



APPLICATION FOR ZONING APPEAL

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

Name:	
Shultz Design & Construction	
Address:	
3465 S. Arlington Road, E116	
Akron, Ohio 44312	
Phone No. (A.M.) 330-936-8292	(P.M.) 330-936-8292
Address of Property where Variance is requested:	
3585 Mong Avenue	
Name, address and telephone number of property owner (include zip code):	
Jim Hejduk - 3585 Mong Avenue, Akron, Ohio 44319	
619-499-2027	
Zoning District:	
R-3	
Variance Requested:	
(2) side yard setback variances - north side yard setback variance of 1.53' to permit	
a 6.47' setback and a south side yard setback variance of 3' to permit a 5' setback	
Also, minimum allowable frontage and minimum lot area are not met as existing.	
Proposed construction will be:	
Demolition of the existing home and construction of a new 24' x 64' 3 bedroom home.	
Site plan and architectural drawings attached.	
Your Reasoning for Requesting a Variance (applicant may attach a statement on separate paper):	
The existing home has structural concerns that cannot be addressed with a remodel.	
Our goal to build a new home with enough space for the homeowners is only achievable	
with a skinnier and longer home. The size of the lot, being non-conforming to existing code,	
does not allow us to fit a new home with modern amenities.	
We did the best we could designing the new home to fit on the existing lot width.	
Due to neighboring houses being on "built up blocks" we feel the 20' front yard setback	
should apply to this home. We are removing the existing detached garage that is adjacent	
to the street.	

Adjacent Owners: Names	Mailing Address and Zip Code:
Geoffrey Putt	3589 MONG AVE, 44319
Robert Zito, Sarah Zito	3581 MONG AVE, 44319
Mongo Properties	3580 MONG AVE, 44319

Signature of Applicant:*	Date: 10-20-25
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Date of Hearing:

**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.

FOR OFFICE USE ONLY

TYPE	FEE AMOUNT	DATE	PAYMENT TYPE	RECEIPT NUMBER
VARIANCE APPLICATION FEE	\$250.00	10/20/25	Check	856171
CONDITIONAL USE APPLICATION FEE	\$300.00			

VARIANCE SKETCH

3585 Mong Avenue

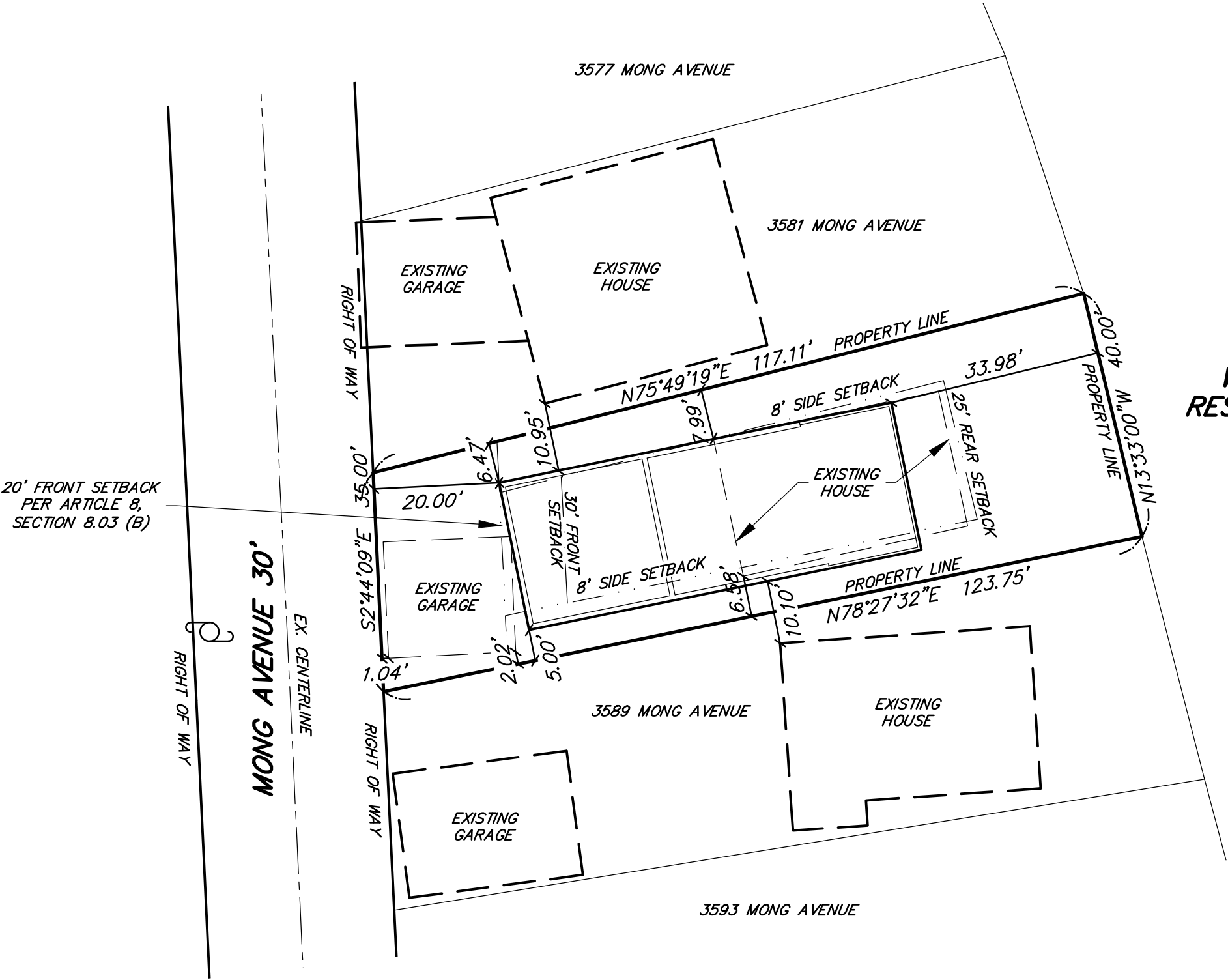
Situated in the Township of Coventry and known as
being Sublot 48 within Benjamin Davis Allotment

