



COPLEY TOWNSHIP
Board of Zoning Appeals
VARIANCE APPLICATION

\$500 NON-REFUNDABLE FEE DUE UPON SUBMITTAL

Address/Parcel of Seeking Variance(s): 4640 Medina Rd - PPN 1700158

Landowner: Ron Noland

Applicant: Ron Noland / Wesley Noland

Address of Applicant: 4640 Medina Rd

Email of Applicant: stoneyhillsstation@gmail.com

Telephone of Applicant: 330-666-5949 / Wesley's cell phone 330-697-3302

Present Zoning of the Property: LOR

Section of Code Seeking Variance(s): 10.04 B.1 & 2 - Increase Building
Add 2 pumps
Increase canopy to cover pumps

- If Applicable, include Summit County Health Approval for the Onsite Septic
- Attach Drawing and/or Site Plan Showing Proposed Project

1 Please Explain the Practical Difficulties or Unnecessary Hardship that Justifies this Application:

2 How Would the Granting of a Variance(s) Affect the Immediate Neighborhood and Community In General?

List All Contiguous and Adjacent Property Owners (names, address, city and zip code):

^{mailing address} Manteghi 4612 Medina Rd ^{Copley 44321} Frank Todaro 4643-4647 Linda Ln ^{Copley 44321}
^{mailing address} Willis Edward 4619 Linda Ln ^{Copley 44321}
^{mailing address} Donna Patterson 4629 Linda Ln ^{Copley 44321}

Owner's Signature: Ronald G Noland Date: 7/29/2019

Print Name: Ronald G Noland

Applicant's Signature: Ronald G Noland Wesley C E Noland Date: 7/24/2019

Print Name: Ronald G Noland Wesley C E Noland

Duncan v. Middlefield – Standards of Practical Difficulty or Unnecessary Hardships

Area Variance:

1. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance;
2. Whether the Variance is substantial;
3. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance;
4. Whether the variance would adversely affect the delivery of governmental services (i.e. water, sewer, garbage);
5. Whether the applicant purchased the property with knowledge of the zoning restriction;
6. Whether the property owner's predicament feasibly can be obviated through some method other than a variance;
7. Whether the spirit and intent behind the zoning requirements would be observed and substantial justice done by granting the variance.

Use Variance:

1. A substantial and unnecessary injustice;
2. That the application of the terms of the Zoning Resolution completely deprives the owner of all beneficial use of the land, or renders it virtually without value; or
3. That there is unreasonableness within the Zoning Resolution itself.

*****TOWNSHIP USE ONLY*****

Township Official Receiving Application: Springer

Date Received: 7-24-2019 Fee Received: \$500.00 cash

1

Based on the last two judgements on zoning against this property which didn't allow to be rezoned to general retail to allow the station to be moved to the corner where generally most new gas stations get developed / redeveloped. We want to continue the business by force of Copley township it will be at the current location in a new plan to enlarge it 60%. By not allowing the change in zoning you have cornered the business to only be at its current location. By speaking with Matt Sprager we don't have many options so by doing the variance, The owner had purchased this property in the 70's in the zoning then it stated you could build on 60% cubically to the building. For some reason over the years it has been changed to 10%. This 10% yields no advantage to us for it is too small. Hellen Humphreys mentioned in her closing statement in October for zoning she voted no due to the fact we could rebuild to 60% larger at our current site. We are the last remaining independent kum gas station on 18 in Copley. It has been stated at Summit county BZA and the trustee that this option of a variance should be done if the zoning wasn't passed.

So Here I am.

