

PUBLIC HEARING NOTICE

The Copley Township Board of Zoning Appeals will open Public Hearings on Wednesday, August 10, 2022 at 6:00 p.m. at Copley Town Hall, 1540 S. Cleve-Mass. Road for the following:

The presentation will be available online at <https://meet.goto.com/544617101>.

Applicant: Heidi L.S. Triola
Landowner: Heidi L Triola
Property Address: 867 Fawn Meadows Drive
Property Location: Parcel 1502717
Zoning District: R-MD (Residential Medium Density)
Proposal: Administrative Appeal
Property Maintenance Code. Applicant is seeking relief to allow for additional time to bring property into compliance with the Property Maintenance Code.
Case #: PMC202201

Applicant: Brittany Ross
On Behalf of: Spirit Halloween
Landowner: Butterfli Holdings 035 LLC
Property Address: 55 Springside Drive
Property Location: Parcel 1507078
Zoning District: C-GR (Commercial General Retail)
Proposal: Area Variance
Article 8, Section 8.07 G. 6. Applicant is seeking a variance to place an oversized Temporary Sign on the building wall.
Case #: VAR202216

Applicant: Faith Baptist Church
Landowners: Faith Baptist Church of Akron
Property Address: 1259 Aberth Drive
Property Location: Parcel 1500659
Zoning District: R-MD (Residential Medium Density)
Proposal: Administrative Appeal
Article 8, Section 8.07 D. Table 2 Applicant is seeking a variance to maintain a second ground sign. The ground sign is located Off Premise. Case #: AA202201

Applicant: Anthony Joyce-Owner
On Behalf of: Plumbing Excellence LLC
Landowner: Lucy J Randles

Property Address: 1501 S Cleveland Massillon Rd
Property Location: Parcel 1502954
Zoning District: C-OR (Commercial Office Retail)
Proposal: Area Variance

Article 8, Section 8.07 D. Table 2 Applicant is seeking a variance to maintain a second ground sign.

Case #: VAR202217

Applicant: Marilyn Rutledge
Landowner: Marilyn J & Allan Rutledge
Property Address: 3410 Sedgewick Ave
Property Location: Parcel 1501689
Zoning District: R-MD (Residential Medium Density)
Proposal: Area Variance

Article 6, Section 6.01 O. Applicant is seeking a variance to place an oversized detached garage.

Case #: VAR202218

Applicant: Loudan Klein-Copley Township
On Behalf of: Copley Township & Board of Education of Copley Local Schools
Landowner: Board of Education of Copley Local Schools
Property Address: 1531 S Cleveland Massillon Road
Property Location: Parcel 1500176
Zoning District: R-MD (Residential Medium Density) Conditional Use-School
Proposal: Conditional Use Update

The applicant is proposing to update an existing Conditional Use (Copley Fairlawn Middle School) for the purpose of adding a parking lot which will be utilized by the school and public.

Case #: CU202203

Applicant: Ben Weinerman
Landowners: Parcels 1501734 & 1501735-Jacoby Company; Parcel 1503826-Rolling Wood LLC
Property Address: Jacoby Road/1626 Sunnycres Rd
Property Location: Parcels 1501734, 1501735, 1503826
Zoning District: R-MD (Residential Medium Density)
Proposal: Area Variances

Section 3.06 G, 6, b, ii: Applicant is seeking variances related to a Final Development Plan proposed for a Residential Conservation District-Wetland setback less than 35'. Applicant is seeking a 0' setback on Wetland A, a 12' setback on Wetland D and a 0' setback on Wetland E.; Section 15.06, A. Construction within 135 linear feet of floodplain for roadway and 0.288 acre of wetland area for roadway and building unit.

Case #: VAR202213

*A Major Site Plan application is under review for this project.

THIS HEARING WILL OPEN NO EARLIER THAN 7:00 PM AND WILL TAKE PLACE IN THE COPLEY TOWNSHIP FIRE BAY (1540 S CLEVELAND MASSILLON ROAD)

Copies of the requests are available in the Community & Economic Development Office, 1540 S. Cleveland-Massillon Road and online at <https://www.copley.oh.us/AgendaCenter>. Written and oral comments will be heard during the hearing. All hearings are open to the public.

