



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

✓ 3/17
CK# 1056

For office use only:	ARC File No.: <u>8</u>	BZA File No.: <u>26-15</u>
Associated permits:		

Applicant Data

Name: THEODORE A. MYERS JR
Company Name: N/A
Address: 4100 GRANGER RD AKRON 44333
Telephone No.: 330-990-0946 Email: TAMCO ELECTRIC@GMAIL.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: 4100 GRANGER RD AKRON Parcel No.: 0407230
Allotment Name: N/A Lot No.: _____
Owner(s): THEODORE A MYERS JR.
Owner Address: 4100 GRANGER RD AKRON, 44333
Telephone No.: 330-990-0946

Variance(s) Requested

Below list the specific section from the Zoning Resolution from which the variance is being sought along with a description of each variance. The Zoning Resolution is available online at www.bathtownship.org through the zoning link.

- Section: _____ Description: SET BACK FROM ROAD
& FLOOD PLAIN AREA
- Section: _____ Description: _____
- Section: _____ Description: _____
- Section: _____ Description: _____

Contiguous Property Owners

The Township will notify all property owners within a 300' buffer of the parcel in question.

Required Site Plan Data and Architectural/Construction Drawings

1. Six (6) copies of site plan and plans along with a digital copy (ex: .pdf) of site plan and plans (11 x 17 preferred). The site plan must show the following:
 - ☐ A North arrow and scale
 - ☐ Existing structures and dimensions
 - ☐ Driveway and road access locations (existing and/or proposed)
 - ☐ Proposed structure(s) and dimensions
 - ☐ All setbacks
 - ☐ Roads
 - ☐ Lot dimensions
 - ☐ Easements and details
 - ☐ Septic system and well location (if applicable)
 - ☐ 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. If applicable, Six (6) copies of the building/construction plans along with a digital copy (ex: .pdf) showing major details including height data must be submitted with the application (11 x 17 preferred).
3. The "Bath Township Area Variance Supplemental Form" shall be filled out completely for each variance requested.
4. Digital copy of all required documents (i.e. emailed .pdf file)

Applicant Certification

Applicant Signature: _____

Date: _____

Fee – due at time of application (make check payable to Bath Township Trustees)

- for residential applications – two hundred and fifty dollars (\$250.00)
- for commercial/business applications – three hundred and fifty dollars (\$350.00)
- for major subdivisions or use variances – five hundred dollars (\$500.00)

For Office Use Only

Appearance Review Commission File No.: ARC - -

Board of Zoning Appeals File No.: BZA - -

Hearing Date: _____ Public Notice Date: _____

Published In: _____ Abutting Property Owners Notification Date: _____

☐ Approved ☐ Approved with Conditions ☐ Denied

Comments: _____

Zoning Inspector Signature: _____ Date: _____



BATH TOWNSHIP AREA VARIANCE SUPPLEMENTAL FORM

PROJECT OVERVIEW

Provide an overview of the project:

36 X 40 GARAGE DETACHED
FOR MY RETIREMENT PROJECTS
AUTOS AND TRACTORS

PRACTICAL DIFFICULTIES

The following factors shall be considered and weighed by the BZA to determine practical difficulty. If a factor is not applicable, please note that factor as "Not Applicable":

- A. Explain special conditions or circumstances that exist which are peculiar to your land or structure involved and which are not applicable generally to other lands or structures in the same Zoning District. (Examples of this are: exceptional irregularity, narrowness, shallowness or steepness of the lot, or adjacency to nonconforming and inharmonious uses, structures or conditions):

DUE TO FLOOD PLAIN AREA

- B. Explain how the property in question would not yield a reasonable return on investment or there could not be any beneficial use of the property without the variance.

YES LESS VALUE BECAUSE
KNOWLEDGE KNOWN NOW

- C. Explain whether the variance is substantial or not:

NOT ALLOWING VARIANCE
WOULD MORE SUBSTANTIAL BECAUSE
BUILDING WOULD BE CLOSER TO THE
ROAD.

- D. Explain whether the essential character of the neighborhood would be substantially altered or if adjoining properties would suffer a substantial detriment as a result of the variance.

NO BEING CLOSE TO ROAD
IT WOULD BE ALTERED

- E. Explain whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, garbage, fire, street services.).

NO

- F. Did the applicant purchase the property with or without knowledge of the applicable zoning restriction?

YES WITHOUT KNOWLEDGE

- G. Explain whether the special conditions or circumstances (listed in response to question A above) were a result of actions of the applicant or prior owners.

NO

- H. Demonstrate whether the applicant's predicament feasibly can be resolved through a method other than a variance (e.g., a zone-conforming but unworkable example, or by minimizing the variance).

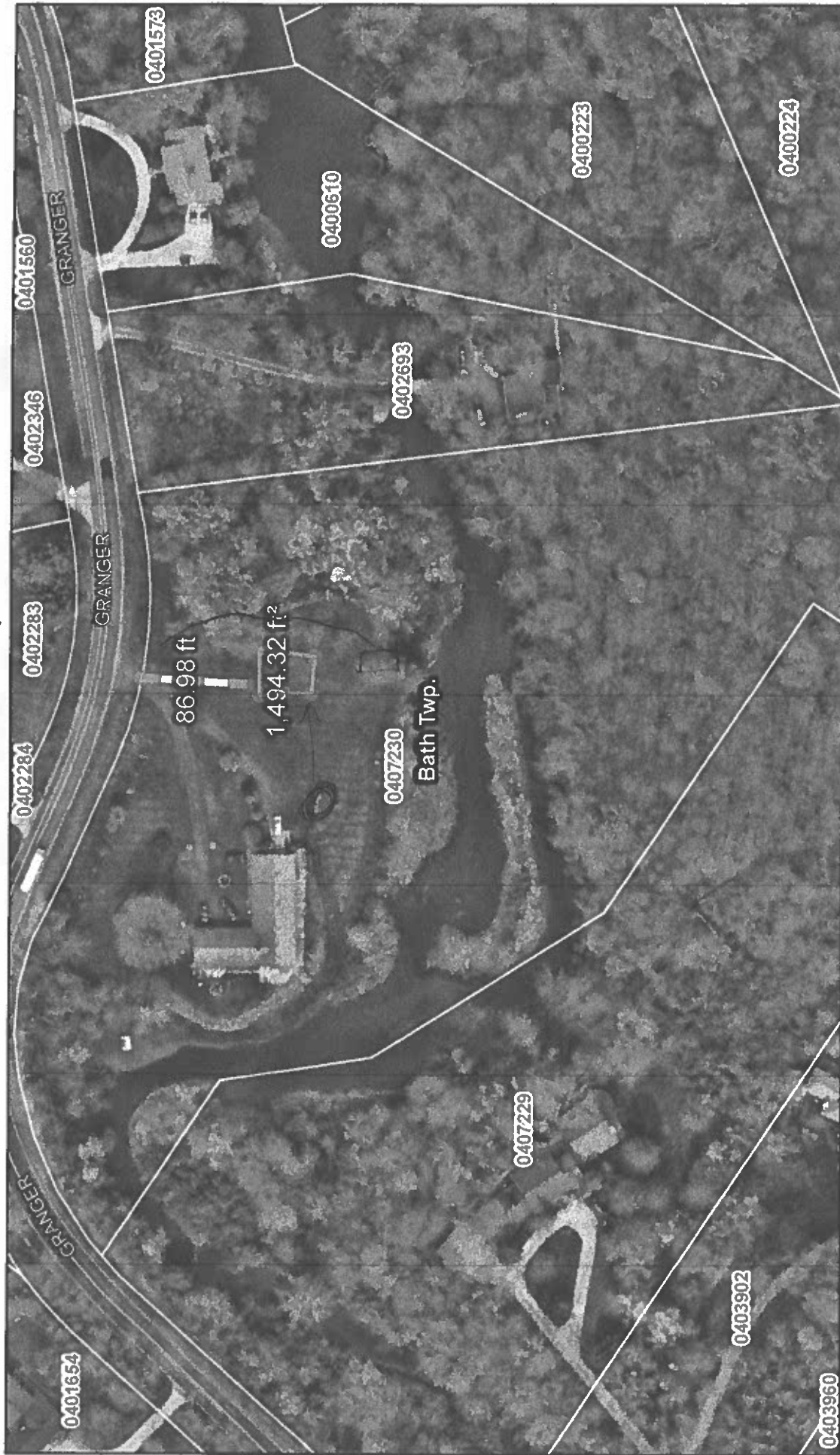
APPEARANCE SET BACK
FRONT YARD

- I. Explain whether the spirit and intent behind the zoning requirement would be observed and/or substantial justice done by granting the variance.

