

BATH TOWNSHIP BOARD OF ZONING APPEALS



April 21, 2026

- David Territo
- 2937 N. Revere Rd.
- Requesting variance from Article 7, Section 701-C, Table 701-1 to construct an accessory structure in the front yard.



BZA 26-05



2937 N. Revere Rd.

Motor Rd

47

Everett Rd

Revere Rd

Everett Rd

N Revere Rd

N Revere Rd

Farmstead Rd

Farmstead Rd

Farmstead Rd

Oxbow Rd

Spring Valley Rd

Woodsmill Rd

N Revere Rd

riding Run



0401498

0407556

0407690

0405087

0405321

N REVERE RD

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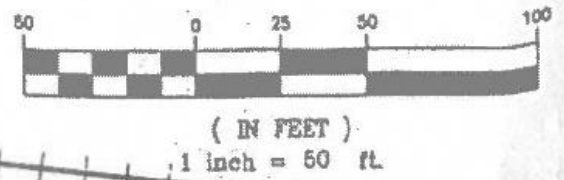
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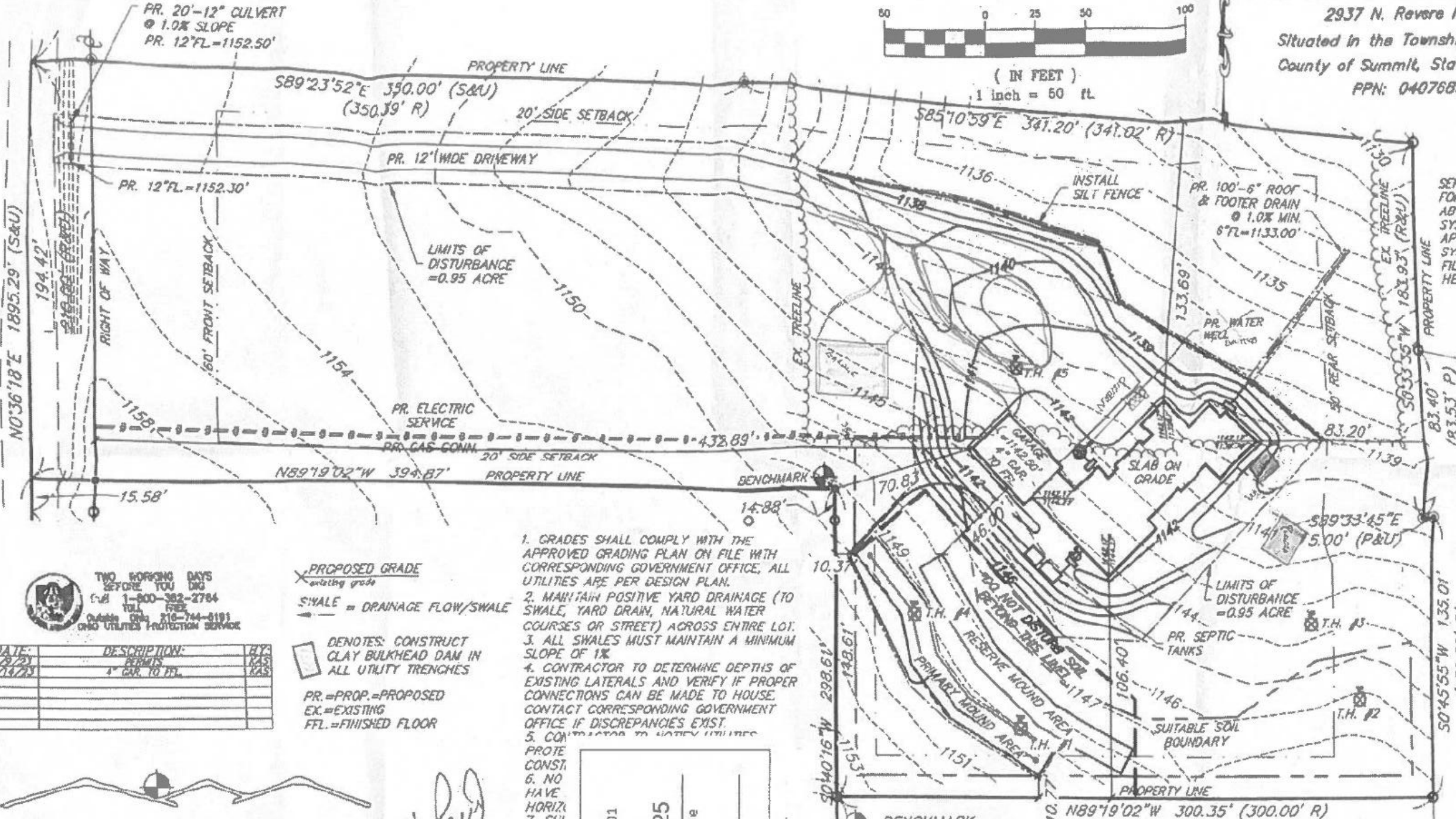
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0402



