Minimum side setback: 20' Minimum rear setback: 50'

Plat Information

- All lots must have the minimum required road frontage as designated by the zoning district.
- Lot area shall not include that in the road right-of-way for calculation purposes.

Number of lots created: 2 Smallest lot size: 2.3259 ac. Largest lot size: 13.6174 ac.

For minor subdivisions, please list the lot sizes below:

Lot 1: _____ Lot 2: _____ Lot 3: _____ Lot 4: _____

For major subdivisions, please use a separate sheet and list all lots by number and respective lot size.

Proposed Sewer System: Septic Central

Proposed Water System: Well Central

1. Are there existing oil/gas wells or tank batteries on the parcel(s)? Yes No If Yes, all must be identified on the plat.
2. Are there any existing structures on the parcel(s)? Yes No If Yes, all must be identified on the plat.
3. Are there any easements on the parcel(s)? Yes No If Yes, all must be identified on the plat.
4. Do all proposed lots have the minimum required frontage on a dedicated road? Yes No
5. For subdivisions, do all proposed lots meet the requirement of Section 802 regarding no slopes greater than 30% within the building envelope? Yes No

Additional Information Required for Major Subdivisions (Conventional and Open Space)

The following items must be included and/or identified on the plat:

1. Show all proposed E.T. fields for septic systems.
2. Note the status of all gas/oil wells and tank batteries in addition to their ownership. Also, indicate the required setback from them as required by the Zoning Resolution.
3. Note on the plat which entity will be maintaining the proposed road (if applicable).
4. Show all existing driveways.
5. Show all adjoining property owners, including name, address, zoning, and parcel number.
6. Include a site location (vicinity) map to reference where the parcel is located.
7. Show the building envelope for each new lot.
8. List total site area, amount of open space, number of home sites, and development density on plat.
9. Indicate areas where the site will be disturbed and left undisturbed from current conditions.
10. Show the topography (elevation contours) for the parcel(s). Identify slopes greater than 18% and less than 30% and slopes greater than 30%
11. Show all applicable streams and setbacks per the Summit County Stream Setback Ordinance.
12. Show the current lot lines on the plat or provide an inset map indicating the current lot lines of the parcel.
13. All lots must be numbered for reference.
14. Show all existing vegetation and natural features (watercourses, ravines, tree lines, etc.)
15. All road, cul-de-sacs, and driveways must be constructed to permit emergency vehicles and snowplows adequate ingress and egress and proper turn-around on all cul-de-sacs.
16. Bath Township provides for the use of fire ponds and dry hydrants for fire protection purposes. When required, design specifications must be obtained from the Bath Township Fire Department.

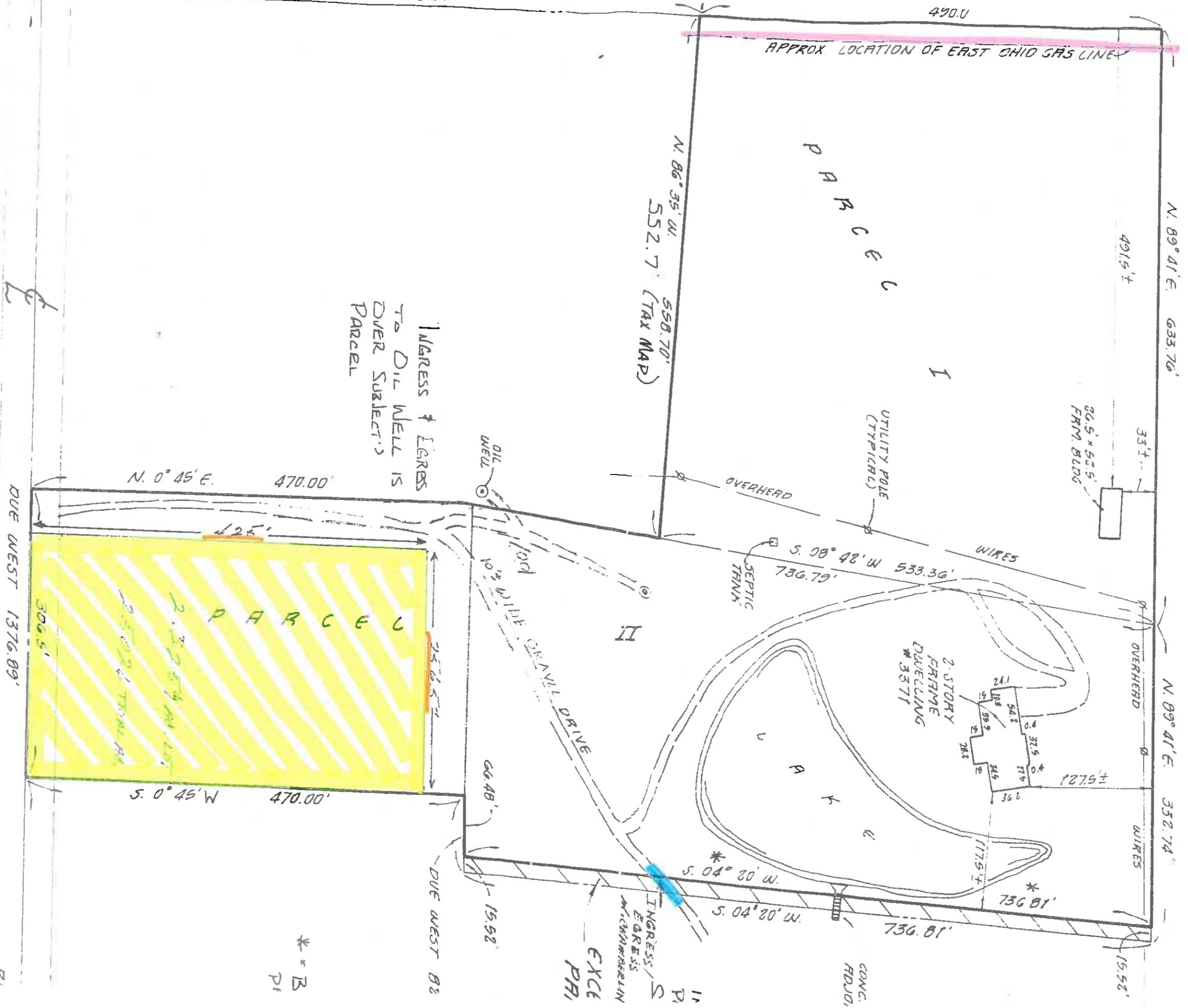
Additional Requirements:

- Digital copy of all required documents (i.e. .pdf file)



Easements:
Dominion EOG - TPL3 pipeline
M. Chamberlin - Ingress/Egress to driveway

Scale: 1" = 100 ft.



Ingress & Egress
to Oil Well is
Over Subject's
Parcel

BATH

ROAD

C. H. 48

* = B
PI

R/
1/4