



APPLICATION FOR ZONING APPEAL

Parcel # 1907100

Name: <u>Dan McCoy</u>	
<u>Memmer Homes</u>	
Address: <u>7266 Portage St NW Suite A</u>	
<u>Massillon OH 44646</u>	
Phone No. (A.M.) <u>330 497-1183</u>	(P.M.) <u>330-715-7706</u>
Address of Property where Variance is requested:	
<u>74 Whitefriars Drive Akron OH 44319</u>	
Name, address and telephone number of property owner (include zip code):	
<u>Tim + Shannon Woodberry 330.806.1320</u>	
<u>3901 Creekside Drive Uniontown OH 44685</u>	
Zoning District: <u>R-1</u>	
Variance Requested: <u>To build OUTSIDE OF</u>	
<u>The CURRENT SET BACK REQUIREMENTS</u>	
<u>At both the front + REAR YARD. ALSO to</u>	
<u>Allow construction on this 15,000 sq ft recorded parcel.</u>	
Proposed construction will be: <u>single family home</u>	
Your Reasoning for Requesting a Variance	
(applicant may attach a statement on separate paper):	
<u>SEE ATTACHED.</u>	

Adjacent Owners: Names	Mailing Address and Zip Code:
Nancy J Eckman, Trustee	70 Whitefriars Dr.
	Akron OH 44319
Karen & Daniel Getz	82 Whitefriars Dr.
	Akron OH 44319

Signature of Applicant: *	Date:
	5-22-25

Date of Hearing: JUNE 10, 2025

**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 ✓	5-23-25	Check	951672
CONDITIONAL USE APPLICATION FEE	\$300.00			



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May 22, 2025

Coventry Township Board of Zoning Appeals
68 Portage Lakes Drive
Akron OH 44319

Dear Members of the Board of Zoning Appeals,

I am writing to formally request a zoning variance for the property located at 74 Whitefriars Drive Akron OH 44319. The purpose of this request is to obtain permission to construct a single-family home for Tim and Shannon Woodberry that will fall outside of the current front and rear yard setbacks required by Coventry Township.

The proposed footprint of the home would extend over the front yard setback requirements at the front right corner of the garage by 6.34 feet and the rear right hand corner of the home would extend 10.06 feet over the rear setback line. Along with the slight overhang of the building envelope, the recorded parcel is only 15,000 square feet and does not meet the 30,000 square feet requirements.

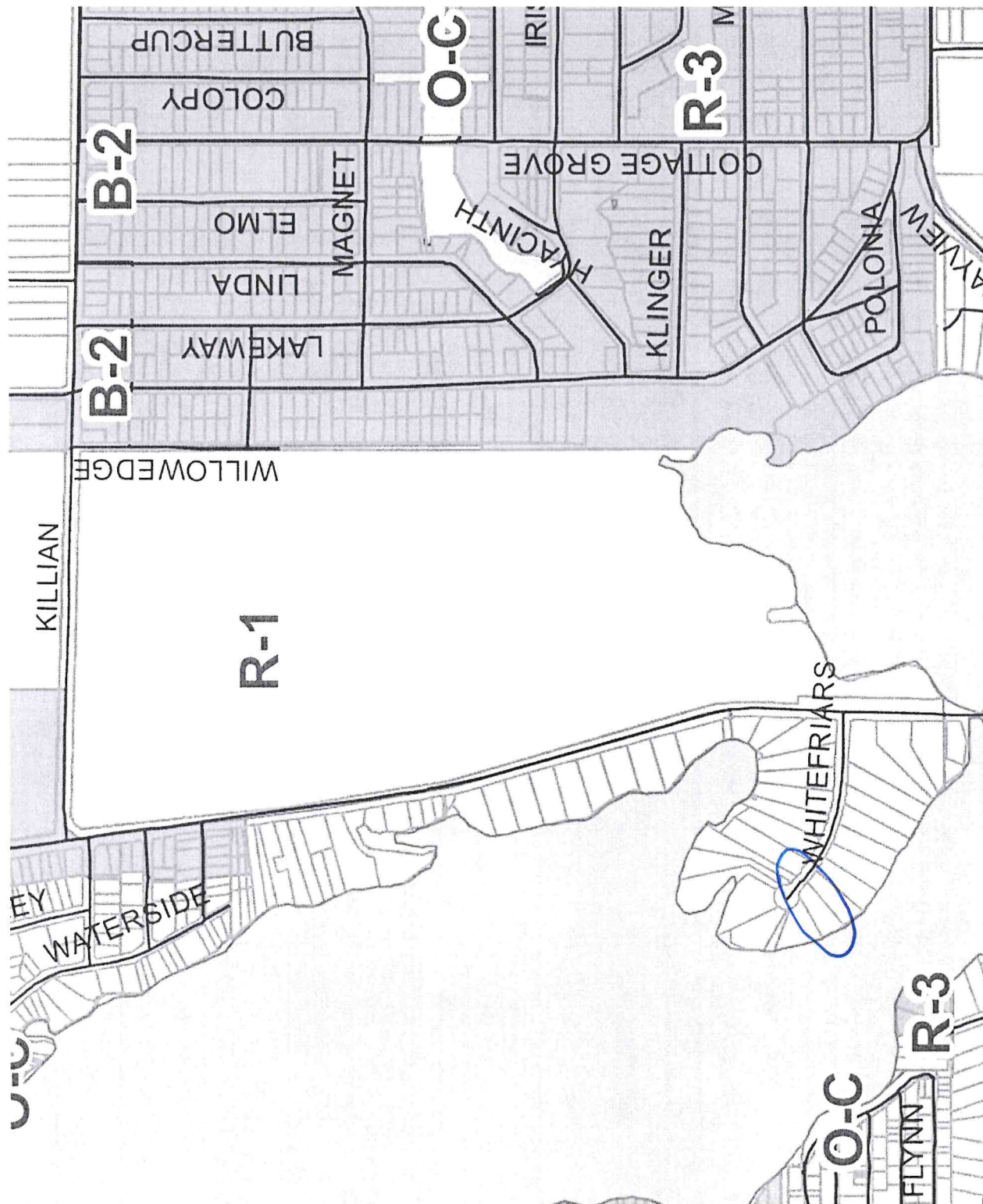
The proposed request will allow us to construct the home as designed specifically for Mr. and Mrs. Woodberry while maintaining consistency with the setbacks of the homes directly to the left and right of their property.