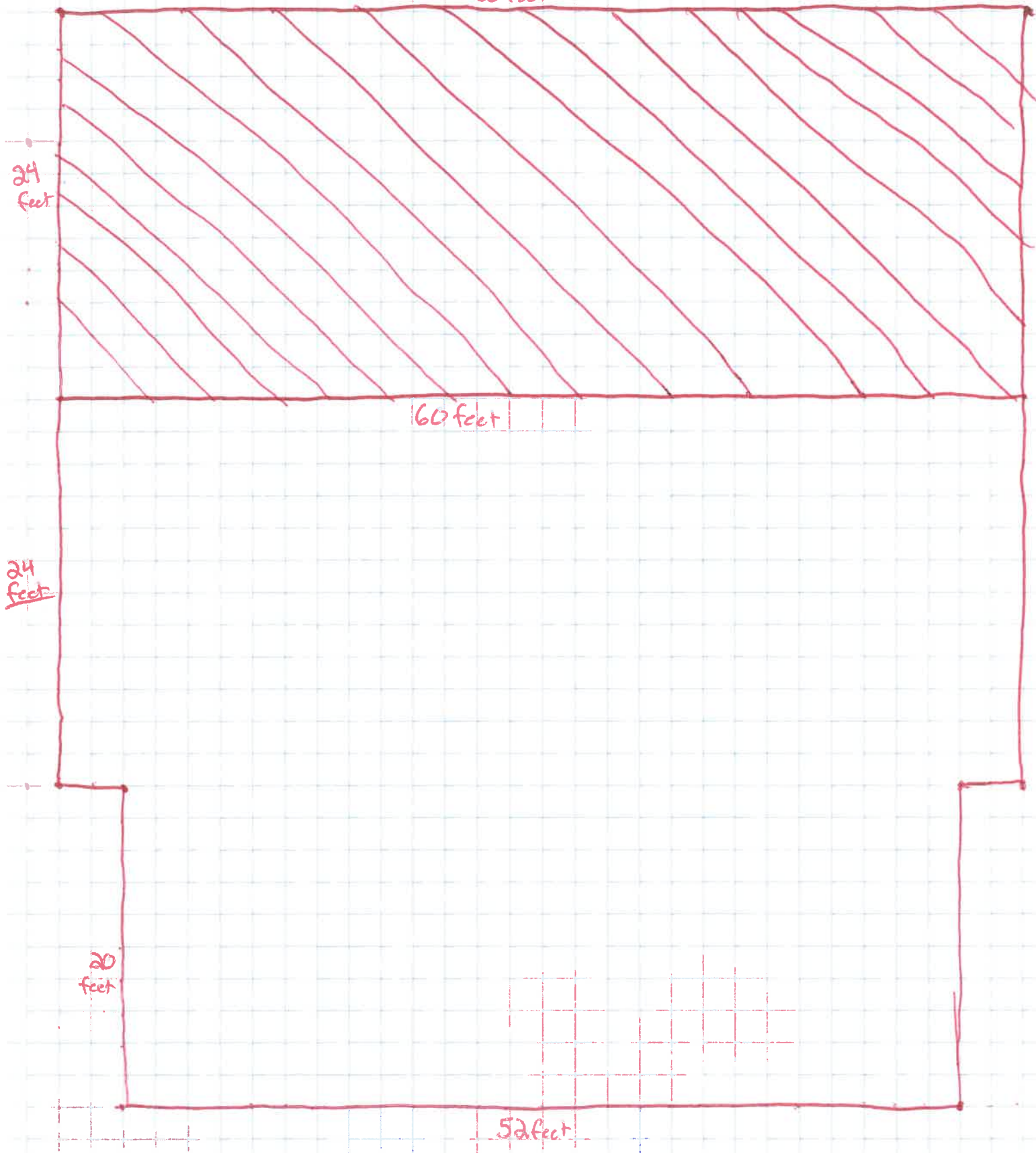
2.

Granting of the variance would not affect the immediate neighborhood, it will keep with the use that has been on this property since the 1920's it will match with the material of the rest of the building. With the new addition will come with new water retention located on back side of the property. We are wanting to hear back but the addition won't affect the current location and use of the septic, but if Summit county says we will tie into the sewer for the 6th addition, blue spruce trees will be replanted to replace the dying and fallen one on the property lines to protect your yard from view on sight and sound.

□ = 2 feet

▨ = New addition
60 feet

□ = current building



Current Station = ⁽¹⁾ 1040 ♂ ⁽²⁾ 1440 ♂ = 2480 ♂
Proposed Addition = 1440 ♂ 58% Increase