PPN: 1906249

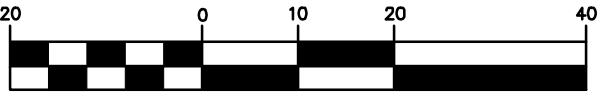
4,482 Square Feet

VARIANCES REQUESTED:

- 1. 3' REDUCTION OF SOUTH SIDE
SETBACK FROM 8' TO 5'.
[ARTICLE 8, SECTION 8.03 (C)]
- 2. 1.53' REDUCTION OF NORTH
SIDE SETBACK FROM 8' TO 6.47'.
[ARTICLE 8, SECTION 8.03 (C)]
- 3. MINIMUM AREA OF 12,000
SQUARE FEET IS NOT MET. THE
PARCEL IS 4,482 SQUARE FEET.
[ARTICLE 8, SECTION 8.03 (F)]
- 4. MINIMUM WIDTH AT BUILDING
LINE IS NOT 70' OR GREATER.
MEASURES 35.95' AT THE 20'
FRONT SETBACK.
[ARTICLE 8, SECTION 8.03 (G)]



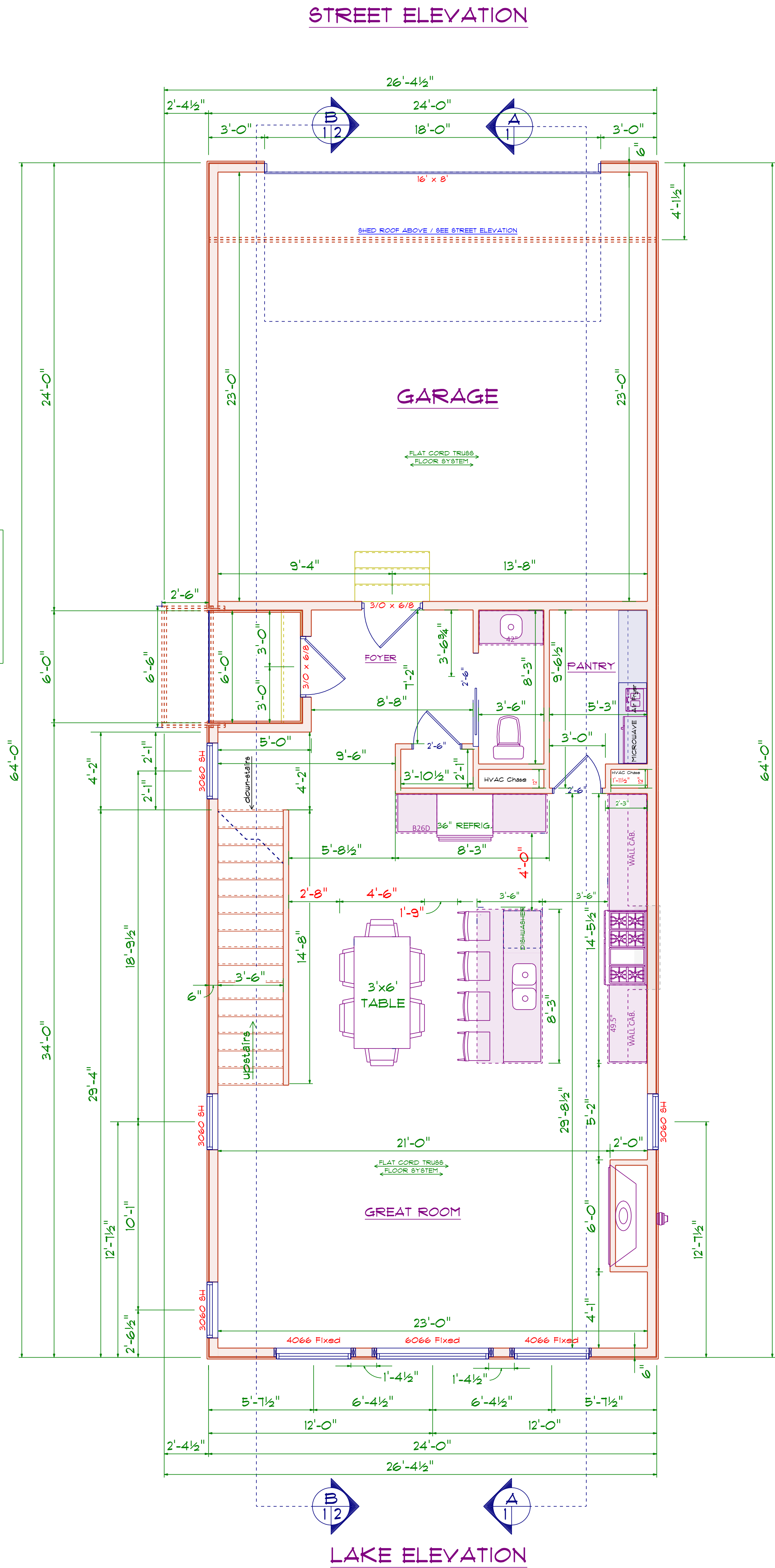
GRAPHIC SCALE



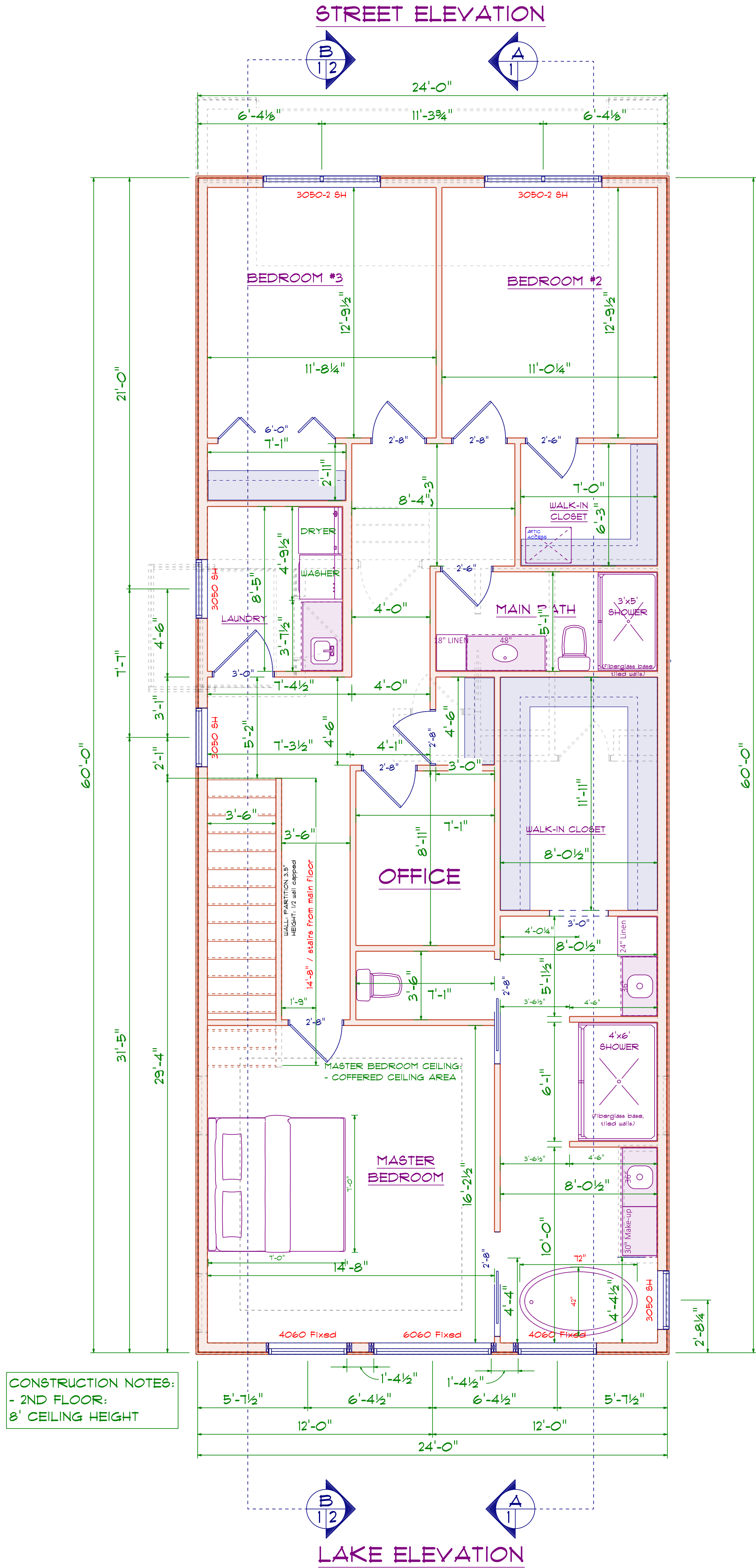
(IN FEET)
1 inch = 20 ft.

SCALES:	DATE:
HORIZONTAL 1"= 20'	10/14/2025
DRAWING FILE:	PROJECT NUMBER:
25-246.DWG	25-246
REVISION DATE:	

- CONSTRUCTION NOTES:
- 1ST FLOOR: 9' CEILING HEIGHT
 - 2ND FLOOR: 8' CEILING HEIGHT
 - LOWER LEVEL/BASEMENT:
9' POURED WALLS / UNFINISHED



