

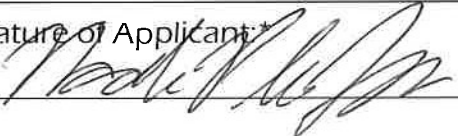


## APPLICATION FOR ZONING APPEAL

*Must be completed and submitted at least 15 days prior to the date of the hearing.*

Name: Martha Nelson	
Address: 206 Polonia Avenue	
Phone No. (A.M.) 330-329-6620 (P.M.)	
Address of Property where Variance is requested: 206 Polonia Avenue	
Name, address and telephone number of property owner (include zip code): Martha Nelson, 206 Polonia Ave, Akron, 44319 (330-329-6620)	
Zoning District: Coventry Township	
Variance Requested: The property owner own both plots and we can't get an accurate setback distance for the deck.	
Proposed construction will be: New Composite Deck	
Your Reasoning for Requesting a Variance (applicant may attach a statement on separate paper): Can't get an accurate setback distance for deck because the property is split.	

Adjacent Owners: Names	Mailing Address and Zip Code:

Signature of Applicant: 	Date: 10/15/25
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Date of Hearing:
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*\*By signing this application, the applicant acknowledges they have read the attached "Procedure for Zoning Variance," "Guidelines for Decisions on Variances," "Conduction of Zoning Appeals Meeting," and "Coventry Township Board of Zoning Appeals" before the hearing.*

Please attach the required site plan and any additional drawings to this application.

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**FOR OFFICE USE ONLY**

TYPE	FEE AMOUNT	DATE	PAYMENT TYPE	RECEIPT NUMBER
VARIANCE APPLICATION FEE	\$250.00			
CONDITIONAL USE APPLICATION FEE	\$300.00			

## COVENTRY TOWNSHIP ZONING PERMIT APPLICATION

CONSTRUCTION ADDRESS: <u>206 Polonia Avenue</u>	
APPLICANT NAME: <u>Noah Phelps</u>	ADDRESS: <u>5260 Wooster Rd</u>
APPLICANT PHONE NO.: <u>330-658-8063</u>	CELL PHONE NO.: _____
EMAIL ADDRESS (OPTIONAL): <u>Noah@Woodlanddeck.com</u>	
PROPERTY OWNER: <u>Martha Nelson</u>	ADDRESS: <u>206 Polonia Avenue</u>
OWNER PHONE NO.: <u>330-329-6620</u>	CELL PHONE NO.: _____

ZONING DISTRICT: <u>Coventry Township</u>	PARCEL NUMBER(S): _____
CHECK ONE: <input checked="" type="checkbox"/> RESIDENTIAL	<input type="checkbox"/> COMMERCIAL
CHECK ONE: <input type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> ADDITION TO EXISTING STRUCTURE
CHECK ONE: <input type="checkbox"/> SEPTIC SYSTEM (HEALTH DEPT. APPROVAL REQ'D.)	<input checked="" type="checkbox"/> CENTRAL SANITARY SEWER <input type="checkbox"/> SUMMIT COUNTY <input checked="" type="checkbox"/> CITY OF AKRON
CHECK ONE: <input type="checkbox"/> WELL WATER	<input checked="" type="checkbox"/> CENTRAL WATER SYSTEM <input type="checkbox"/> SUMMIT COUNTY <input type="checkbox"/> CITY OF BARBERTON
CHECK ONE: <input type="checkbox"/> RIPARIAN AREA	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

ALLOTMENT: _____	LOT NUMBER: <u>206</u>
LOT SIZE: _____	FRONTAGE: _____ DEPTH: _____ AREA: _____

DESCRIPTION OF CONSTRUCTION:	
USE: <u>New Composite Deck</u>	
SIZE: <u>25 x 12 = 300 sq ft</u>	HEIGHT: <u>2 ft</u>
SETBACKS:	
FRONT: <u>28'</u>	RIGHT SIDE: <u>70'</u>
REAR: <u>4'</u>	LEFT SIDE: <u>40'</u>

A site plan and elevation view of proposed construction with dimensions and distances to the property lines must be submitted in addition to the above information to obtain a Zoning Permit. (See example "site plan")

APPLICANT'S SIGNATURE: <u>Noah Phelps</u>	DATE: <u>7/25/25</u>
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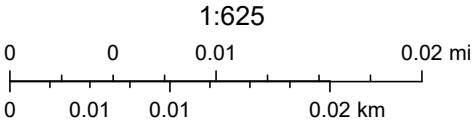
FOR ZONING OFFICE USE ONLY	
<input type="checkbox"/> APPLICATION APPROVED	PERMIT NO. ISSUED: _____
<input type="checkbox"/> APPLICATION DISAPPROVED	REASON: _____
ZONING INSPECTOR SIGNATURE: _____ DATE: _____	