YES SET BACK IF GRANTED
VARIANCE WOULD BE APPROPRIATE

**No single factor listed above may control, and not all factors may be applicable in each case. Each case shall be determined on its own facts.*

ArcGIS Web Map

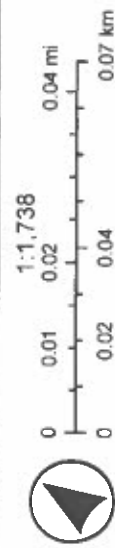


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— Road Centerlines

▭ Jurisdictions 2025

Parcels

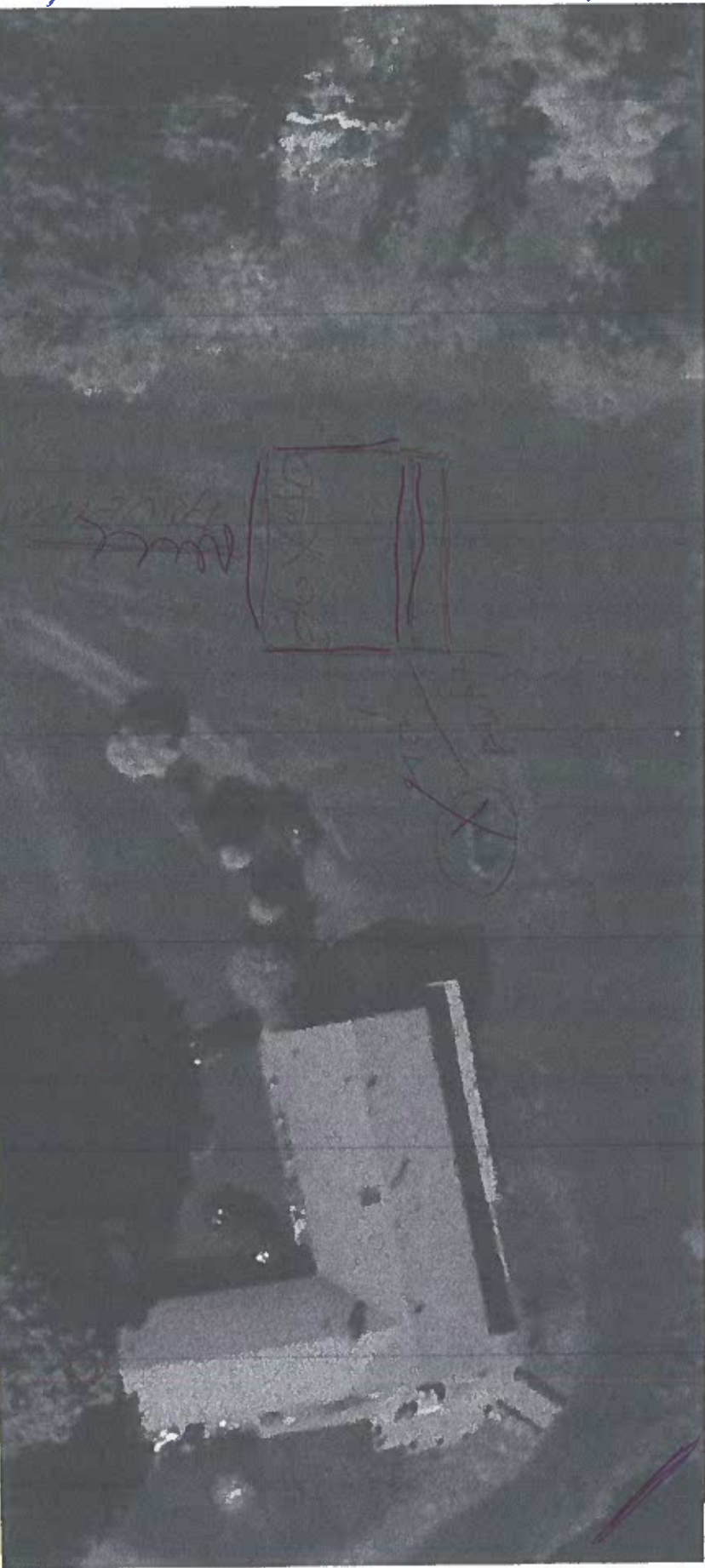


RECEIVED