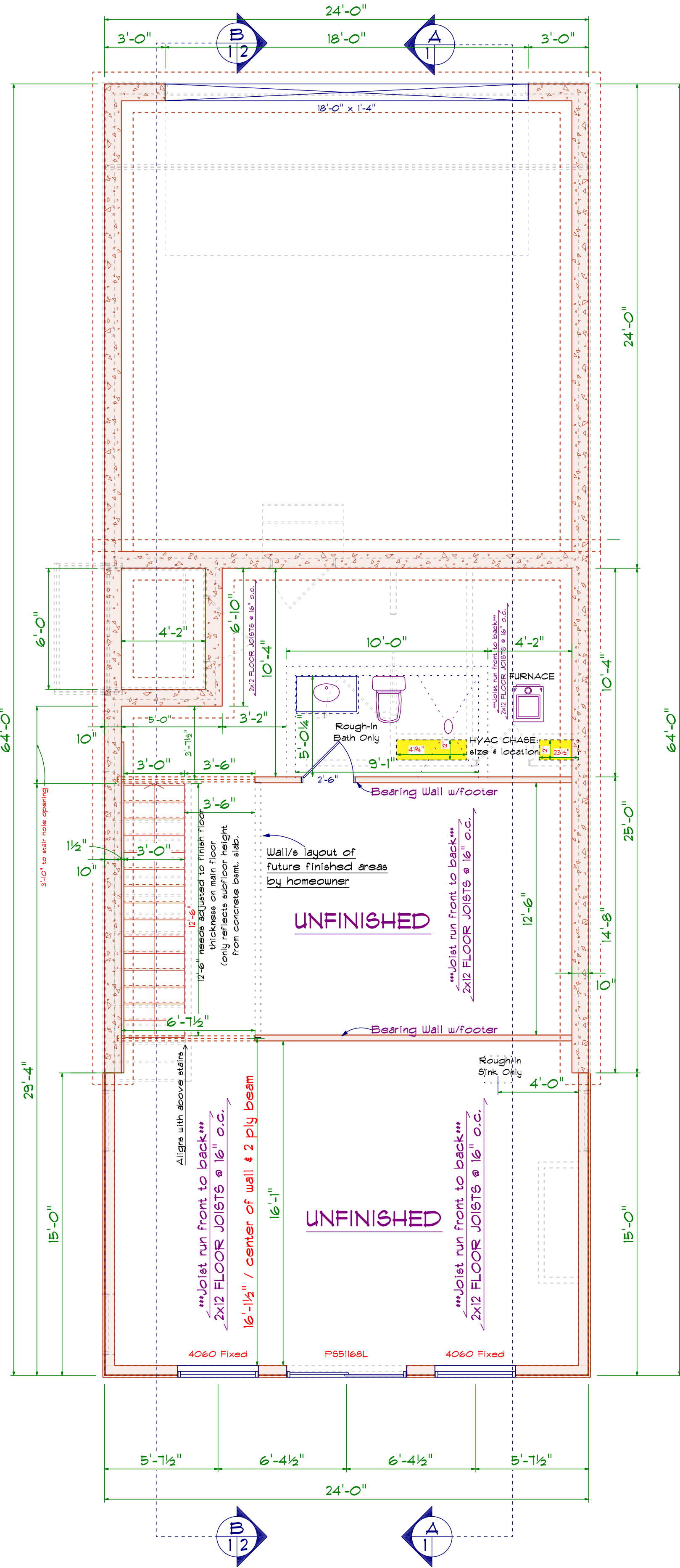
MAIN FLOOR REVISED



2ND FLOOR REVISED

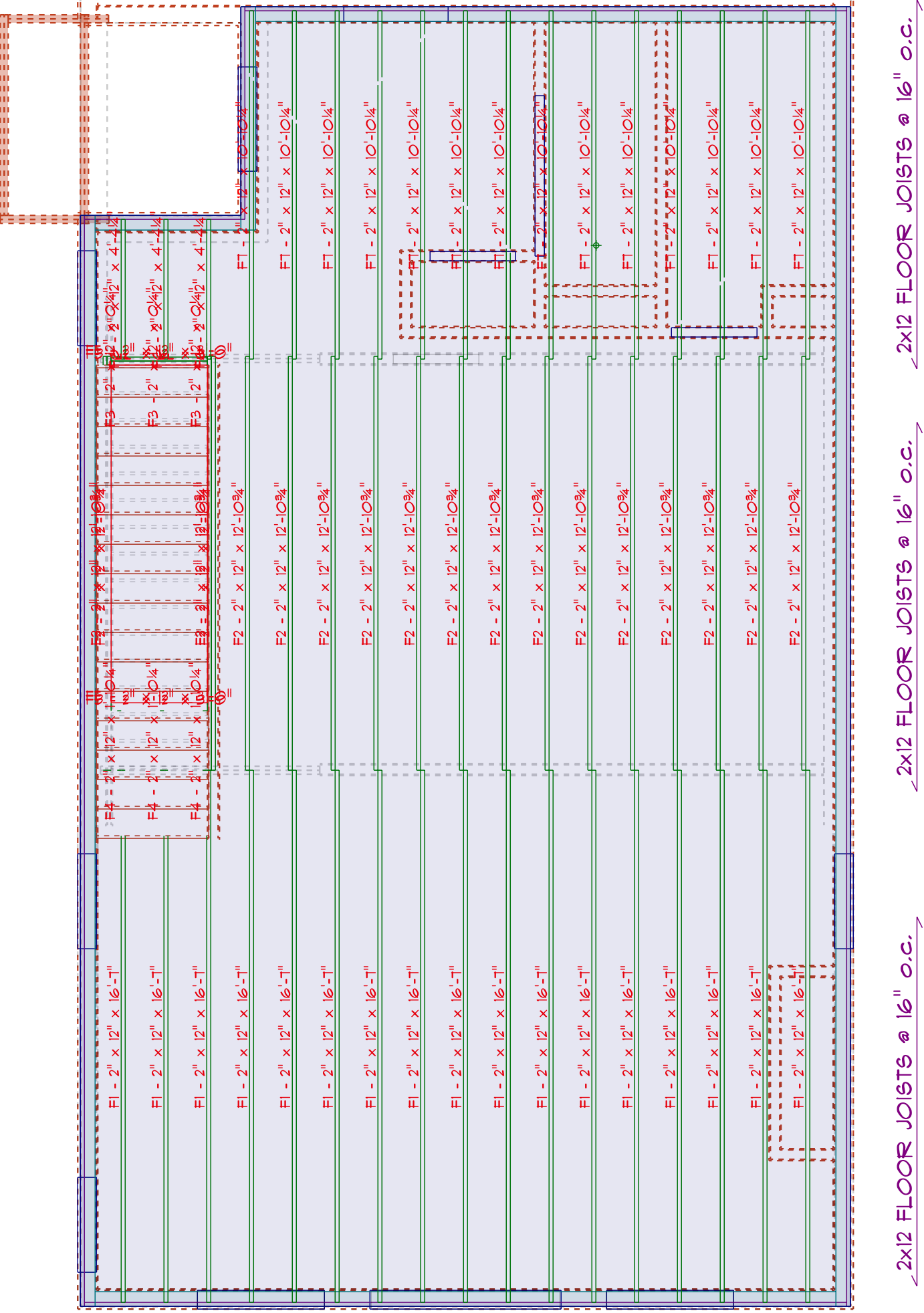
BASEMENT