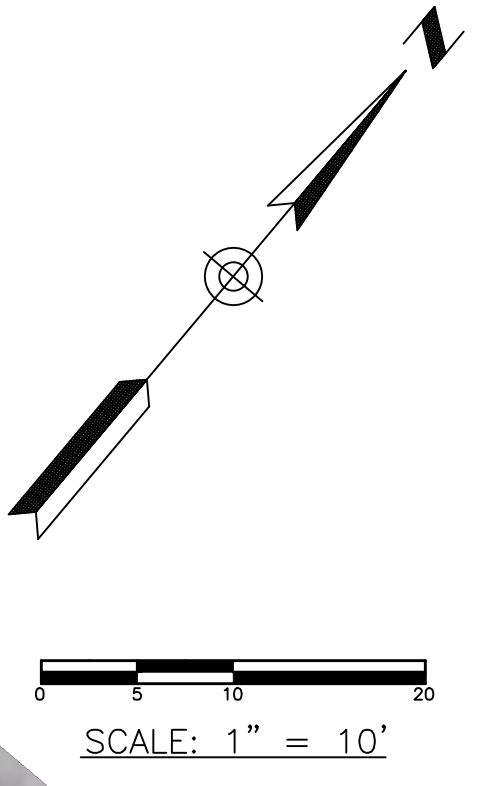
I appreciate your consideration of this request and am available to discuss in further detail. I can be reached at dan@memmerhomes.com or 330-497-1183.

Thank you for your time and attention to this matter.

Sincerely,

Dan McCoy
Memmer Homes





REVISIONS	
GBC DESIGN, INC. 565 White Pond Dr. Akron, OH 44320 Phone 330-556-0228 www.gbcdesign.com	
WHITEFRIARS DRIVE COVENTRY TOWNSHIP SUMMIT COUNTY, OHIO LOT 11 OPTION B	
DRAWN BY: D.R.L.	DATE: MAY 9, 2025
PROJECT NO. 58081	
DRAWING NO. 1 OF 2	

WOODBERRY RESIDENCE

GENERAL NOTES...

- APPROVED CONSTRUCTION DOCUMENTS SHALL BE KEPT AT CONSTRUCTION SITE FOR REFERENCE BY BUILDING OFFICIAL.
- ALL CONNECTIONS AND FASTNERS TO MEET OHIO RESIDENTIAL CODE.
- ALL BUILDING MATERIAL & FASTNERS TO BE APPLIED AND FASTENED ACCORDING TO MANUFACTURER.
- STRUCTURE IS DESIGNED TO BE SELF SUPPORTING AND STABLE AFTER COMPLETION. THE CONTRACTOR IS RESPONSIBLE TO DETERMINE ERECTION PROCEDURES, AND ENSURE SAFETY OF BUILDING AND ITS COMPONENTS.