206 Polonia Ave.

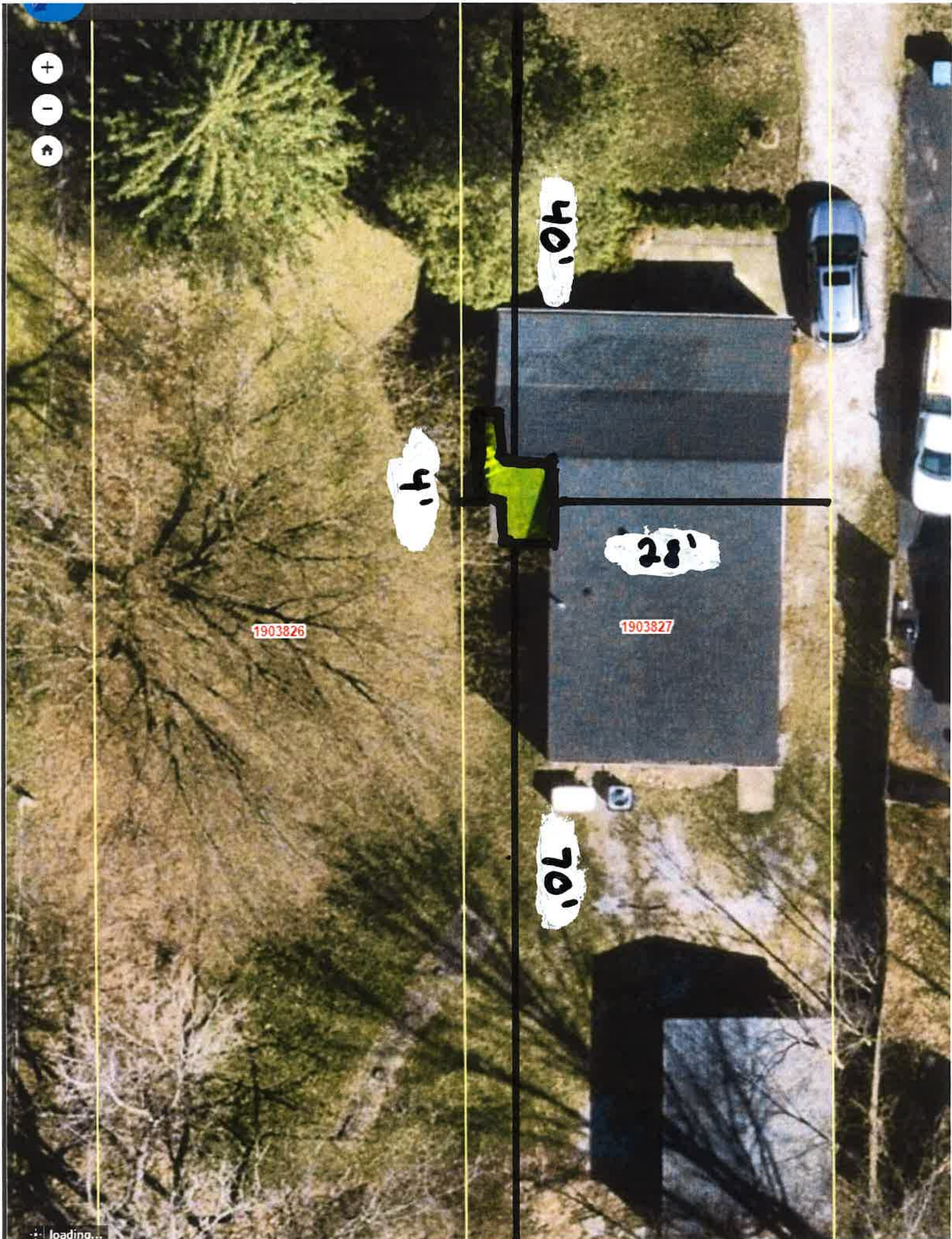


10/29/2025, 9:47:37 AM

- Parcels
- Jurisdictions 2025







40'

4'

28'