**SURVEY for RONALD G. NOLAND
PART OF COPLEY TOWNSHIP LOT 2
SUMMIT COUNTY, OHIO.**

STA. 42+22.59 P.I.
CENTERLINE PLAN 6UM-16-0.00
BY GARY TOUSSANT
P.S. 6332 FEB. 2001

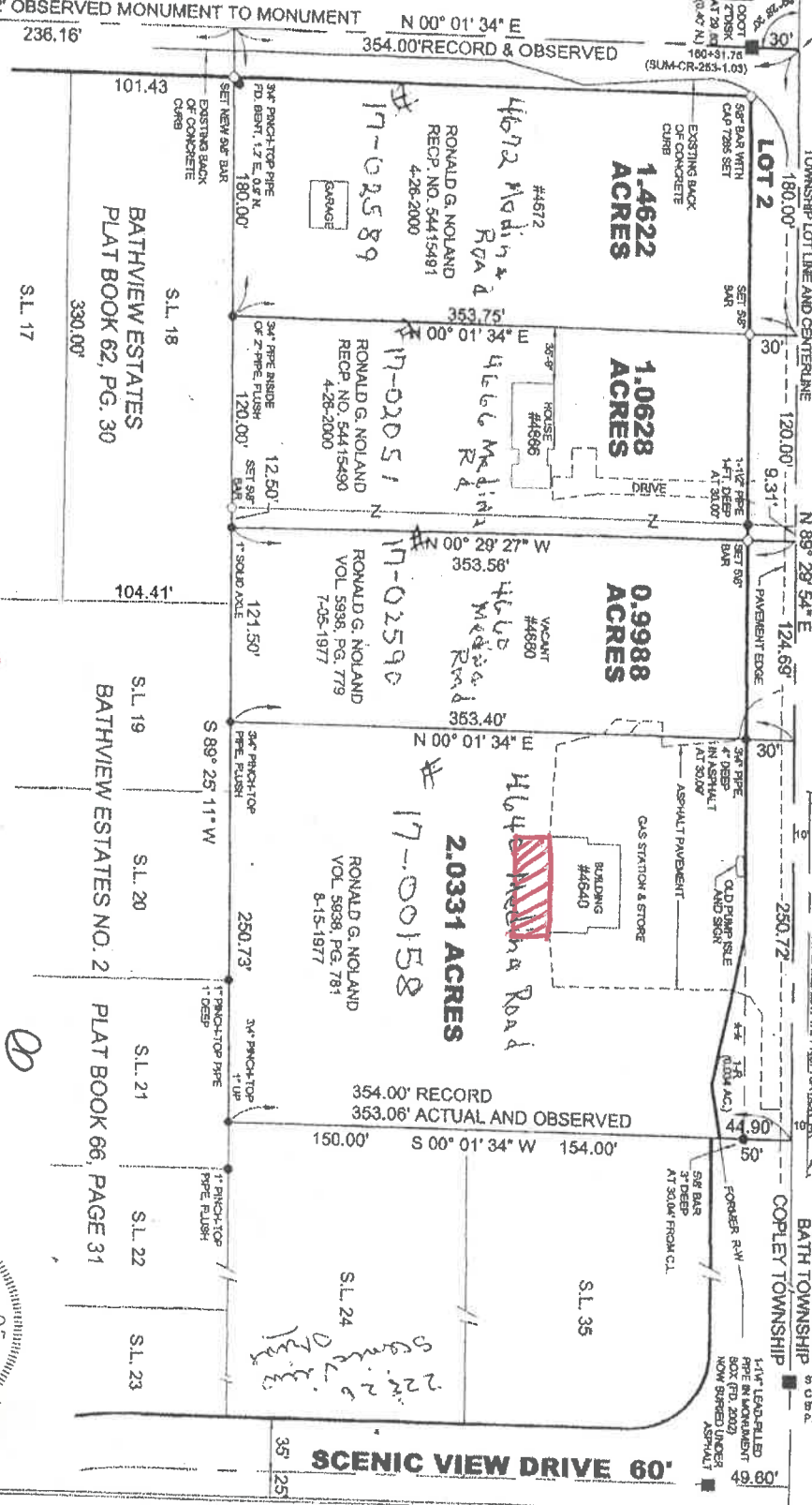
STA. 62+00.00 P.O.I.
CENTERLINE PLAN 6UM-16-0.00
BY GARY TOUSSANT
P.S. 6332 FEB. 2001

** SUMMIT COUNTY COMMON PLEAS COURT
CASE NO. 133331, APPROVED EASEMENT
FOR HIGHWAY PURPOSES DATED MAY 2, 1941.
CENTERLINE USED FOR 1942 FEDERAL ROAD DISTRICT 14-14-41
** AND HIGHWAY EASEMENT APPROVED 12/21/42

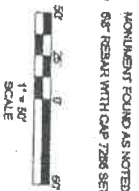
HAMETOWN ROAD C.H. 253 60'

**MEDINA ROAD S.R. 18 S.H. 95
(WIDTH VARIES)**

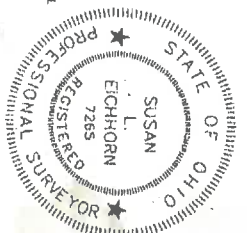
SCENIC VIEW DRIVE 60'



LINDA LANE 50'



Red hatched area = Addition to Storey Hill Station



SUSAN L. EICHORN P.S. 7265
JUNE 2013

DECK IN MARK BOX IN
THE WEST PART OF THE
SOUTHBOUND LANE
LOT 1
LOT 2
LOT 9
LOT 10

BEARINGS ARE BASED ON THE MONUMENTED
CENTERLINE OF HAMETOWN ROAD OR
AS SURVEYED BY WALT SKOZIOCK AT THE
SUMMIT COUNTY ENGINEER, AND REFLECTED
ON A CENTERLINE PLAT PG. 1 OF 26 OF
SUMMIT COUNTY PLAN 50M-CR-653-1-03
DATED 06/26/02.

● MONUMENT FOUND AS NOTED.
○ 66' REBAR WITH CAP 7268 SET.