STAIRS:

- STAIR CONSTRUCTION MUST COMPLY WITH SECTION 311.7 - 311.7.1. & 1/4" MAX. RISERS, 9" MIN. TREADS, 3/8" DEVIATION OF TREADS/RISERS. 6'-8" MIN. HEADROOM CLEARANCE.
- ALL HANDRAILS MUST COMPLY WITH SECTION 311.7.8 - 311.8.3.3. HANDRAILS REQUIRED AT ONE SIDE , 34"-38".
- ALL GUARD RAILS MUST COMPLY WITH SECTION 312.1.1 - 312.1.4. GUARD RAIL BALUSTERS SPACED SO 4" SPHERE CANNOT PASS THROUGH OR UNDER, 6" SPHERE CANNOT PASS THROUGH IN TRIANGULAR SPACE UNDER TREAD/ RISER. MIN. HEIGHT 36".

INTERIOR STAIRWAY ILLUMINATION.

INTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE TO ILLUMINATE THE LANDINGS AND TREADS. THE LIGHT SOURCE SHALL BE CAPABLE OF ILLUMINATING TREADS AND LANDINGS TO LEVELS OF NOT LESS THAN 1 FOOT-CANDLE (11 LUX) AS MEASURED AT THE CENTER OF TREADS AND LANDING. THERE SHALL BE A WALL SWITCH AT EACH FLOOR LEVEL TO CONTROL THE LIGHT SOURCE WHERE THE STAIRWAY HAS SIX OR MORE RISERS. (PER RCO 303.7)

EXTERIORS STAIRWAY ILLUMINATION.

EXTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED AT TOP LANDING OF THE STAIRWAY. EXTERIOR STAIRWAYS PROVIDING ACCESS TO A BASEMENT FROM THE OUTDOOR GRADE LEVEL SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED AT THE BOTTOM LANDING OF THE STAIRWAY. (PER RCO 303.8)

EGRESS.

ALL BEDROOMS SHALL HAVE A WINDOW THAT MEETS CODE REQUIREMENTS FOR EGRESS. EGRESS CLEAR OPENINGS SHALL BE A MINIMUM OF 5.7 SQ. FT. WITH A MINIMUM CLEAR OPENING HEIGHT OF 24" AND A MINIMUM CLEAR OPENING WIDTH OF 20" SILL HEIGHT SHALL NOT EXEED 44" ABOVE THE FINISH FLOOR.

GLAZING.

- ALL GLAZING IN THE FOLLOWING LOCATIONS SHALL BE TEMPERED:
- GLAZING IN SWINGING, SLIDING OR FIXED DOORS, INCLUDING FIXED PANELS AND SIDE LIGHTS
 - GLAZING FOR DOORS AND SURROUNDS OF WHIRLPOOLS, TUBS AND SHOWERS
 - GLAZING WITHIN 24" OF ANY DOOR IN THE CLOSED POSITION
 - GLAZING WITHIN 18" OF THE FINISHED FLOOR
 - GLAZING ADJACENT TO TUBS AND SHOWERS
 - GLAZING IN RAILINGS

ALARMS.

SMOKE & CARBON MONOXIDE ALARMS SHALL COMPLY WITH SECTION 314 , 315. RCO. CARBON MONOXIDE & SMOKE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER INSTRUCTIONS.

FIRE STOPPING SHALL BE PROVIDED TO CUT OF ALL CONCEALED DRAFT OPENINGS (VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES AND BETWEEN STORIES AND ROOF

PROVIDE 1/2" GYP. BRD. (GARAGE SIDE) FOR SEPERATION. WHEN A HABITABLE ROOM IS ABOVE A GARAGE, TYPE "X" (5/8) GYPSUM SHALL BE INSTALLED ON CEILING. (PER RCO 302.6)

OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3/8" (35 MM) IN THICKNESS, SOLID OR HONEY COMB-CORE STEEL DOORS NOT LESS THAN 1 3/8 (35 MM) THICK, OR 20 MINUTE FIRE-RATED DOORS. (PER RCO 302.5.1)

BATHROOM VENTILATION.

BATHROOMS SHALL BE PROVIDED WITH AGGREGATE GLAZING NO LESS THAN (3) SQ.FT. ONE-HALF OF WHICH SHALL BE OPENABLE, UNLESS PROVIDED WITH MECHANICAL VENTILATION WITH A MIN. VENTILATION RATE OF 50 CFM AND SHALL EXHAUST DIRECTLY TO THE OUTSIDE. (PER RCO 303.3)

ELECTRICAL NOTES.