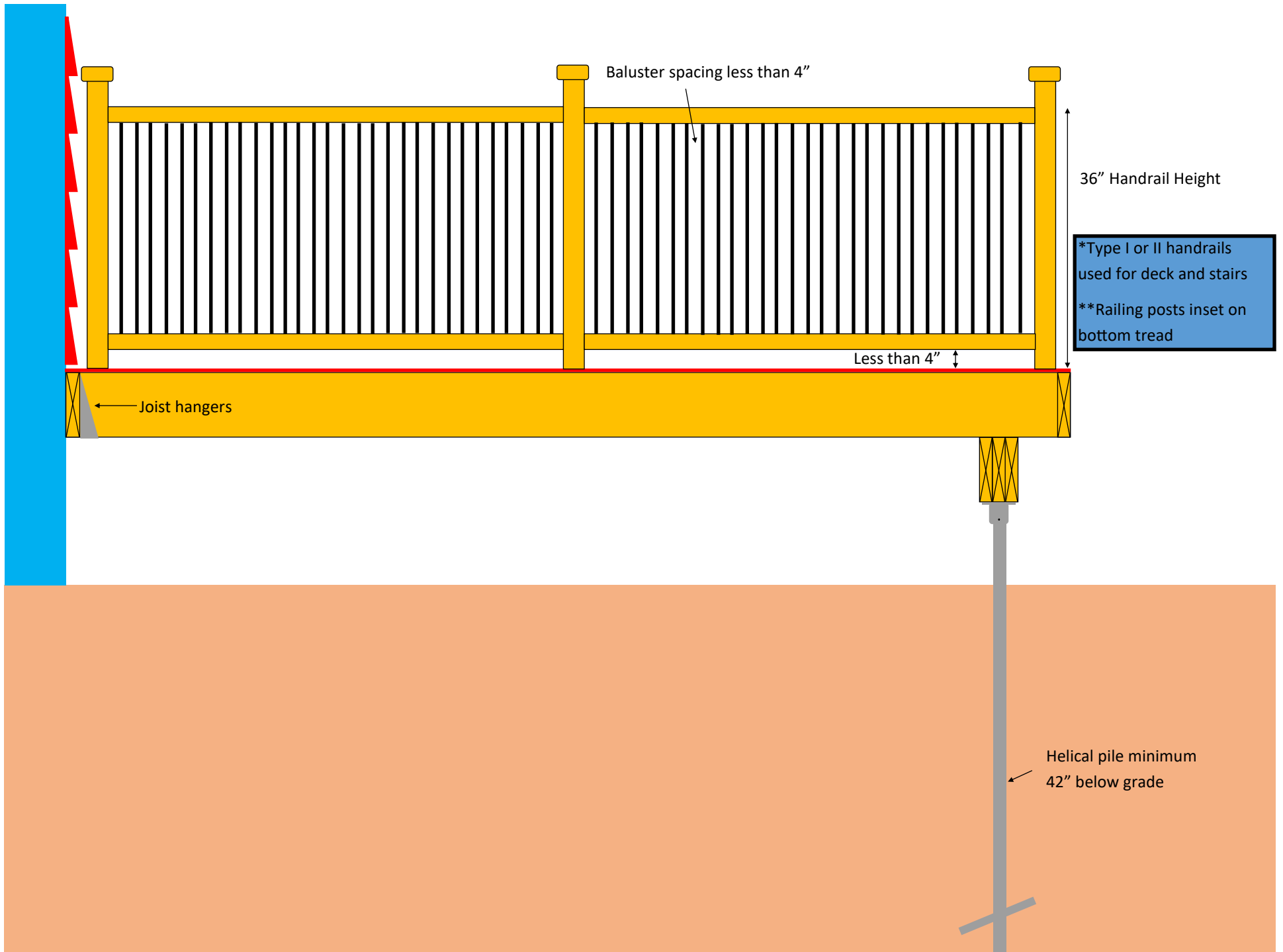
70'