REVERE ROAD 60'



1. GRADES SHALL COMPLY WITH THE APPROVED GRADING PLAN ON FILE WITH CORRESPONDING GOVERNMENT OFFICE, ALL UTILITIES ARE PER DESIGN PLAN.
2. MAINTAIN POSITIVE YARD DRAINAGE (TO SWALE, YARD DRAIN, NATURAL WATER COURSES OR STREET) ACROSS ENTIRE LOT.
3. ALL SWALES MUST MAINTAIN A MINIMUM SLOPE OF 1%.
4. CONTRACTOR TO DETERMINE DEPTHS OF EXISTING LATERALS AND VERIFY IF PROPER CONNECTIONS CAN BE MADE TO HOUSE. CONTACT CORRESPONDING GOVERNMENT OFFICE IF DISCREPANCIES EXIST.
5. CONTRACTOR TO VERIFY UTILITIES.
6. CONTRACTOR TO PROTECT EXISTING UTILITIES.
7. CONTRACTOR TO PROTECT EXISTING UTILITIES.

PROPOSED GRADE
 existing grade
 SWALE = DRAINAGE FLOW/SWALE
 DENOTES: CONSTRUCT CLAY BULKHEAD DAM IN ALL UTILITY TRENCHES
 PR.=PROP.=PROPOSED
 EX.=EXISTING
 FFL.=FINISHED FLOOR

TWO WORKING DAYS BEFORE YOU DIG
 CALL 1-800-382-2784
 TOLL FREE
 Website: Ohio 216-744-8181
 AND UTILITIES PROTECTION SERVICE