(PER RCO 3401 & NEC 210) ALL BRANCH CIRCUITS OUTLETS WITHIN THE HABITABLE AREAS OF RESIDENTIAL DWELLINGS SHALL BE PROTECTED BY "ARC FAULT CIRCUIT INTERRUPTER PROTECTION (AFCI); OR AS IS REQUIRED WITHIN THE SAME SECTION' ALL SPECIFIED OUTLETS SHALL PROVIDE PERSONAL PROTECTION VIA GROUND-FAULT CIRCUIT INTERRUPTER PROTECTION (GFCI)

ALL ELECTRICAL EQUIPMENT & INSTALLATION SHALL COMPLY WITH THE 2017 NEC. CHAPTER 34 WHICH IS IN EFFECT AT THE TIME OF INSTALLATION. ALL LIGHTING & ELECTRICAL FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER INSTRUCTIONS.

GFCI WASHER RECEPTACLE MUST BE IN AN ACCESSIBLE LOCATION

ATTACHED GARAGES SHALL HAVE A LIGHT INSTALLED IN THE GARAGE, OUTSIDE THE REQUIRED MAN-DOOR (IF APPLICABLE), AND AT LEAST ONE (1) GFCI RECEPTACLE PER VEHICLE BAY. (PER 2017 NEC.)

DRAWING SCHEDULE	
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BASEMENT	4
MAIN FLOOR	5
SECOND FLOOR	6
TOP ELEVATION	7
WALL SECTION	8

These drawings are for drafting purposes only, contractor/ builder shall be responsible to ensure that all materials and workmanship be in accordance to all Ohio residential building codes. All measurements may vary.

MEMMER HOMES

7266 PORTAGE ST. NW
MASSILLON OH 44646

OFFICE 330.497.1183

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Woodberry Residence

Whiteflare Dr.
Akron
Ohio
44319

DRAWN BY: MERVIN HILTY

SCALE: 0.3125" = 1'-0"

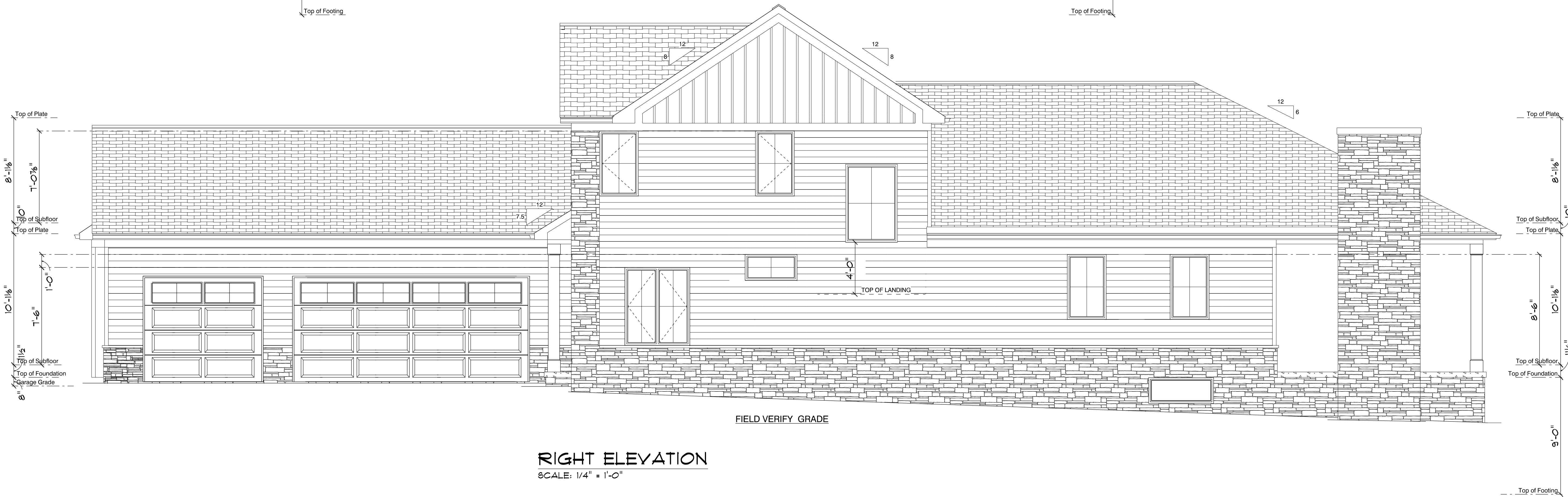
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CONST. NOTES

WOODBERRY RESIDENCE



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



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

NAME	AREA
FINISHED AREA	3438.9 sq ft.
MAIN FLOOR	2353.3 sq ft.
SECOND FLOOR	1085.7 sq ft.
BASEMENT	4726.0 sq ft.
GARAGE	875.0 sq ft.
FRONT PORCH	54.0 sq ft.
COVERED PORCH	704.0 sq ft.