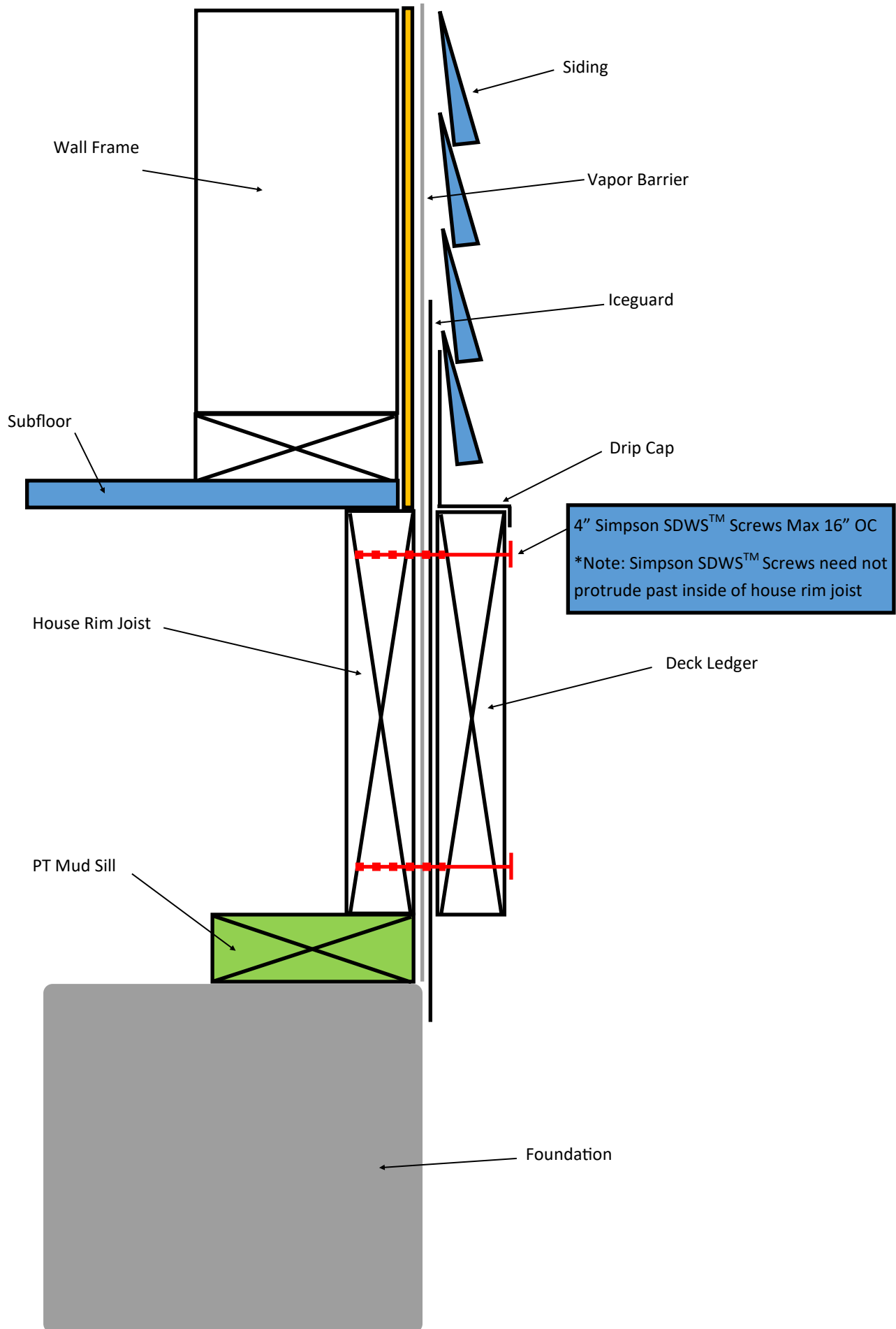
1903826

1903827



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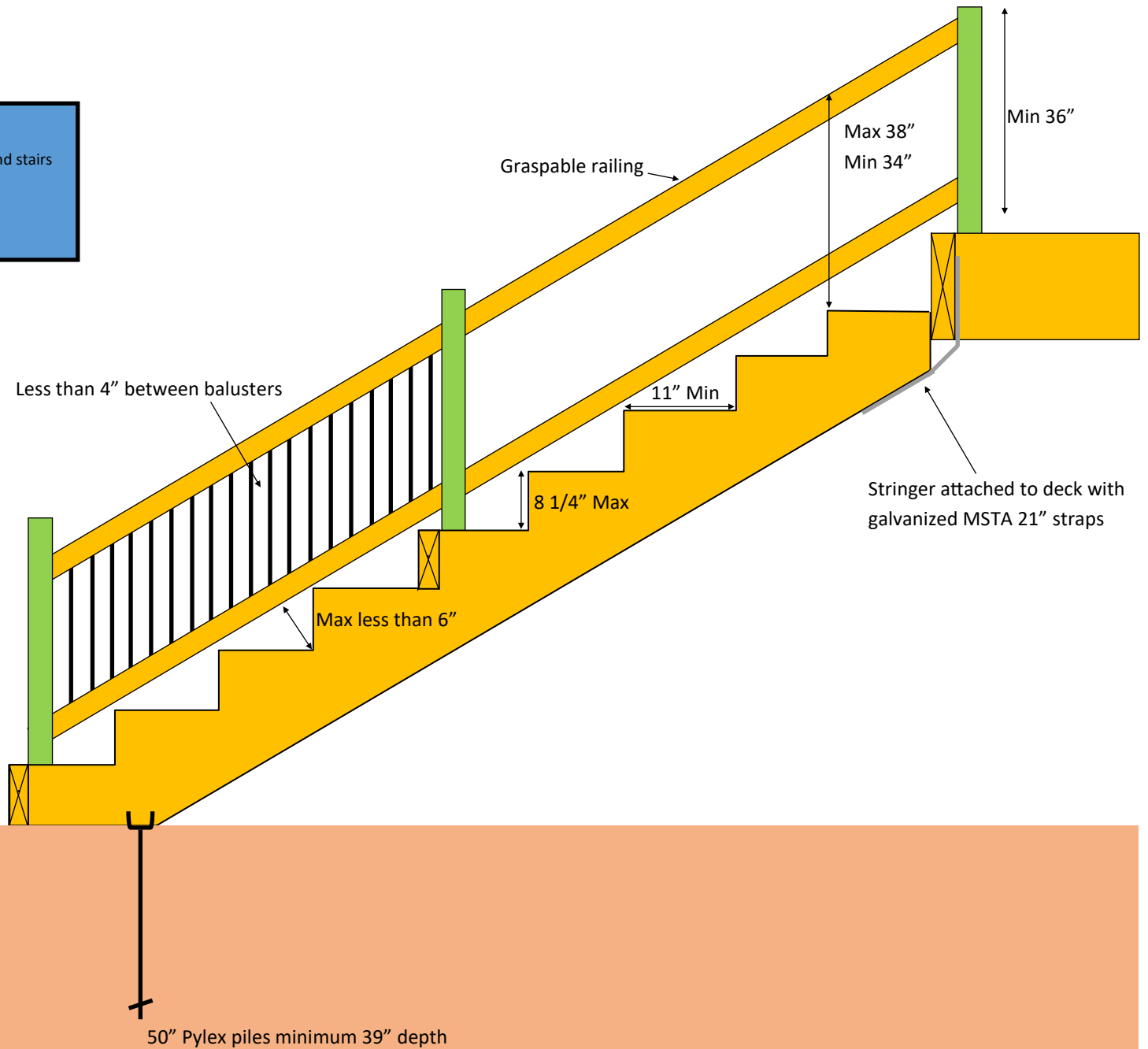