SCALE: 1/4" = 1'-0"



MAIN FLOOR - JOIST LAYOUT - FLOOR SYSTEM

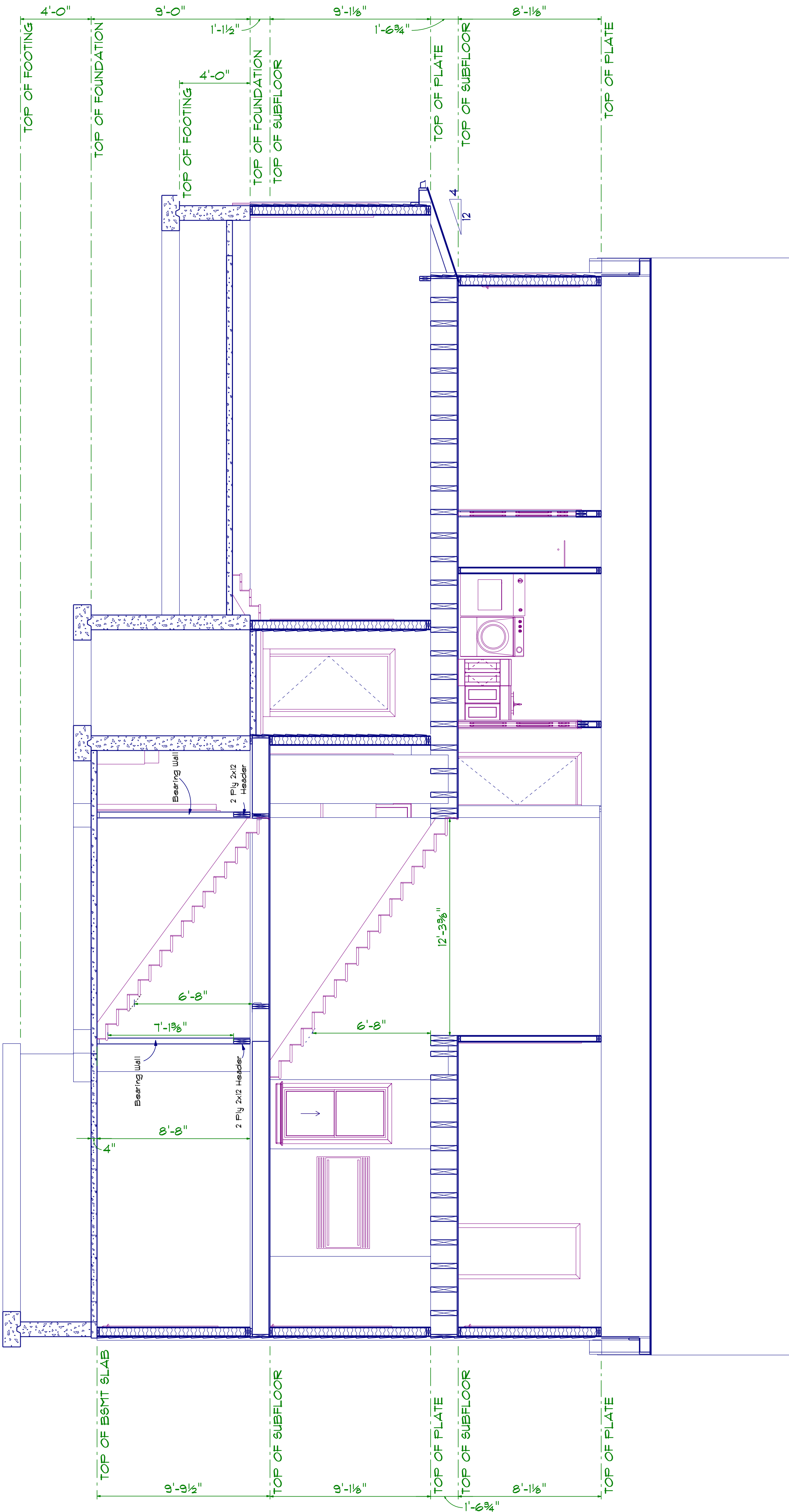
SCALE: 1/4" = 1'-0"