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

DATE: 5/22/2025

PAGE: **2/8**
ELEVATIONS-1



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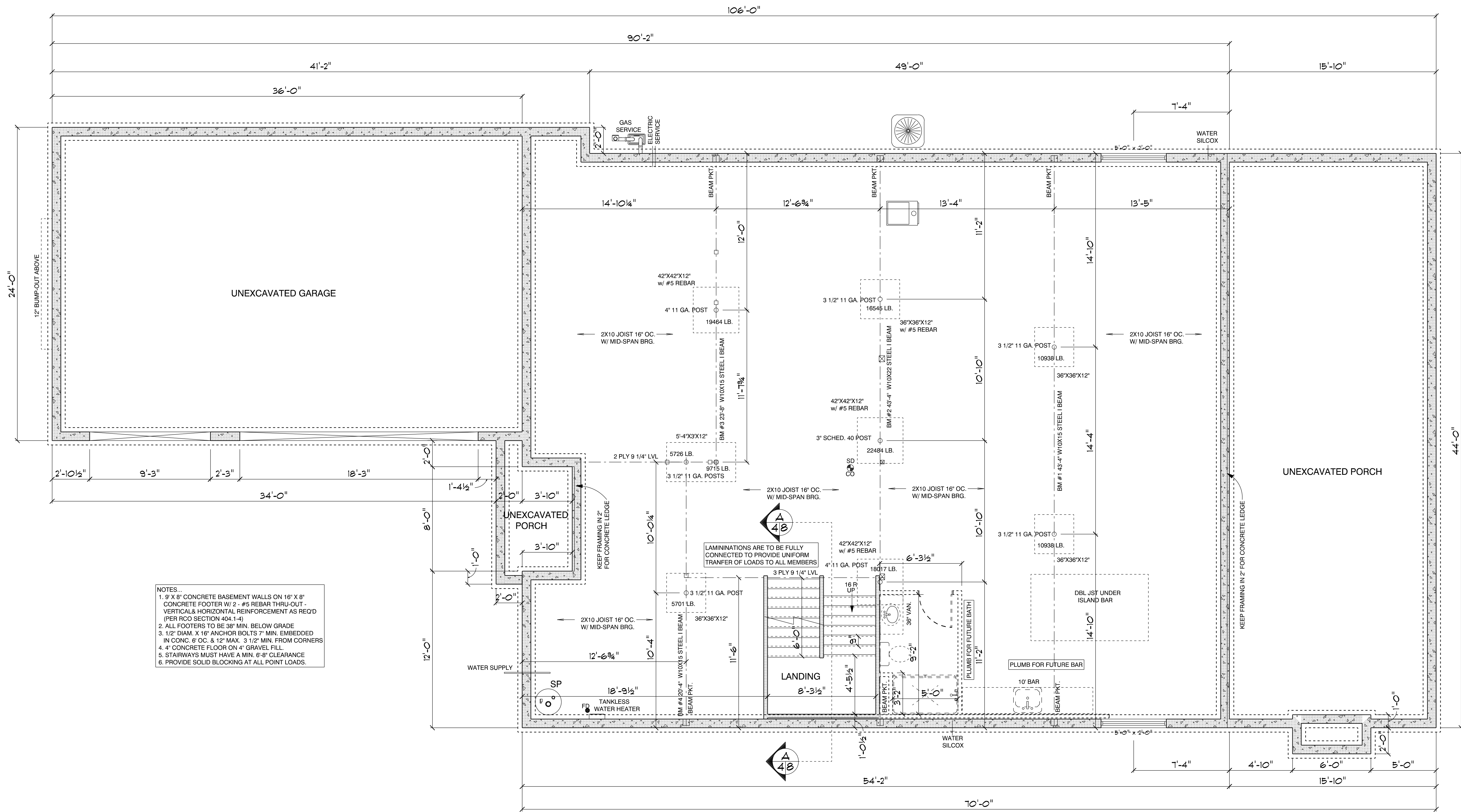
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ELEVATIONS-2