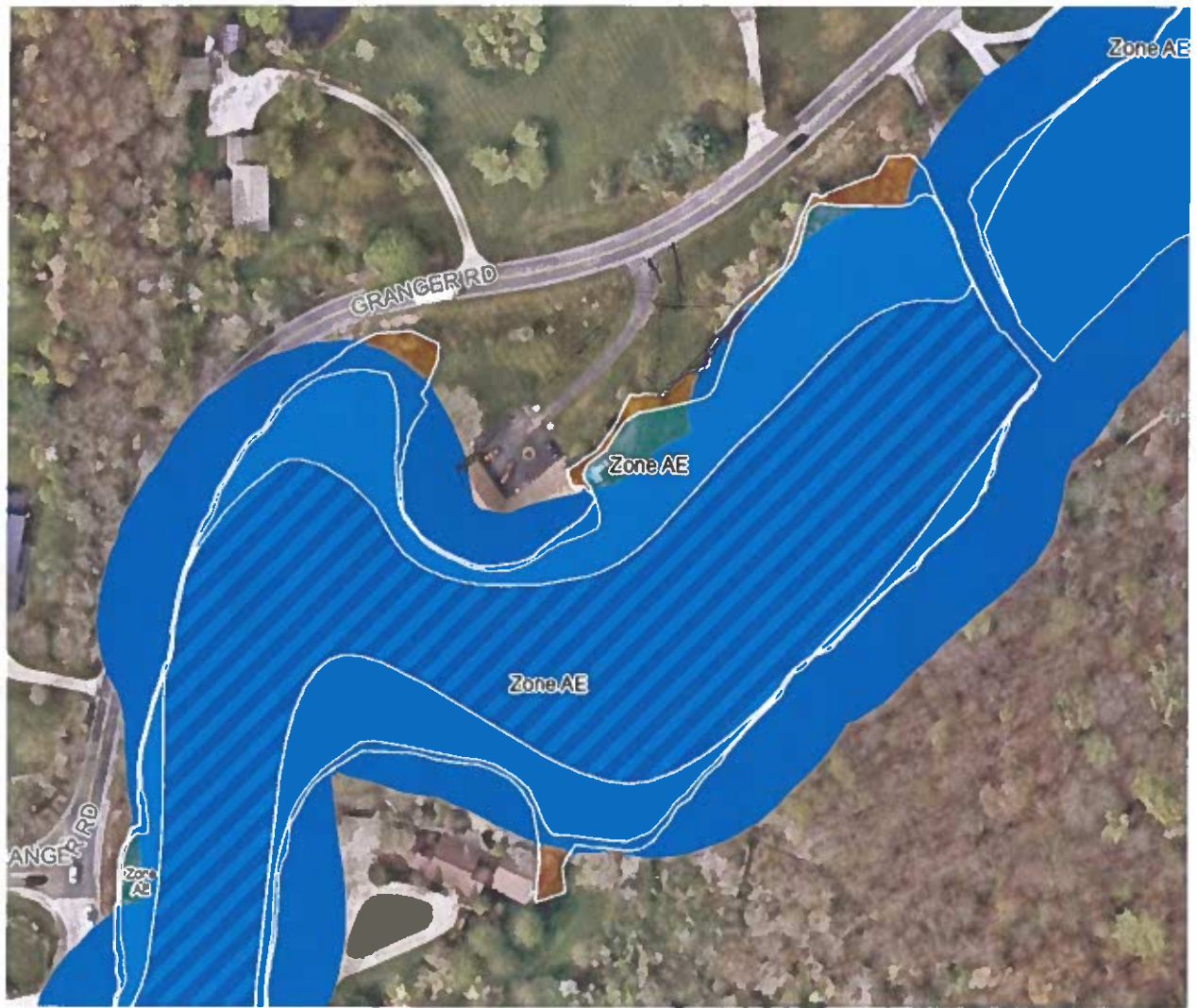
JUL 29 2026

DRIVE WAY
BUILDING
SEPTIC 10+/-
↓ AWAY

RECEIVED
JUL 29 2026
SUMMIT COUNTY PUBLIC HEALTH
ENVIRONMENTAL DIVISION
WELL
↓



HOUSE 24' HEIGHT
BUILDING 17'9" HIGH



PROPERTY
INFO

Granger Rd

THEODORE
A MYERS

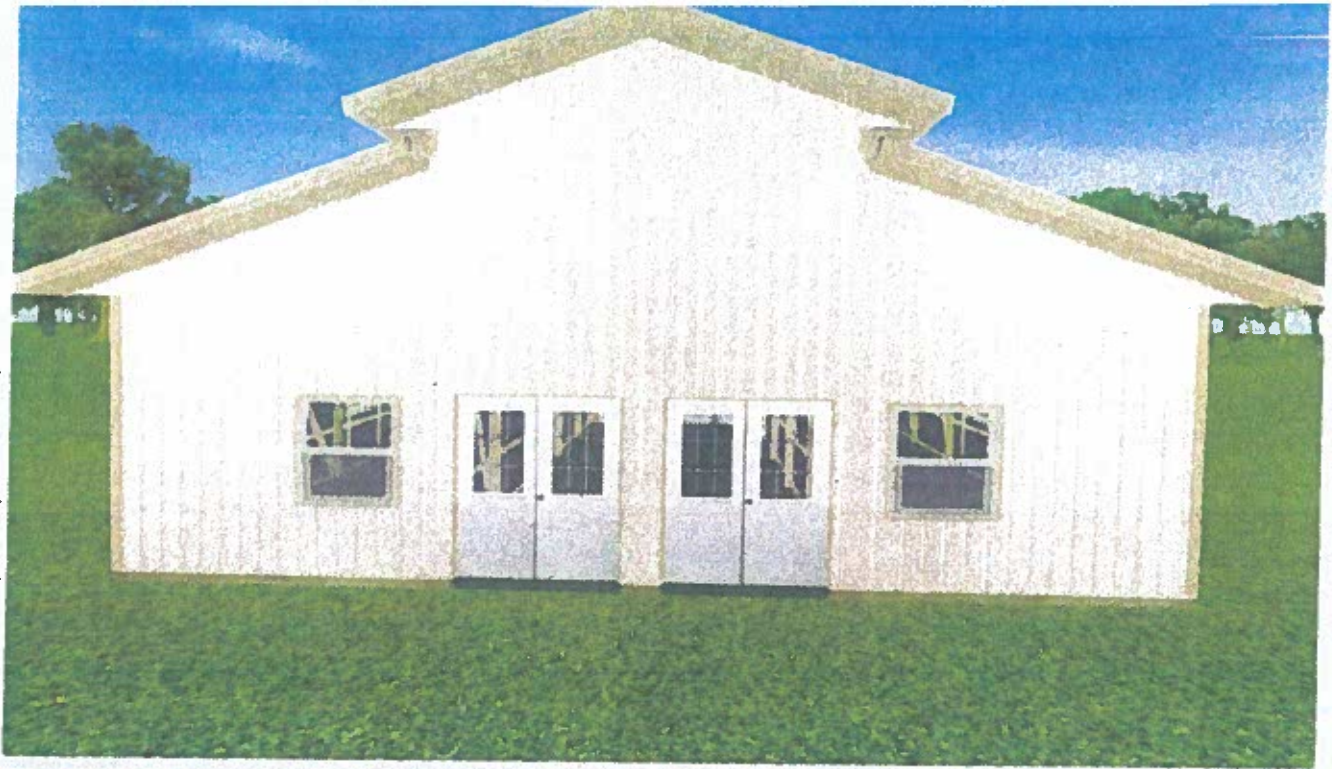
Granger Rd

CAI
& JCO
LUE

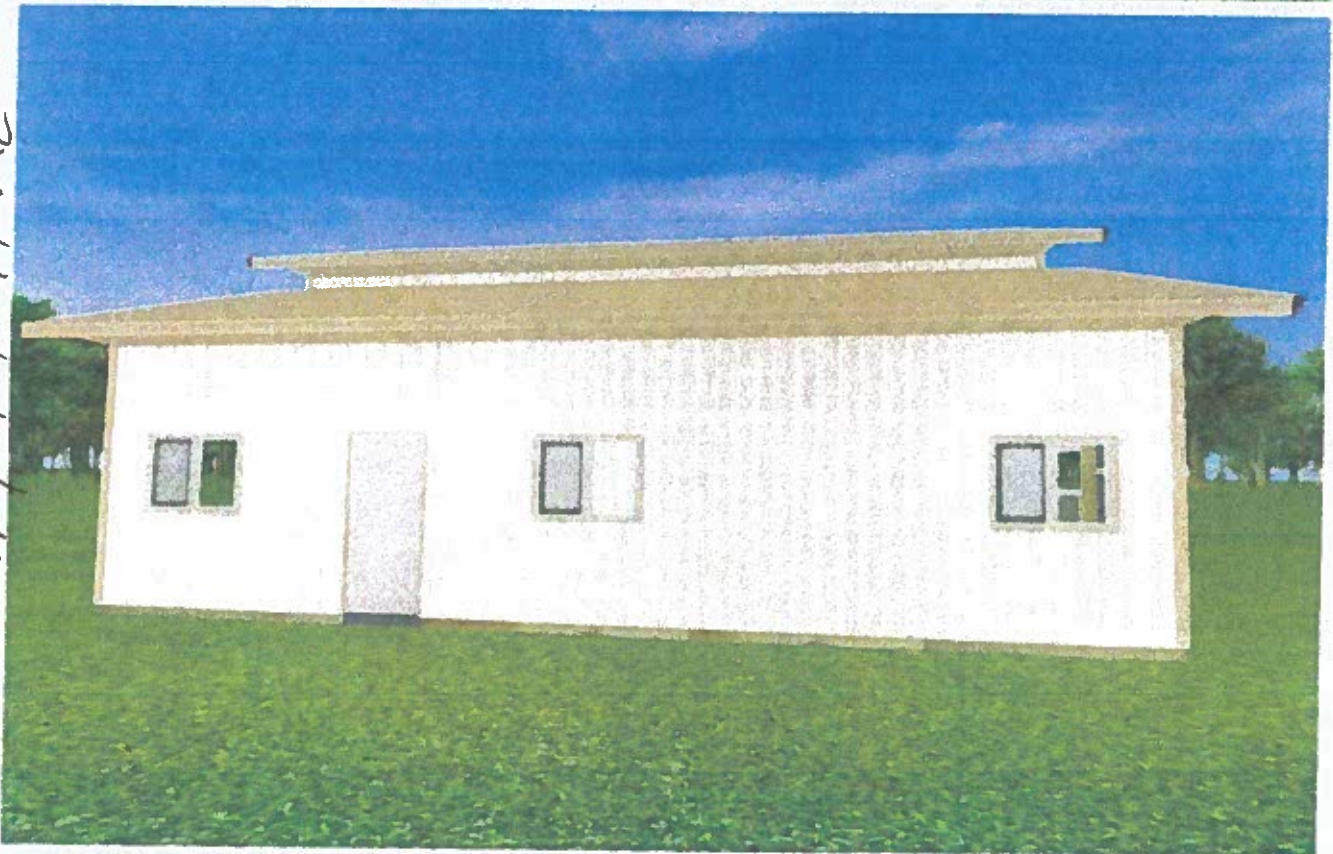
W A



BACK SIDE



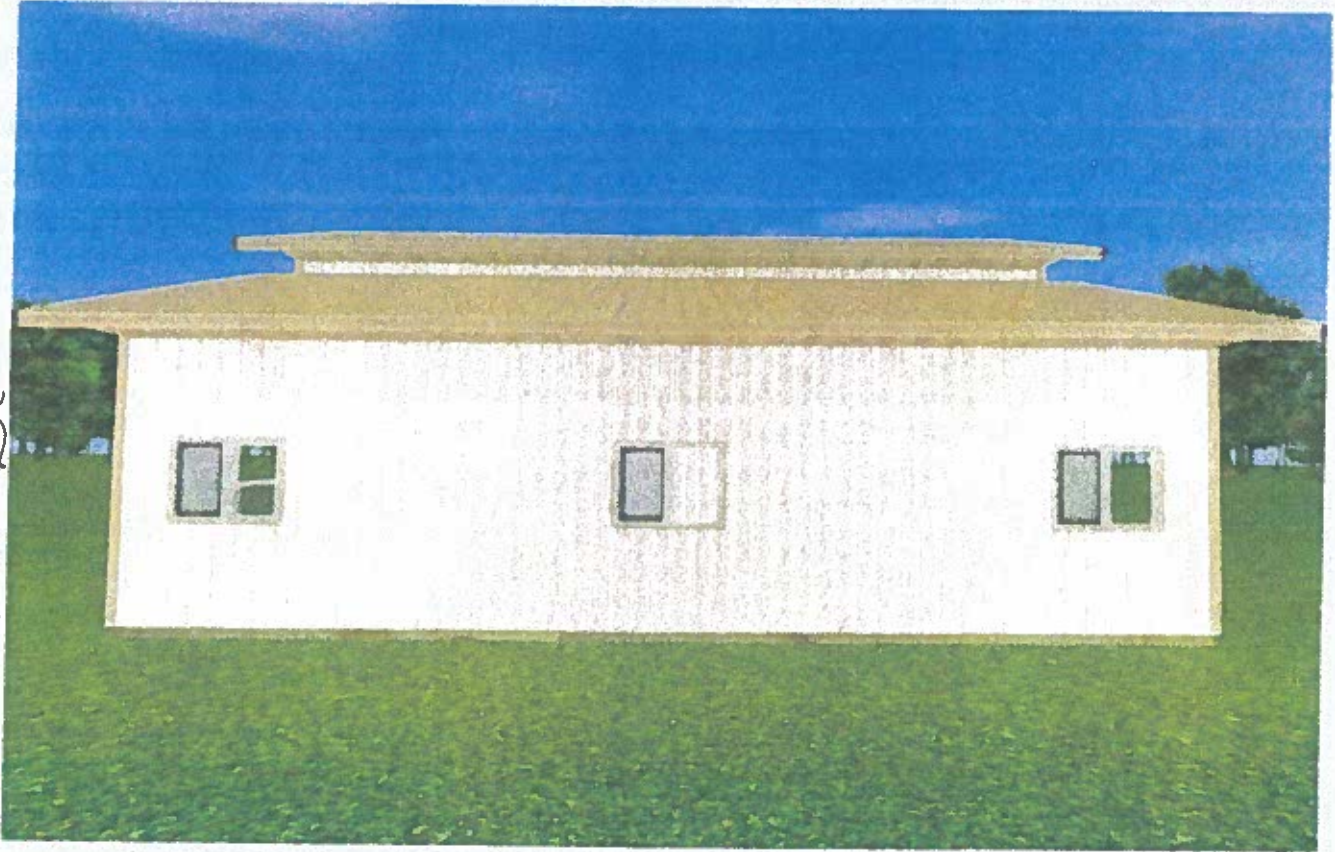
FACING THE HOME