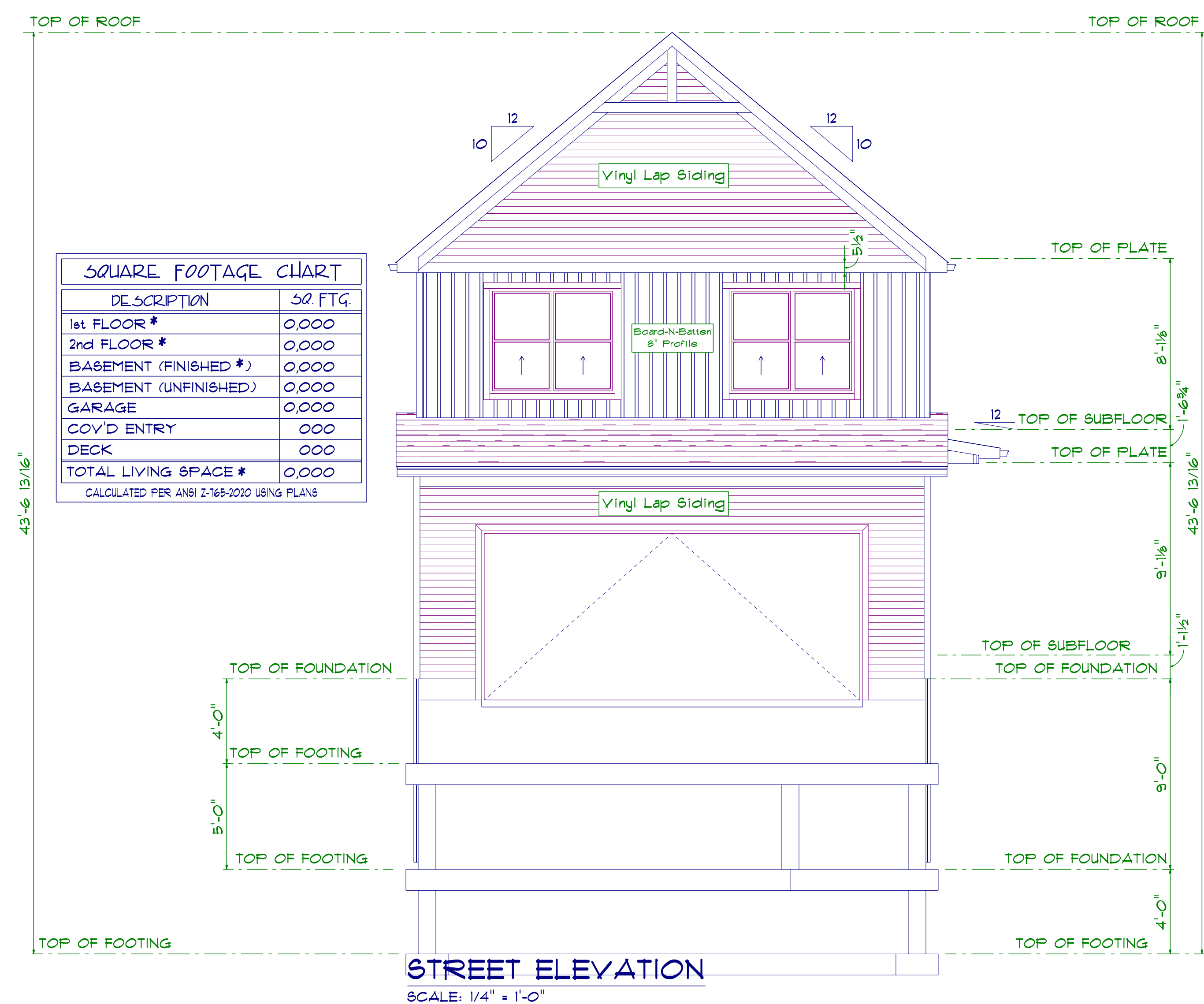
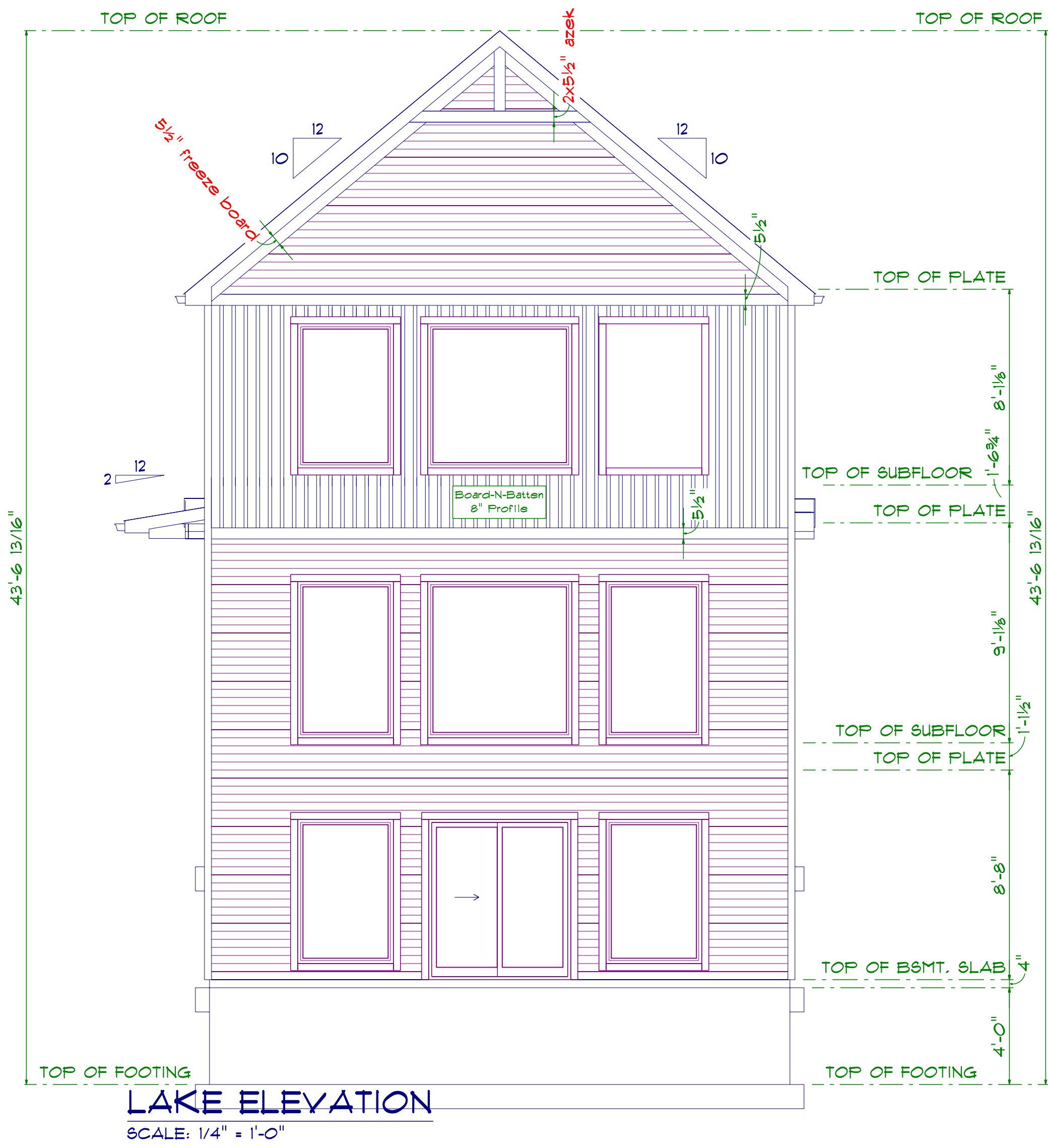