- NOTES...
- 9' X 8' CONCRETE BASEMENT WALLS ON 16" X 8" CONCRETE FOOTER W/ 2 - #5 REBAR THRU-OUT - VERTICAL & HORIZONTAL REINFORCEMENT AS REQ'D (PER RCO SECTION 404.1-4)
 - ALL FOOTERS TO BE 38" MIN. BELOW GRADE
 - 1/2" DIAM. X 16" ANCHOR BOLTS 7" MIN. EMBEDDED IN CONG. 6" OC. & 12" MAX. 3 1/2" MIN. FROM CORNERS
 - 4" CONCRETE FLOOR ON 4" GRAVEL FILL
 - STAIRWAYS MUST HAVE A MIN. 6'-8" CLEARANCE
 - PROVIDE SOLID BLOCKING AT ALL POINT LOADS.

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

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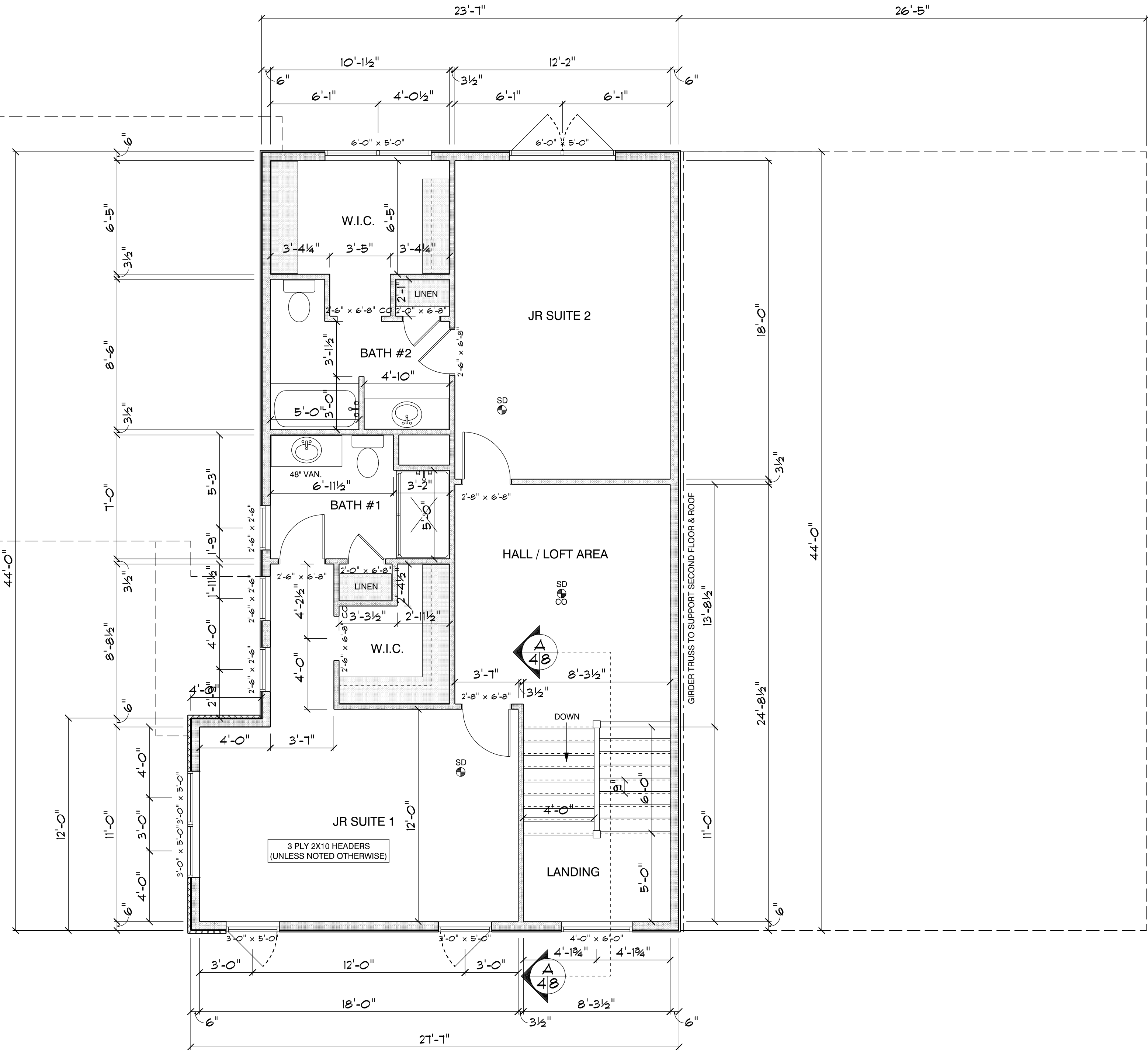
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BASEMENT