FRONT VIEW



EAST SIDE

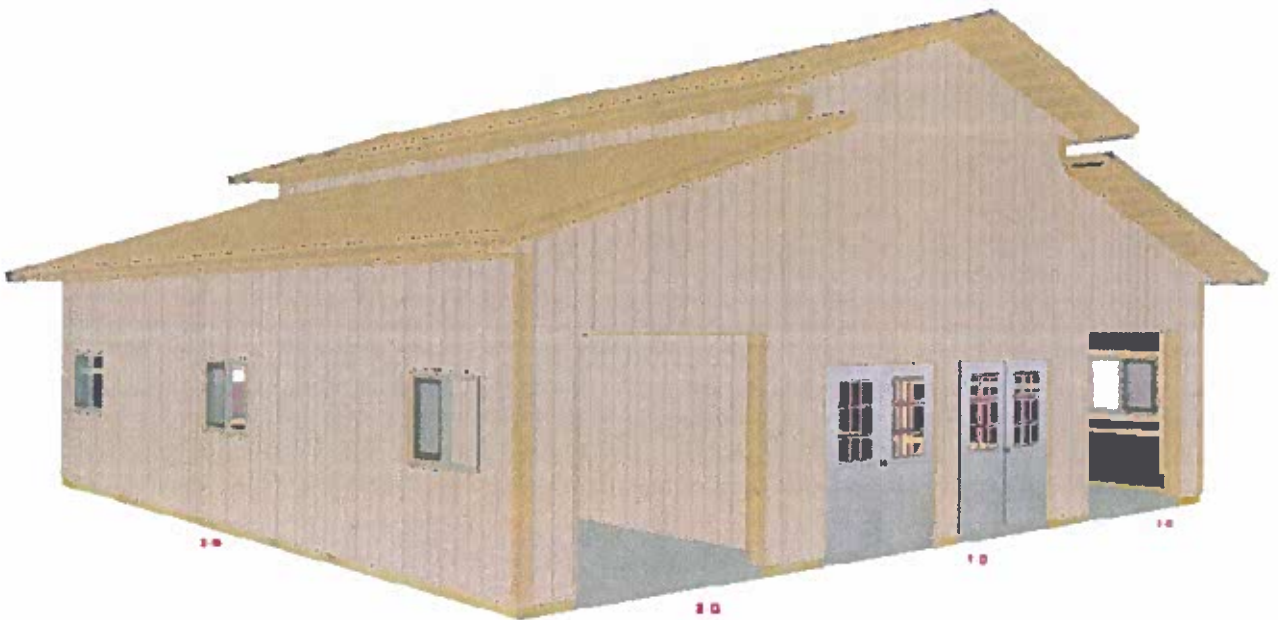


Design #: 325855986919
Estimate #: 62230
Store: MASSILLON



Post Frame Building Estimate
Date: Aug 9, 2026, 10:09:29 AM

Elevation Views



Design #: 325855986919
Estimate #: 62230
Store: MASSILLON



Post Frame Building Estimate
Date: Aug 9, 2026, 10:09:29 AM

Congratulations, you have taken the first step towards making your new post frame building a reality!