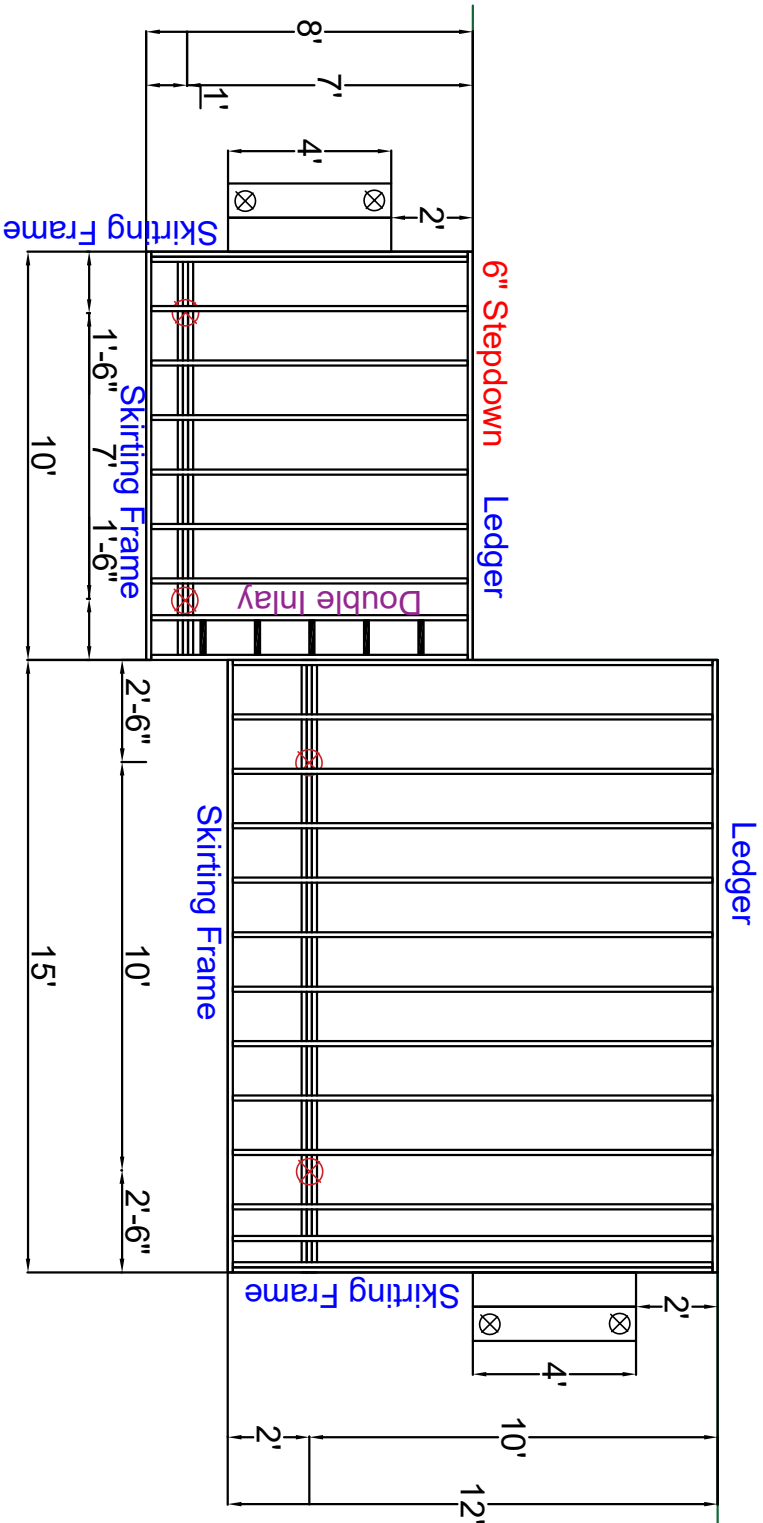


Notes:

- Type I or II handrail used for deck and stairs
- Railing posts inset on bottom tread
- All risers the same height







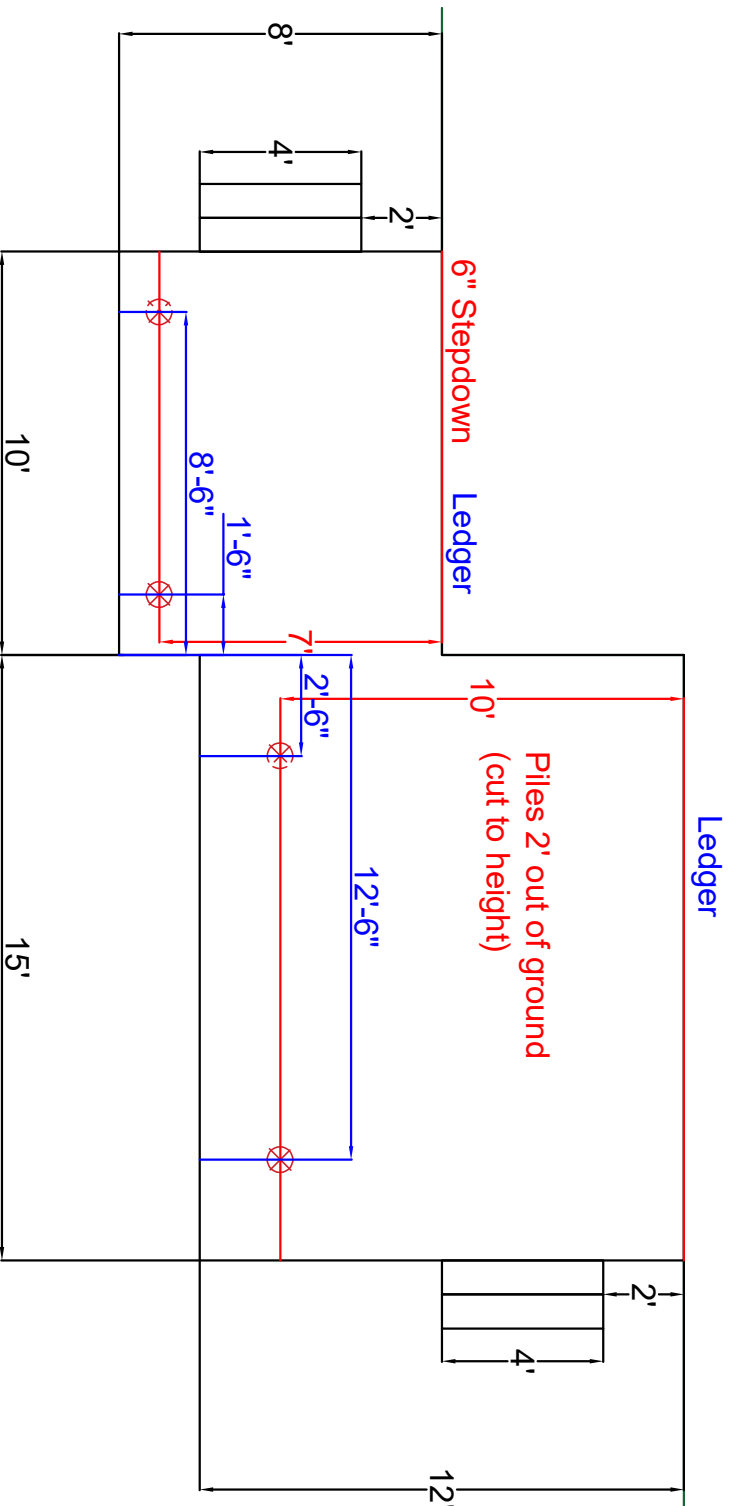
Martha Nelson  
206 Polonia Avenue, Akron  
(330)-329-6620  
Plans Completed By: SL 6.26.25

Notes:

Triple 2x10 Beams  
2x8 Joists 16" OC

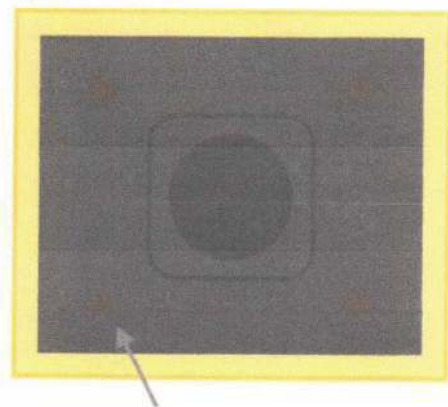
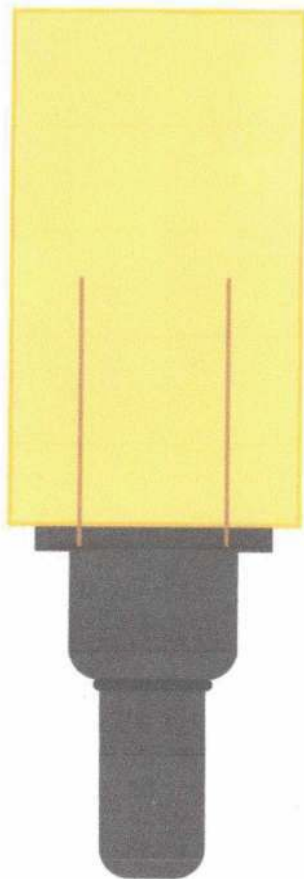
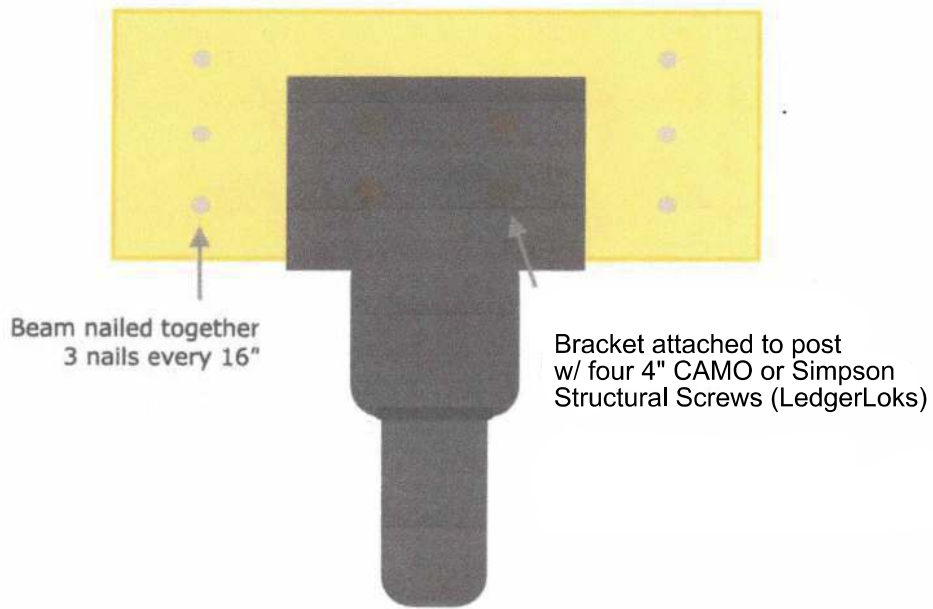
- ⊗ = 50" Pylex Ground Screw
- ⊗ = Mascore M2 Helical Pile

Martha Nelson  
206 Polonia Avenue, Akron  
(330)-329-6620  
Plans Completed By: SL 6.26.25



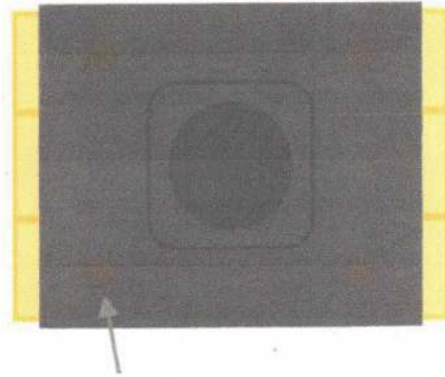
 = Mascore M2 Helical Pile

# Helical Pile Cross Sections

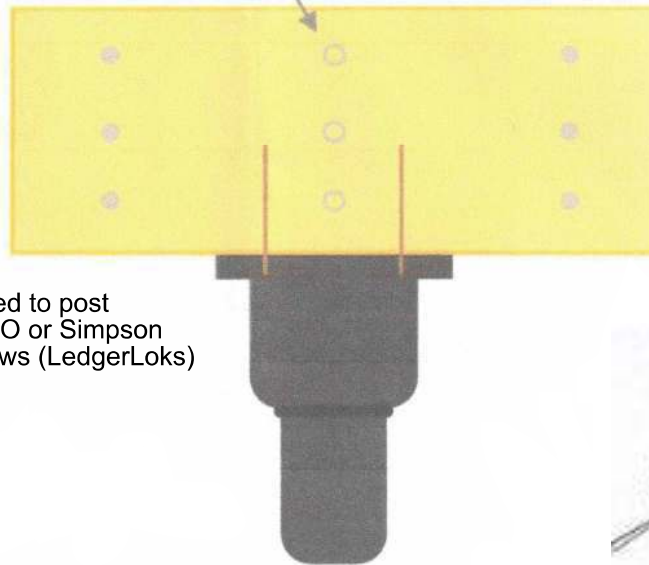


Bracket attached to post  
w/ four 4" CAMO or Simpson  
Structural Screws (LedgerLoks)