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DATE: 5/22/2025

- NOTES...
1. SECOND FLOOR WALLS 8'-1 1/8".
 2. 2X6 EXTERIOR WALLS (UNLESS NOTED).
 3. SECOND FLOOR DOORS 6'-8".
 4. STAIRWAYS MUST HAVE A MIN. 6'-8" CLEARANCE.
 5. ALL BEDROOMS MUST HAVE A WINDOW THAT MEETS CODE REQUIREMENTS FOR EGRESS.
 6. TEMPERED GLASS AT REQUIRED LOCATIONS.
 7. PROVIDE SOLID BLOCKING AT ALL POINT LOADS.
 8. EXTERIOR DIMENSIONS ARE TO FACE OF SHEATHING.
 9. INTERIOR DIMENSIONS ARE TO FACE OF STUD.



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

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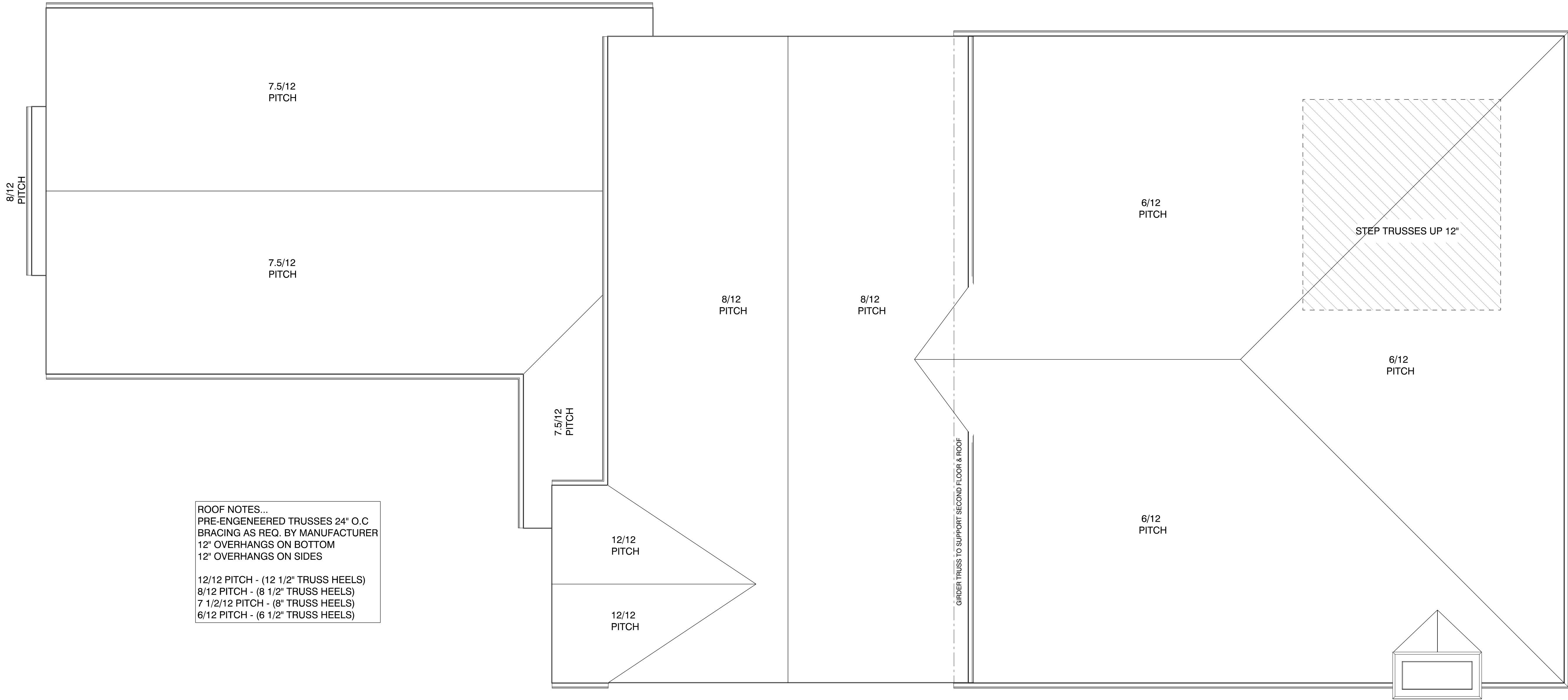
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DATE: 5/22/2025