- You have selected Menards to provide you with superior products produced by Midwest Manufacturing that will meet your needs. For a more detailed look at these premium products visit us on the web at www.midwestmanufacturing.com (<http://www.midwestmanufacturing.com>).

*Delivery charge is not included in price. Items ordered to complete your building from vendors other than Midwest Manufacturing are not available for pickup from the plant.



Building Information

1. Building Use:	Code Exempt
2. Width:	16 ft
3. Length:	40 ft
4. Inside Clear Height:	17 ft
5. Framing Type:	Post Framing
6. Floor Finish:	Concrete
7. Floor Thickness:	5 in
8. Post Foundation:	Post Embedded
9. Post Embedment Depth:	4 ft
10. Footing Pad Size:	14 in x 4 in (Pre-cast)

Wall Information

1. Post Spacing:	8 ft
2. Post Type:	Columns
3. Girt Type:	Flat
4. Exterior Wall Panel:	Pro-Rib
5. Exterior Wall Color:	Light Stone
6. Trim Color:	Tan
7. Gable Accent:	No
8. Sidewall A Eave Light:	None
9. Sidewall B Eave Light:	None
10. Wall Fastener Location:	In the Flat
11. Bottom Trim:	Yes
12. Gradeboard Type:	2x8 Treated Gradeboard

Interior Finish

1. Wall Insulation Type:	None
2. Wall Liner Type:	None
3. Roof Condensation Control:	None

Roof Information

1. Truss Type:	Standard Truss
2. Pitch:	4/12
3. Truss Spacing:	4 ft
4. Roof Type:	Pro-Rib
5. Roof Color:	Tan
6. Ridge Options:	Universal Ridge Cap
7. Roof Fastener Location:	On the Rib
8. Endwall Overhangs:	2 ft
9. Sidewall Overhangs:	2 ft
10. Fascia Size:	6 in Fascia
11. Soffit Color:	Tan
12. Skylight Size:	None
13. Ridge Vent Quantity:	None
14. Ceiling Liner Type:	None
15. Purlin Placement:	Flat
16. Ceiling Insulation Type:	None

Accessories

1. Outside Closure Strip:	Standard
2. Inside Closure Strip:	Standard
3. Gable Vent Type:	None
4. Cupola Size:	None
5. Gutters:	No
6. End Cap:	No
7. Mini Print:	Hardcopy and E-mail



Leans

Building 2

Attaching wall:	B
Endwall overhang length:	2 ft
Sidewall overhang length:	2 ft
Add snow guards:	No
Remove every other post:	No
Length:	40 ft
Depth:	12 ft
Drop Distance From Roof:	2 ft
Position From Left:	0 ft
Approximate Clear Height:	11 ft
Open interior wall:	No
Open exterior walls:	None
Remove every other interior wall post:	No

Building 3

Attaching wall:	A
Endwall overhang length:	2 ft
Sidewall overhang length:	2 ft
Add snow guards:	No
Remove every other post:	No
Length:	40 ft
Depth:	12 ft
Drop Distance From Roof:	2 ft
Position From Left:	0 ft
Approximate Clear Height:	11 ft
Open interior wall:	No
Open exterior walls:	None
Remove every other interior wall post:	No



Doors & Windows

Wall	Type	Description
1-C	Service Door	Prime Steel 6 Panel Grid Glass Right Inswing
1-C	Service Door	Prime Steel 6 Panel Grid Glass Right Inswing
1-D	Service Door	Prime Steel 6 Panel Grid Glass Right Inswing
1-D	Service Door	Prime Steel 6 Panel Grid Glass Right Inswing

Lean Openings

Wall	Type	Description
2-B	Window	48"x36" Tan Performax Slider
2-B	Window	48"x36" Tan Performax Slider
2-B	Window	48"x36" Tan Performax Slider
2-C	Window	48"x48" Tan Performax Single Hung
2-D	Framed Opening	96x96 Framed Opening
3-B	Window	48"x36" Tan Performax Slider
3-B	Window	48"x36" Tan Performax Slider
3-B	Window	48"x36" Tan Performax Slider
3-B	Service Door	36X80 RH No Glass Mastercraft®
3-C	Framed Opening	96x96 Framed Opening
3-D	Window	48"x48" Tan Performax Single Hung

Floor type (concrete, dirt, gravel) is NOT included in estimated price. The floor type is used in the calculation of materials needed. Labor, foundation, steel beams, paint, electrical, heating, plumbing, and delivery are also NOT included in estimated price. This is an estimate. It is only for general price information. This is not an offer and there can be no legally binding contract between the parties based on this estimate. The prices stated herein are subject to change depending upon the market conditions. The prices stated on this estimate are not firm for any time period unless specifically written otherwise on this form. The availability of materials is subject to inventory conditions. MENARDS IS NOT RESPONSIBLE FOR ANY LOSS INCURRED BY THE GUEST WHO RELIES ON PRICES SET FORTH HEREIN OR ON THE AVAILABILITY OF ANY MATERIALS STATED HEREIN. All information on this form, other than price, has been provided by the guest and Menards is not responsible for any errors in the information on this estimate, including but not limited to quantity, dimension and quality. Please examine this estimate carefully. MENARDS MAKES NO REPRESENTATIONS, ORAL, WRITTEN OR OTHERWISE THAT THE MATERIALS LISTED ARE SUITABLE FOR ANY PURPOSE BEING CONSIDERED BY THE GUEST. BECAUSE OF WIDE VARIATIONS IN CODES, THERE ARE NO REPRESENTATIONS THAT THE MATERIALS LISTED HEREIN MEET YOUR CODE REQUIREMENTS. THE PLANS AND/OR DESIGNS PROVIDED ARE NOT ENGINEERED. LOCAL CODE OR ZONING REGULATIONS MAY REQUIRE SUCH STRUCTURES TO BE PROFESSIONALLY ENGINEERED AND CERTIFIED PRIOR TO CONSTRUCTION.

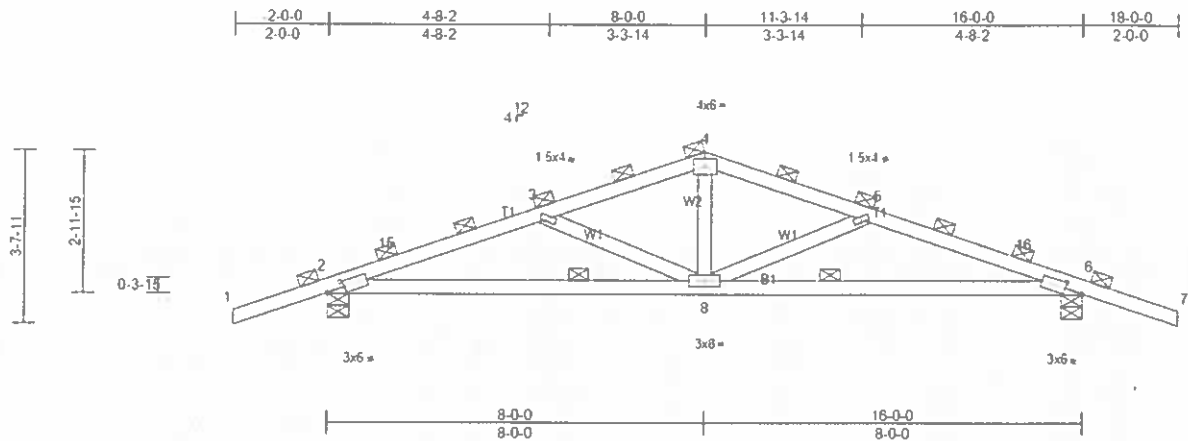
Job	Truss	Truss Type	Qty	Ply	Job Reference (optional)
QTRC0905258	PT1	COMMON	7	1	