B
1/2

CROSS SECTION B

SCALE: 1/4" = 1'-0"





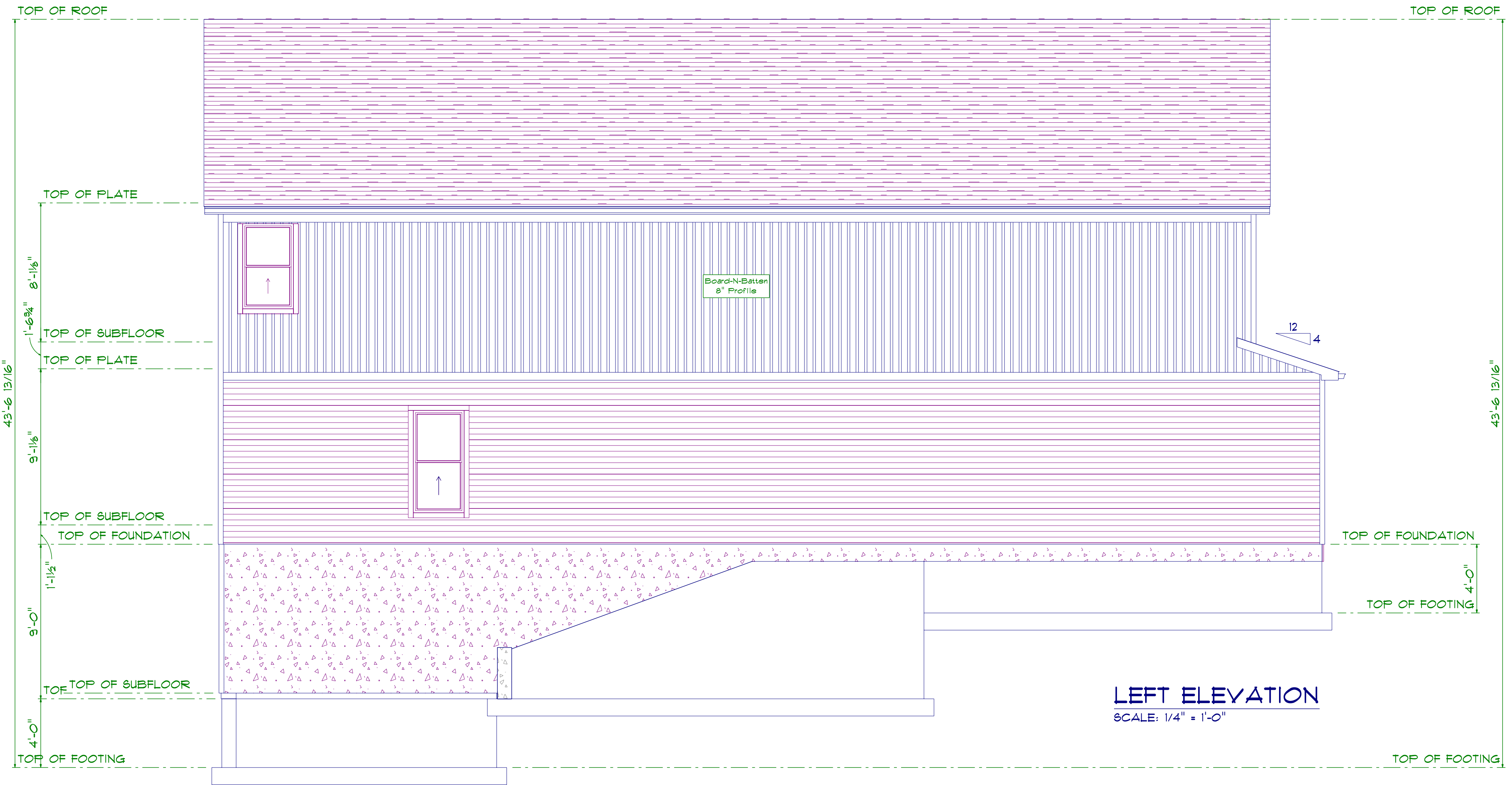
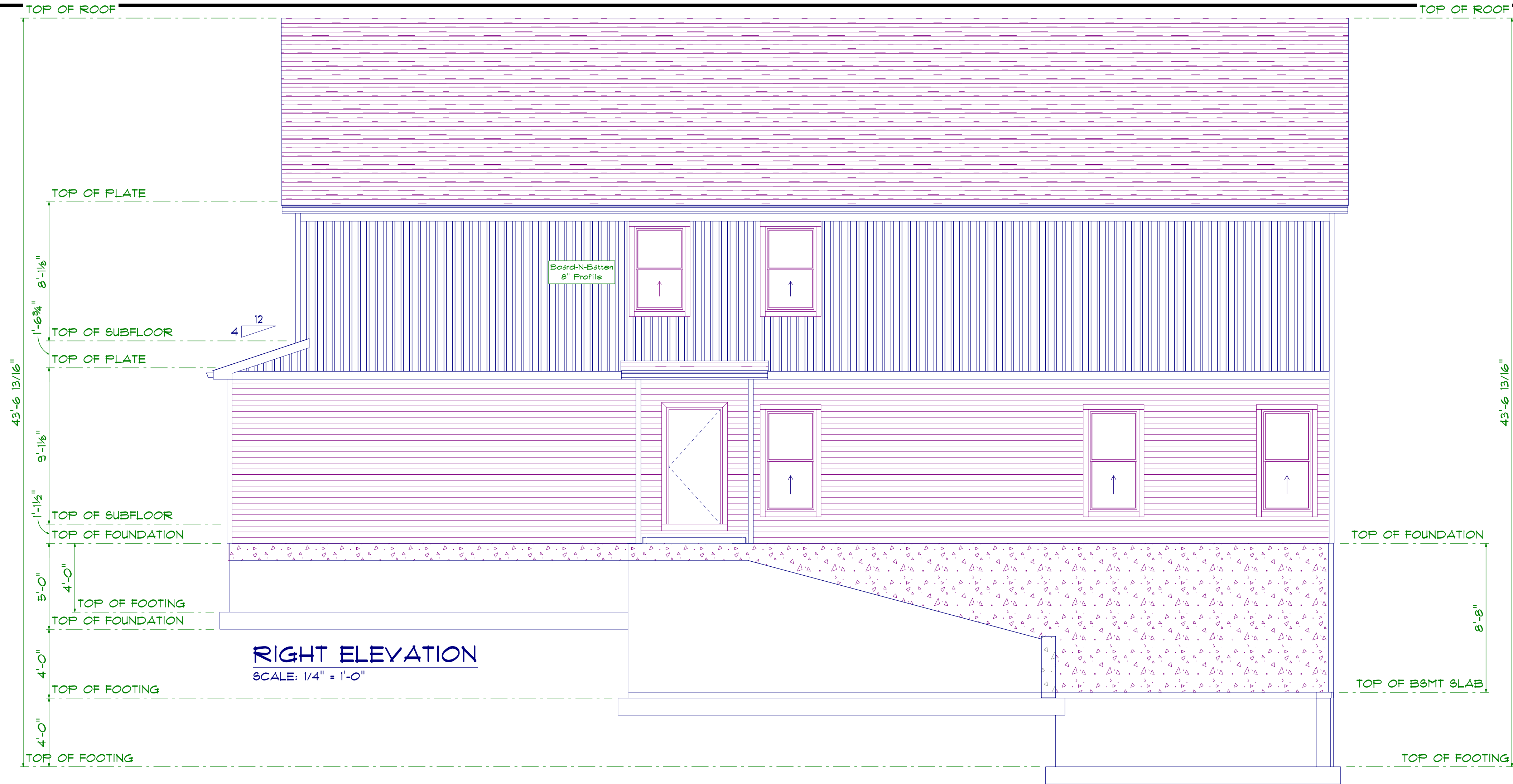


EXHIBIT B

CUSTOMER SIGNATURES:

NAME: _____

DATE: _____

NAME: _____

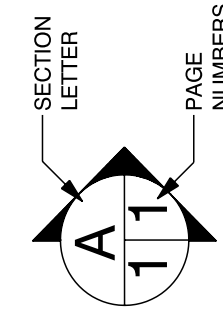
DATE: _____

Site Contact:

NAME: _____

CELL: _____

EMAIL: _____



Elevations - Sides

CUSTOMER: Hejduk

DATE: 6/30/2025

PAGE: 4/4



571 E. Turkeyfoot Lake Rd.
Akron, Ohio 44319
ShultzDC.com (330) 896-8883



1905505

1906249

**SUBJECT
PROPERTY**

1900698

1904284

1907222

MONG AVE