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SECOND FLOOR



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

ROOF NOTES...
PRE-ENGINEERED TRUSSES 24" O.C
BRACING AS REQ. BY MANUFACTURER
12" OVERHANGS ON BOTTOM
12" OVERHANGS ON SIDES

12/12 PITCH - (12 1/2" TRUSS HEELS)
8/12 PITCH - (8 1/2" TRUSS HEELS)
7 1/2/12 PITCH - (8" TRUSS HEELS)
6/12 PITCH - (6 1/2" TRUSS HEELS)

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Woodberry Residence

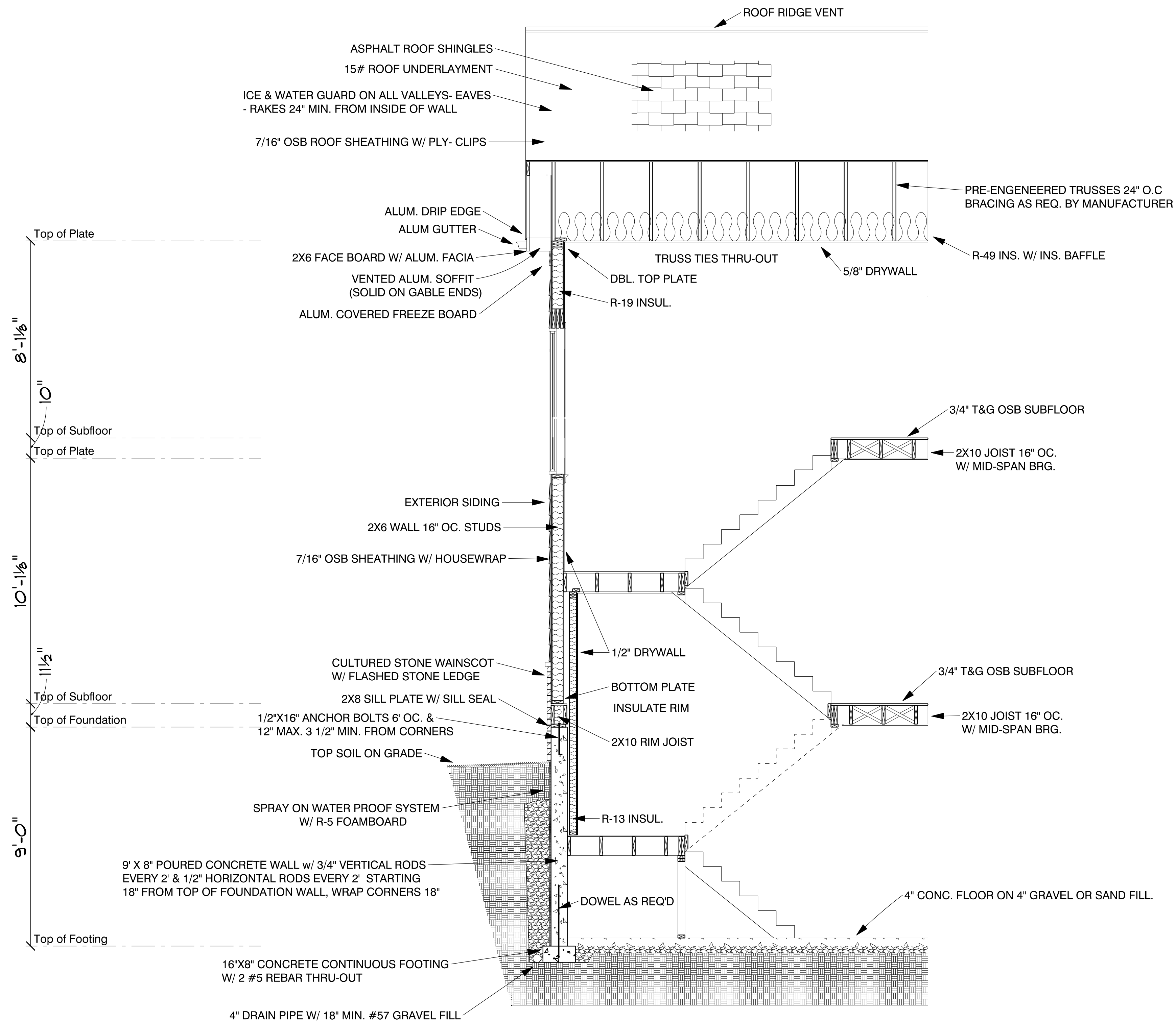
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SCALE: 1/4" = 1'-0"

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TOP ELEVATION



A
48

CROSS SECTION A

SCALE: 3/8" = 1'-0"

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WALL SECTION