Midwest Manufacturing Eau Claire WI

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Page 1

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Scale = 1/8" = 1'-0"

Plate Offsets (X Y) [2 0-4-10 0-1-8] [6 0-4-10 0-1-8]

Loading	(psf)	Spacing	4-0-0	CSI		DEFL	in	(loc)	l/defl	L/d	PLATES	GRIP
TCLL (roof)	20 0	Plate Grp DOL	1 15	TC	0 48	Vert(LL)	-0 14	8-14	>999	240	MT20	197/144
Snow (Ps/Pg)	22 7/40 0	Lumber DOL	1 15	BC	0 77	Vert(CT)	-0 17	8-14	>999	180		
TCDL	4 0	Rep Stress Incr	NO	WB	0 33	Horz(CT)	0 04	6	n/a	n/a		
BCLL	0 0	Code	IBC2021/TPI2014	Matrix-MS								
BCDL	1 0											
Weight 53 lb											FT = 15%	

LUMBER

TOP CHORD 2x4 SPF No 2
BOT CHORD 2x4 SPF No 2
WEBS 2x4 SPF Stud

BRACING

TOP CHORD 2-0-0 oc purlins (3-6-5 max)
BOT CHORD 8-0-0 oc bracing

REACTIONS (lb/size) 2=1099/0-5-8 (min 0-2-0), 6=1099/0-5-8 (min 0-2-0)

Max Horiz 2=62 (LC 8)

Max Uplift 2=-383 (LC 8), 6=-383 (LC 9)

Max Grav 2=1278 (LC 17), 6=1278 (LC 18)

FORCES

(lb) - Max Comp /Max Ten - All forces 250 (lb) or less except when shown

TOP CHORD 2-15=-2356/508 3-15=-2277/518 3-4=-1455/378 4-5=-1455/378 5-16=-2277/518 6-16=-2356/508

BOT CHORD 2-8=-478/2160 6-8=-421/2160

WEBS 4-8=-127/499 5-8=-959/236 3-8=-959/236

JOINT STRESS INDEX

2 = 0.75, 3 = 0.70, 4 = 0.47, 5 = 0.70, 6 = 0.75 and 8 = 0.49

NOTES

- Unbalanced roof live loads have been considered for this design
- Wind ASCE 7-16 Vult=105mph (3-second gust) Vasd=83mph TCDL=2 psf BCDL=0.6 psf, h=25ft, Cat 1, Exp C, Enclosed, MWFRS (envelope), cantilever left and right exposed, end vertical left and right exposed, Lumber DOL=1.60 plate grp DOL=1.60 (Actual dead loads used per ANSI/TPI-1)
- TCLL ASCE 7-16, Pr=20.0 psf (roof LL Lum DOL=1.15 Plate DOL=1.15), Pg=40.0 psf Ps=22.7 psf (Lum DOL=1.15 Plate DOL=1.15), Is=0.8 Rough Cat 1 Fully Exp, Ce=0.9, Cs=0.94 Ct=1.20, Unobstructed slippery surface
- Roof design snow load has been reduced to account for slope
- Unbalanced snow loads have been considered for this design
- This truss has been designed for greater of min roof live load of 12.0 psf or 1.00 times flat roof load of 24.2 psf on overhangs non-concurrent with other live loads
- The bottom chord dead load shown is sufficient only to cover the truss weight itself and does not allow for any additional load to be added to the bottom chord
- Dead loads shown include weight of truss Top chord dead load of 5.0 psf (or less) is not adequate for a shingle roof Architect to verify adequacy of top chord dead load
- This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads
- Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 383 lb uplift at joint 2 and 383 lb uplift at joint 6
- Graphical purlin representation does not depict the size or the orientation of the purlin along the top and/or bottom chord

LOAD CASE(S) Standard

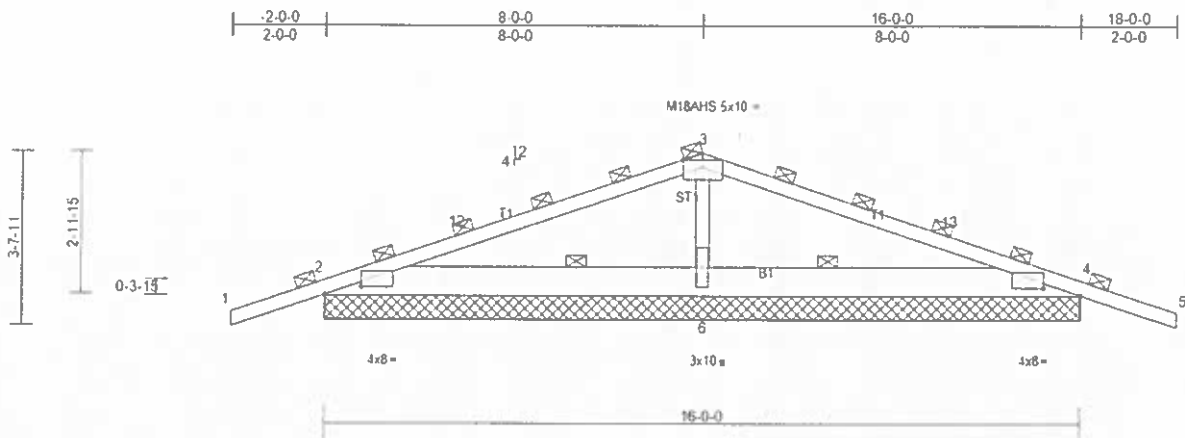
Job	Truss	Truss Type	Qty	Ply	Job Reference (optional)
QTREC0923417	PT1E	COMMON	2	1	

Midwest Manufacturing Eau Claire, WI

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Page 1

ID: inUyHUBbFFoSvzN744mAvyMUD-yK6eJo1pShpHkYvegw9BqP5zHL778qWztpvYWITH



Scale = 1/32" = 1'

Plate Offsets (X Y) [2 0 9 4 0 1 14], [4 0 9 4 0 1 14]

Loading	(psf)	Spacing	4-0-0	CSI		DEFL	in	(loc)	U/d	PLATES	GRIP
TCLL (roof)	20.0	Plate Grp DOL	1 15	TC	0.84	Vert(LL)	n/a	-	n/a 999	MT20	197/144
Snow (Ps/Pg)	11.3/20.0	Lumber DOL	1 15	BC	0.82	Vert(CT)	n/a	-	n/a 999	M18AHS	142/136
TCDL	4.0	Rep Stress Incr	NO	WB	0.41	Horz(CT)	-0.02	4	n/a n/a		
BCLL	0.0	Code	IBC2021/TP12014	Matrx-MS							
BCDL	1.0										
										Weight 64 lb	FT = 15%