DATE:	DESCRIPTION:	BY:
8/9/21	PERMITS	KAS
8/14/21	1" BAR TO FFL	KAS

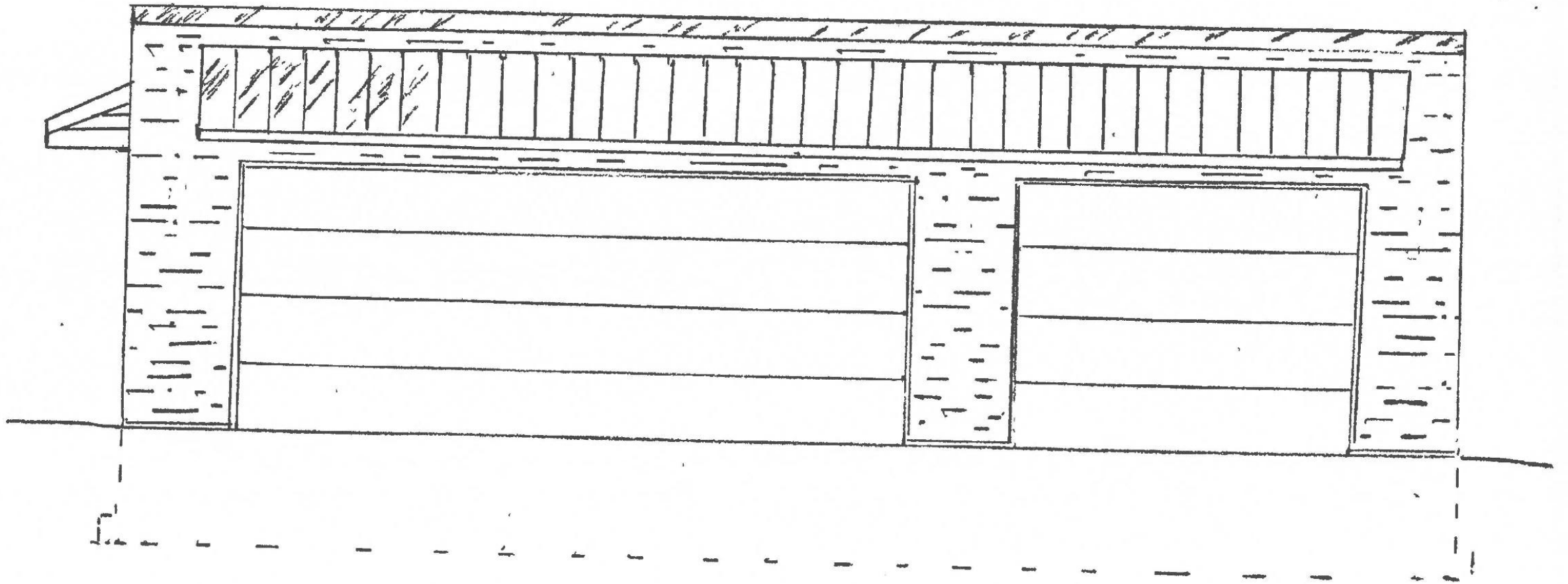


Lewis Land Professionals, Inc.

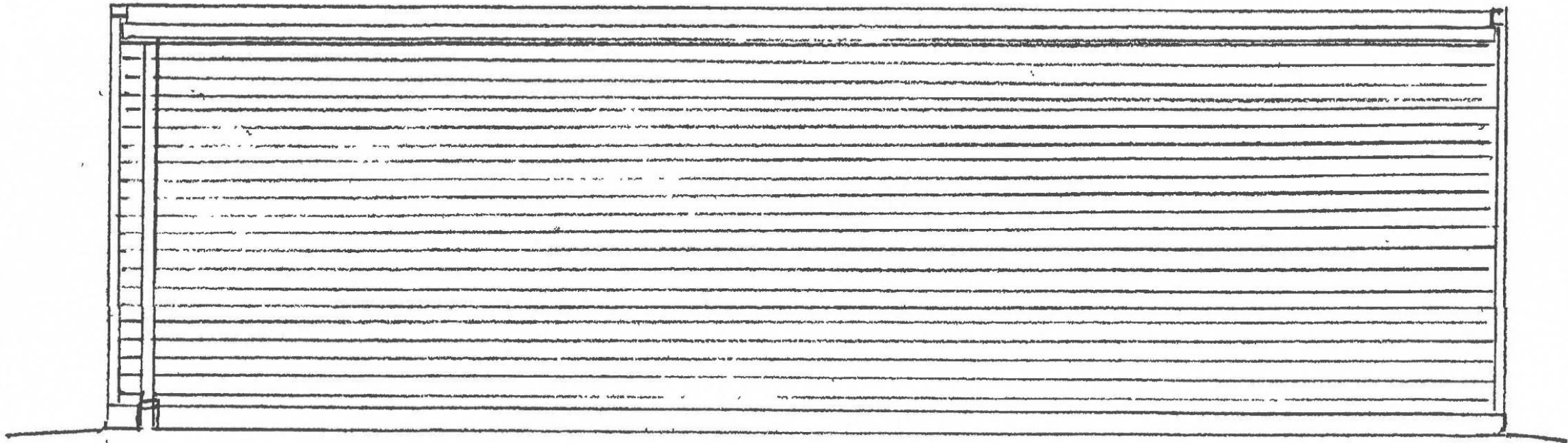
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 DATE