Shawna A. Gfroerer
Planning & Zoning Inspector
7/21/2022

1. Administrative Appeal Application: 867 Fawn Meadows Drive

Documents:

[AA APPLICATION.PDF](#)
[STAFF REPORT 55 SPRINGSIDE DR VARIANCE APPLICATION.PDF](#)
[867 FAWN MEADOW NOTICE 2021.PDF](#)

2. Variance Application: 55 Springside Drive

Documents:

[SPIRIT HALLOWEEN TEMP SIGN.PDF](#)
[STAFF REPORT 55 SPRINGSIDE DR VARIANCE APPLICATION.PDF](#)
[SPIRIT HALLOWEEN RENDERING.PDF](#)

3. Administrative Appeal Application: 1259 Aberth Drive

Documents:

[ADMINISTRATIVE APPEALS FAITH BAPTIST.PDF](#)
[STAFF REPORT 867 FAWN MEADOWS ADMINISTRATIVE APPEAL.PDF](#)
[NOTICE 10 2015.PDF](#)
[NOTICE 6 2022.PDF](#)
[INTERSECTION 2.PDF](#)
[INTERSECTION.PDF](#)

4. Variance Application: 1501 S Cleveland Massillon Road

Documents:

[VARIANCE APPLICATION.PDF](#)
[STAFF REPORT 1501 S CLEVE MASS PLUMBING EXCELLENCE VARIANCE APPLICATION.PDF](#)
[PICTURE1.PDF](#)
[1501 S CLEVELAND FRONT.PDF](#)
[1501 SIDE 2.PDF](#)
[1501 SIDE.PDF](#)

5. Conditional Use Application: 1531 S Cleveland Massillon Road

[2022_05_17_COPLEY TOWNSHIP PARKING LOT - CIVIL PLANS \(2\).PDF](#)
[2022-06-29_COPLEY TOWNSHIP PARKING LOT - EASEMENT EXHIBIT.PDF](#)

Documents:

STAFF REPORT CONDITIONAL USE UPDATE 1531 S CLEVELAND
MASSILLON RD.PDF

6. Variance Application: 3410 Sedgewick Avenue

Documents:

VARIANCE APPLICATION 3410 SEDGEWICK.PDF
STAFF REPORT 3410 SEDGEWICK AVE VARIANCE APPLICATION.PDF
HEALTH APPROVAL.PDF

7. Variance Application: Jacoby Road Residential Conservation Attached Single Family
Development: Parcels 1501735/1501734/1503826

JACOBY ROAD MULTI FAMILY RCD PROPOSAL VARIANCE APPLICATION.PDF
JACOBY MULTI FAMILY RCD PROPOSAL_ARB_GDP-IMPACT_MAP.PDF

For additional plan materials as reviewed by the Copley Township Architectural Review
Board, please visit

[HTTPS://WWW.COPLY.OH.US/AGENDACENTER/VIEWFILE/AGENDA/_07052022-
674?HTML=TRUE](https://www.copley.oh.us/agendacenter/viewfile/agenda/_07052022-674?HTML=TRUE)

Documents:

8 1 2022 UPDATED STAFF REPORT JACOBY ROAD- ATTACHED SINGLE
FAMILY R-CD-MAJOR SITE PLAN APPLICATION.PDF
ADDENDUM A JACOBY ROAD-NOTIFICATION AND PUBLIC COMMENT
DOCUMENT.PDF
21_09_20 APPROVED PJD_JACOBY ROAD JD.PDF
21_07_28 JACOBY PJWD.PDF
ORAM PJWD 21.08.13 JACOBY RD.COPLY.PJWD REPORT.PDF
JACOBY DRAINAGE MAP AND PRELIMINARY CALCULATIONS.PDF
CGP_SWP3_CHECKLIST_BLANK.PDF