LUMBER

TOP CHORD 2x4 SPF 1650F 1 SE
BOT CHORD 2x8 SPF No 2
OTHERS 2x4 SPF Stud

BRACING

TOP CHORD 2'-0" oc purlins (6'-3" max)
BOT CHORD 5'-6" oc bracing

REACTIONS (lb/size) 2=2/16'-0"-0, (min 0'-3"-2), 4=2/16'-0"-0 (min 0'-3"-2),
6=1291/16'-0"-0 (min 0'-3"-2)
Max Horiz 2=98 (LC 13)
Max Uplift 2=-3 (LC 18), 4=-499 (LC 32), 6=1141 (LC 8)
Max Grav 2=3 (LC 8), 4=503 (LC 33), 6=1984 (LC 2)

FORCES

(lb) - Max Comp/Max Ten - All forces 250 (lb) or less except when shown
TOP CHORD 2-12=-1188/1761, 3-12=-1178/1932, 3-13=1159/1867, 4-13=-1169/1839
BOT CHORD 2-6=-1753/1201, 4-6=-1753/1201
WEBS 3-6=-1685/1016

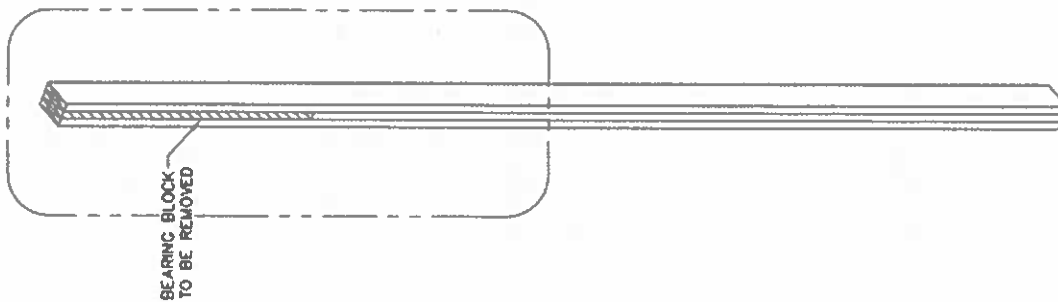
JOINT STRESS INDEX

2=0.74, 3=0.75, 4=0.74 and 6=0.39

NOTES

- Unbalanced roof live loads have been considered for this design
- Wind ASCE 7-16 Vult=105mph (3-second gust) Vasd=83mph TCDL=2.4 psf BCDL=0.6 psf, h=25ft, Cat I, Exp C Enclosed MWFRS (envelope) exterior zone, cantilever left and right exposed, end vertical left and right exposed Lumber DOL=1.60 plate grip DOL=1.60 (Actual dead loads used per ANSI/TPI-1)
- Truss designed for wind loads in the plane of the truss only For studs exposed to wind (normal to the face), see Standard Industry Gable End Details as applicable, or consult qualified building designer as per ANSI/TPI-1
- TCLL: ASCE 7-16, Pr=20.0 psf (roof LL Lum DOL=1.15 Plate DOL=1.15), Pg=20.0 psf, Ps=11.3 psf (Lum DOL=1.15 Plate DOL=1.15), Is=0.9, Rough Cat C, Fully Exp, Ce=0.9, Cs=0.94, Ct=1.20 Unobstructed slippery surface
- Roof design snow load has been reduced to account for slope
- Unbalanced snow loads have been considered for this design
- This truss has been designed for greater of min roof live load of 12.0 psf or 1.00 times flat roof load of 12.1 psf on overhangs non-concurrent with other live loads
- The bottom chord dead load shown is sufficient only to cover the truss weight itself and does not allow for any additional load to be added to the bottom chord
- Dead loads shown include weight of truss Top chord dead load of 5.0 psf (or less) is not adequate for a shingle roof Architect to verify adequacy of top chord dead load
- All plates are MT20 plates unless otherwise indicated
- Gable requires continuous bottom chord bearing
- Gable studs spaced at 9'-0" oc
- This truss has been designed for a 10 psf bottom chord live load nonconcurrent with any other live loads
- Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 3 lb uplift at joint 2 499 lb uplift at joint 4 and 1141 lb uplift at joint 6
- Graphical purlin representation does not depict the size or the orientation of the purlin along the top and/or bottom chord

LOAD CASE(S) Standard

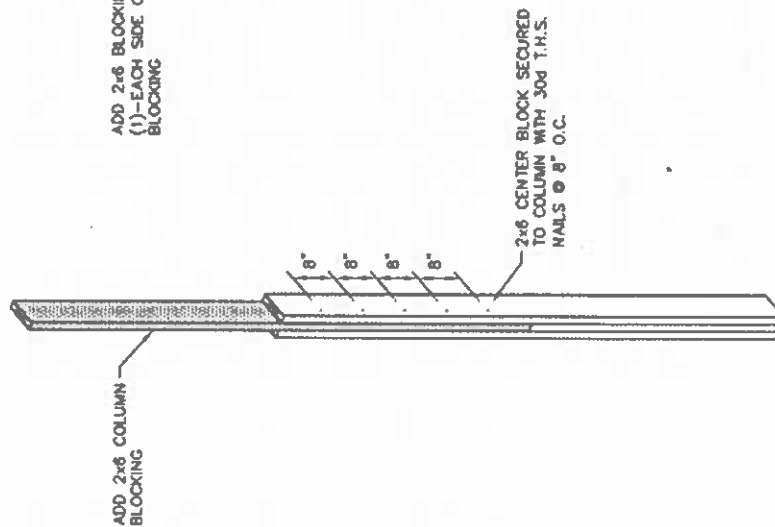


ORIGINAL COLUMN



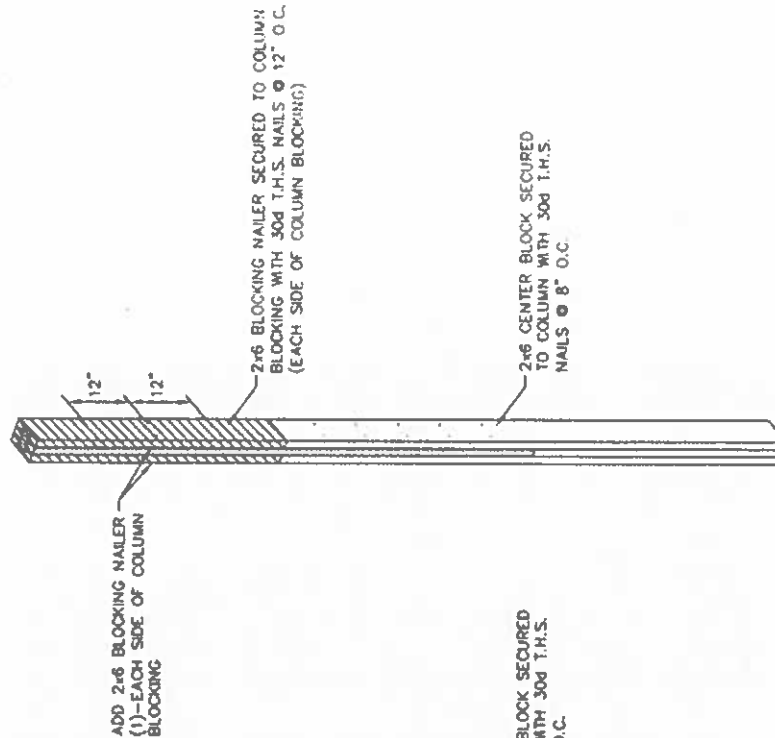
STEP 1

REMOVE CENTER BLOCK



STEP 2

ADD CENTER BLOCK
NAILS @ 8" O.C.



STEP 3

ADD SIDE BLOCKING NAILERS
NAILS @ 12" O.C.