# Helical Pile Cross Sections



Beam nailed together  
3 nails every 16" on both  
sides of triple beam



Bracket attached to post  
w/ four 4" CAMO or Simpson  
Structural Screws (LedgerLoks)



05/01/2024

Note: The type of bracket (flat or angled) will be determined based on terrain & elevation.



**Helical Pile Capacity****Mascore M2 Piles 3" O.D. x 0.187"**

8/12/2023

10"x3/8" single helix

Dead Load	10	PSF
Live Load	40	PSF
Snow Load	15.1	PSF
Max Load Comb.	51.3	PSF

Digga MM10K Mini Machine Anchor Drive

		Torque Ratio	286	1000 PSI = 3493 Ft-Lbs
SF	3	8.2	15%	For inefficiencies
			329	PSI / 1000 Ft-Lbs

Tributary Area (SF)	Pile Load (Lbs)	Ultimate Load (Lbs)	Required Torque Ft-Lbs	Required PSI
129	6621	19863	2414	795

**Summary**

For piles supporting up to **100 SF** tributary area of deck, use an output pressure minus return pressure reading of **620 PSI**

Do not exceed 800 PSI of pressure to avoid damaging pile

Minimum pile embedment depth to frost line = 3'-6"

Wind uplift = 15.2 PSF

Dead Load = 10 PSF

Net wind uplift = 5.2 PSF

Max. uplift per pile = 572 Lbs

**Use (1) TEK screw 1/4x20 at each pile for wind uplift**

Shear capacity/screw = 916 Lbs (SF=3)

Top of pile not to exceed 1'-3" above grade for deck post support



05/01/2024

ownernme1	pstladdress	pstlcity__pstlstate__pstlzip5
LAKE LAND 4 U LLC ,	158 POLONIA AVE ,	COVENTRY TOWNSHIP , OH 44319
GAMBONE LESLEY ,	174 POLONIA AVE ,	AKRON , OH 44319
NELSON JIMMIE ,	212 POLONIA AVE ,	AKRON , OH 44319
NOVISKY JOHN E ,	1766 WILLAIMS ST ,	CUYAHOGA FALLS , OH 44221
KLODT GREGORY G ,	2451 TRARES RD ,	MOGADORE , OH 44260
BROWN CYNTHIA BENNETT TRUSTEE ,	228 POLONIA DR ,	AKRON , OH 44319



# COVENTRY TOWNSHIP ZONING DEPARTMENT

**Rob Henwood, Zoning Inspector**

68 Portage Lakes Drive, Akron, Ohio 44319 Phone: 330-644-0785 Ext. 695

Email: [r.henwood@coventrytownship.com](mailto:r.henwood@coventrytownship.com)

October 31, 2025

This letter is to inform you that a neighboring property has applied for a zoning permit and is requesting variances from the Board of Zoning Appeals (BZA). This is a public hearing and you are welcome to attend; however, your attendance is not required.

The public hearing will be held on Tuesday, November 11, 2025, at 6:00 PM at the Coventry Township Community Center, 335 E Willowview Drive, Akron, Ohio 44319.

The BZA will hear a case that includes requests for two variances; one side-yard setback variance and one parcel combination variance. The proposal is for a new side-yard facing residential deck. This property is located in a R-3 Residence District at 206 Polonia Avenue, Coventry Township, Ohio 44319, Parcel Numbers 1903826 and 1903827, and are lots of record. The side-yard setback variance on the west side is for four feet or 50.00% of the required eight feet (Section 8.03.C). Zoning Resolution Section 3.04 requires combination of parcels into one legal description; the applicant requests to not combine her parcels.

The full text and drawings of the proposed variance requests is available for public viewing in the Coventry Township Zoning Office, from 8:30 am to 4:30 pm Monday through Friday, at 68 Portage Lakes Drive, Coventry Township, Ohio 44319. You must contact the Coventry Township Zoning Office at 330-644-0785 ext. 695 or [r.henwood@coventrytownship.com](mailto:r.henwood@coventrytownship.com) to make other arrangements to view the plans or learn more about the variance.

Sincerely,

Rob Henwood, AICP  
Zoning Inspector  
Coventry Township