

PUBLIC HEARING NOTICE

The Copley Township Board of Zoning Appeals will hold public hearings on Wednesday, July 13, 2022 at 6:00 p.m. at Copley Town Hall, 1540 S. Cleve-Mass. Road for the following Variance requests. The presentation may be viewed online at <https://meet.goto.com/164002277>

Applicant: Stephanie Holland
Landowner: Rick & Stephanie Holland
Property Address: 897 Bridlewood Dr
Property Location: Parcel 1501440
Zoning District: R-MD (Residential Medium Density)
Proposal: Section 6.01, O: Variance-Garage Setback-Side yard setback less than 15'. Applicant is seeking a 9' setback from the southern side yard property line.
Case #: VAR202212

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:
Section 3.06 G, 6, b, ii: Variances-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.

Applicant: Steven Motick
Landowners: Steven & Sarah Motich Trustees
Property Address: 1957 Waycross Ave.
Property Location: Parcel 1502989
Zoning District: R-MD (Residential Medium Density)
Proposal:
Section 6.01 O. Variance-Garage Setback-Side yard setback less than 15'. Applicant is seeking a 5' setback from the western side yard property line.
Case #: VAR202214

Applicant: Robert Greene
Landowners: Robert & Raina Greene
Property Address: 2568 Wright Rd

Property Location: Parcel 1504006
Zoning District: R-O/C (Residential Open Space Conservation)
Proposal: Section 6.01 O. Variance-Garage Placed in Front of Main Building
Case #: VAR202215

Applicant: A Better Experience Services LLC
Landowners: Demetrios A & Damasco N Kountis
Property Address: 2360 Copley Road Suite B
Property Location: Parcel 1501300
Zoning District: C-OR (Commercial Office Retail)
Proposal: Section 7.09-Conditional Use-Adult Day Care
Case #: CU202202

Applicant: David M Kolar
On Behalf of: Rosemont Ledge Subdivision
Landowner: Cambridge Services Co LTD
Property Address: Rothrock Rd
Property Location: Parcel 1508654
Zoning District: R-MD (Residential Medium Density)

Proposal:
Section 3.02 D. 6.-Variance-Minimum front yard setback from the Street Right of Way Line less than 60'. Proposed front yard setback for Lot 10 and Lot 11 is 50'. Section 3.02 D. 7.-Minimum rear yard setback is less than 50'. Proposed rear yard setback for Lot 10 and Lot 11 is 40'.

Case #: VAR202209

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

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.

Sincerely,

Shawna A. Gfroerer
Planning & Zoning Inspector

1. Board Of Zoning Appeals Meeting Materials

Documents:

[BZA AGENDA 7 2022.PDF](#)
[BZA AGENDA 7 2022 P2.PDF](#)

2. Unfinished Business: Rothrock Road Parcel 1508654

[VARIANCE APPLICATION ROSEMONT LEDGE SUBDIVISION.PDF](#)
[STAFF REPORT ROSEMONT LEDGE SUBDIVISION.PDF](#)
[ROSEMONT LEDGE SUBDIVISION PLANS.PDF](#)

3. Conditional Use Application: 2360 Copley Road



COPLEY TOWNSHIP BOARD OF ZONING APPEALS

Wednesday, July 13, 2022 6:00 PM

This meeting will be held in person and virtually.

1540 S. Cleveland Massillon Road OR

Join the meeting from your computer, tablet or smartphone, <https://meet.goto.com/164002277>

Board of Trustees

Scott D. Dressler
Bruce D. Koellner
James M. Schulte

Administrator

Janice L. Marshall

Fiscal Officer

Linda J. Peiffer

Fire Department

Chris Bower, Chief
330.666.6464

Police Department

Michael Mier, Chief
330.666.6464

Service Department

Mark Mitchell, Director
330.666.0365

Community & Economic Development

330.666.0108

Loudan Klein, MCRP
Director

Shawna Gfroerer, MPA
Zoning Inspector

Jeff Newman
Code Enforcement
Officer

OPEN

INTRODUCTION OF MEMBERS

REVIEW MINUTES: June 8, 2022

BUSINESS FROM THE DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT

NEW BUSINESS

a. Applicant: Jonathan Kiehl
Landowner: Jonathan Kiehl
Property Address: 1915 Copley Rd

WITHDRAWN BY APPLICANT

Proposal: Variances-Main Road Frontage; Sideyard Setback; Lot Width (Lot Split)
Case #: VAR202211

b. Applicant: Stephanie Holland
Landowner: Rick & Stephanie Holland
Property Address: 897 Bridlewood Dr
Property Location: Parcel 1501440
Zoning District: R-MD (Residential Medium Density)
Proposal: Variance-Garage Setback
Case #: VAR202212

c. Applicant: Ben Weinerman
Landowners: Parcels 1501734 & 1501735-Jacoby Company
Parcel 1503826-Rolling Wood LLC
Property Address: Jacoby Road/1626 Sunnyacres Rd
Property Location: Parcels 1501734, 1501735, 1503826
Zoning District: R-MD (Residential Medium Density)
Proposal: Variances-Setback from Riparian, Modification of Floodplain (Proposed Multi Family and Rezoning)
Case #: VAR202213

NOTE:
**A Site Plan Review related to this variance request will take place at the July 5, 2022 meeting of the Architectural Review Board. The meeting will take place at 6:00 pm, Town Hall.*

d. Applicant: Steven Motick
Landowners: Steven & Sarah Motich Trustees
Property Address: 1957 Waycross Ave.
Property Location: Parcel 1502989
Zoning District: R-MD (Residential Medium Density)
Proposal: Variance-Garage Setback
Case #: VAR202214



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Jeff Newman
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e. Applicant: Robert Greene
Landowners: Robert & Raina Greene
Property Address: 2568 Wright Rd
Property Location: Parcel 1504006
Zoning District: R-O/C (Residential Open Space Conservation)
Proposal: Variance-Garage Placed in Front of Home
Case #: VAR202215

f. Applicant: A Better Experience Services LLC
Landowners: Demetrios A & Damasco N Kountis
Property Address: 2360 Copley Road Suite B
Property Location: Parcel 1501300
Zoning District: C-OR (Commercial Office Retail)
Proposal: Conditional Use-Adult Day Care
Case #: CU202202
**6/17/22: The landowner/address/location/zoning district have been updated from the original submission.*

UNFINISHED BUSINESS CONTINUED

a. Applicant: David M Kolar
On Behalf of: Rosemont Ledge Subdivision
Landowner: Cambridge Services Co LTD
Property Address: Rothrock Rd
Property Location: Parcel 1508654
Zoning District: R-MD (Residential Medium Density)
Proposal: Variance-Setbacks (Proposed Subdivision)
Case #: VAR202209

Ongoing review of Site Plan proposals as requested: 1053 S Cleveland Massillon Road

BUSINESS FROM THE FLOOR

NEXT MEETING: August 10, 2022

ADJOURNMENT

SPECIAL NEEDS ACCOMMODATIONS

We request that participants requiring special needs accommodations contact our office 72 hours in advance of the meeting so that we may adequately prepare.