ENDWALL COLUMN BLOCKING



ENGINEERING SERVICES

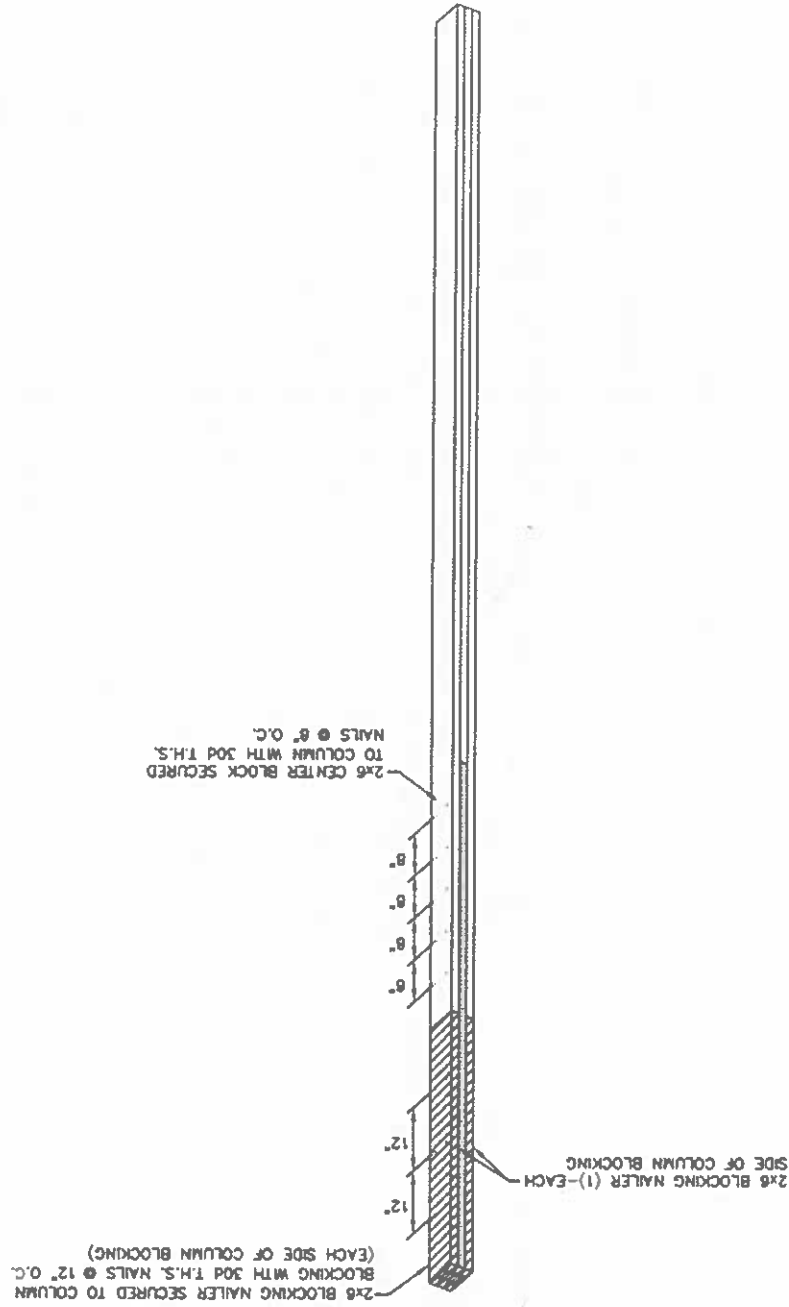
ONE EIGHT TWO EAST CLARK, VT 05602 (773) 479-0003

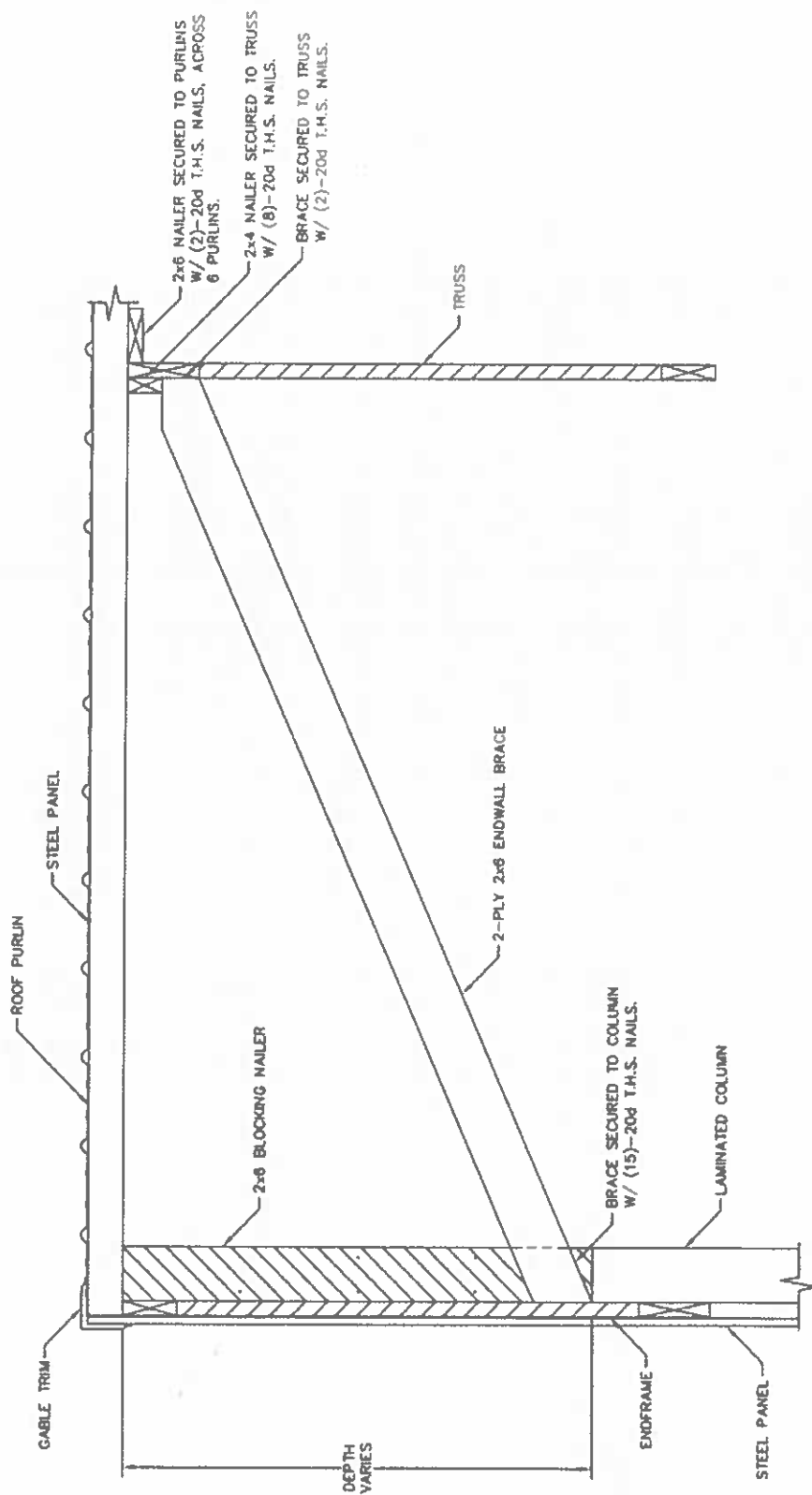
ENGINEERING SERVICES



ENDWALL COLUMN BLOCKING DETAIL

ENDWALL COLUMN BLOCKING DETAIL





ENDWALL BRACE DETAIL



1978-84 (54) POLARIS IN TOWNSHIP OF LORAIN, WISCONSIN

User Captures



User Captures