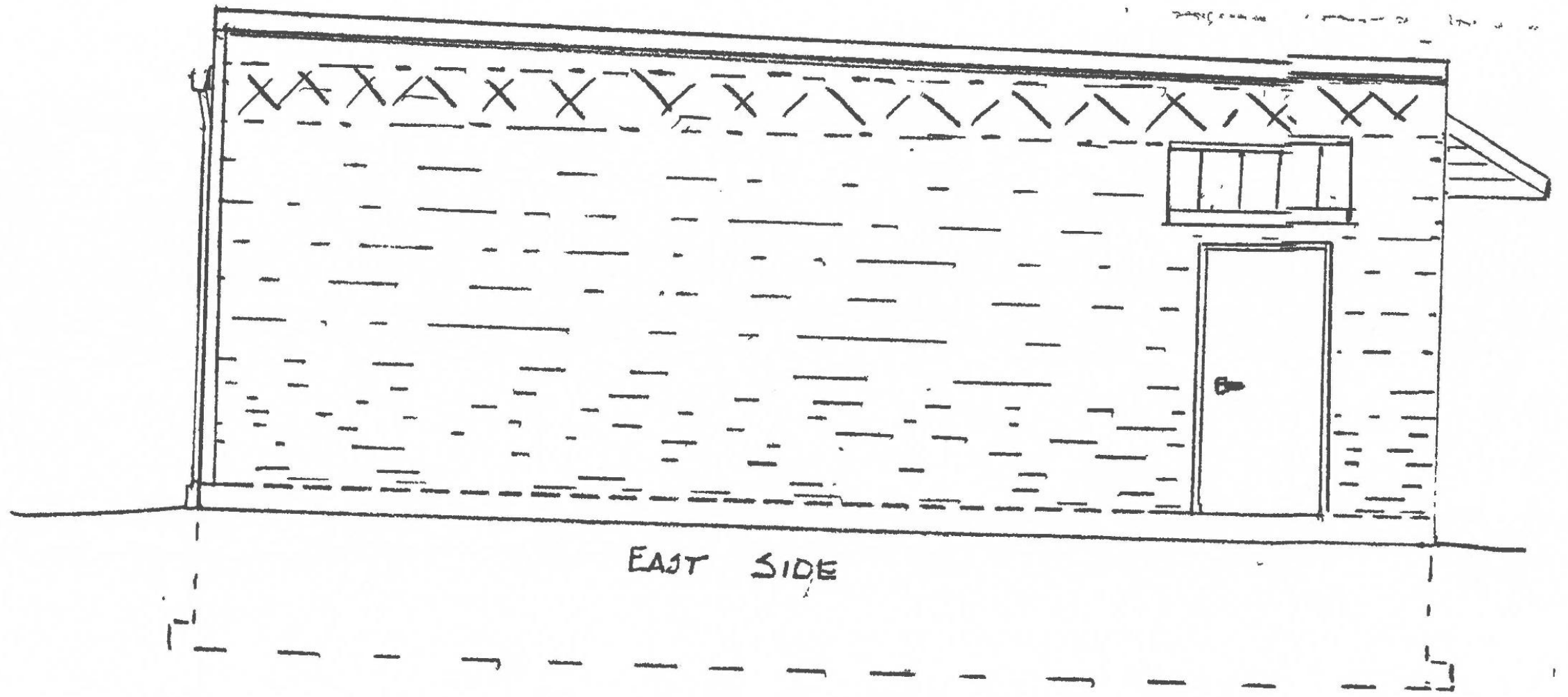
BENCHMARK:



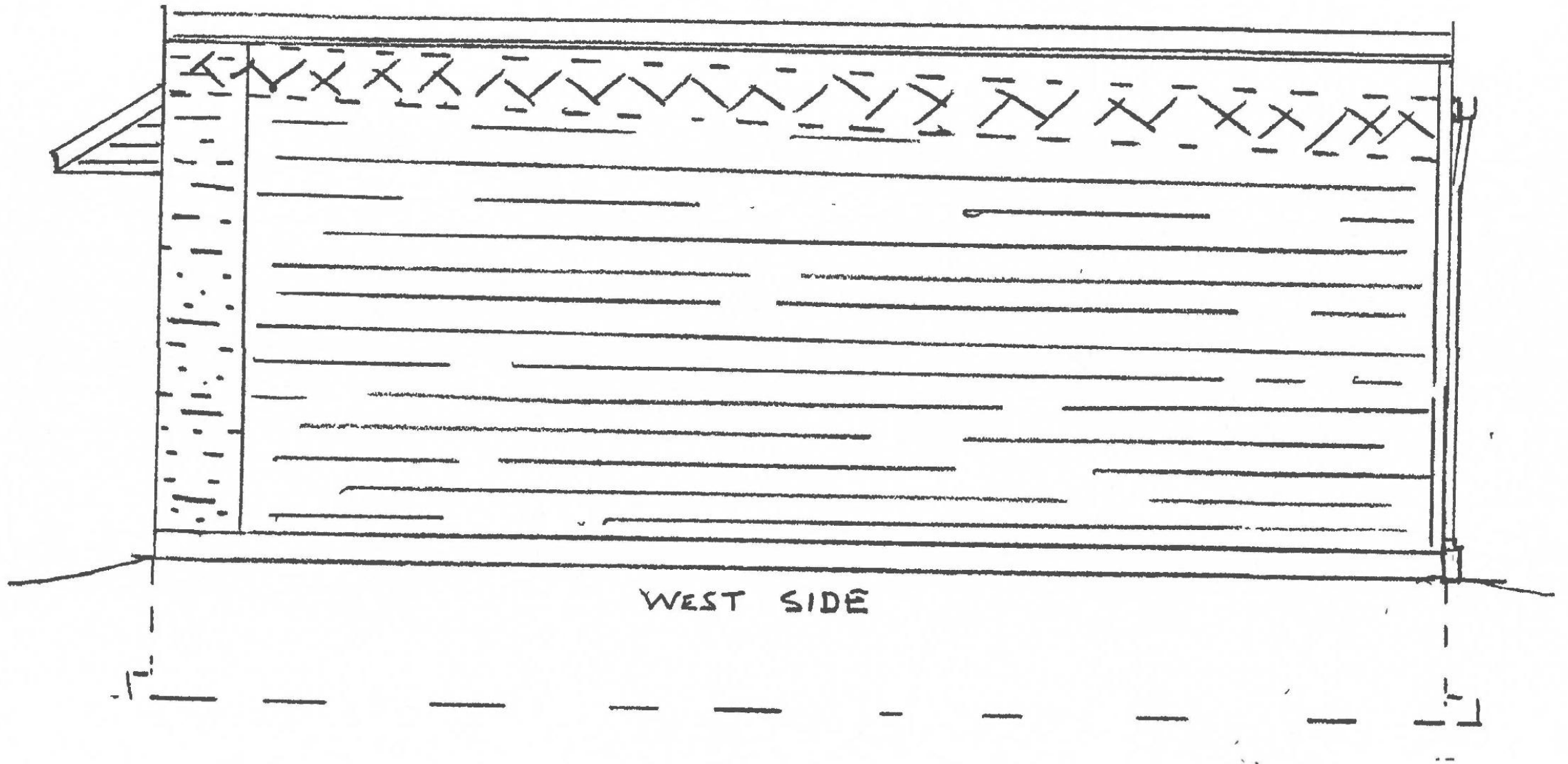
NORTH FRONT



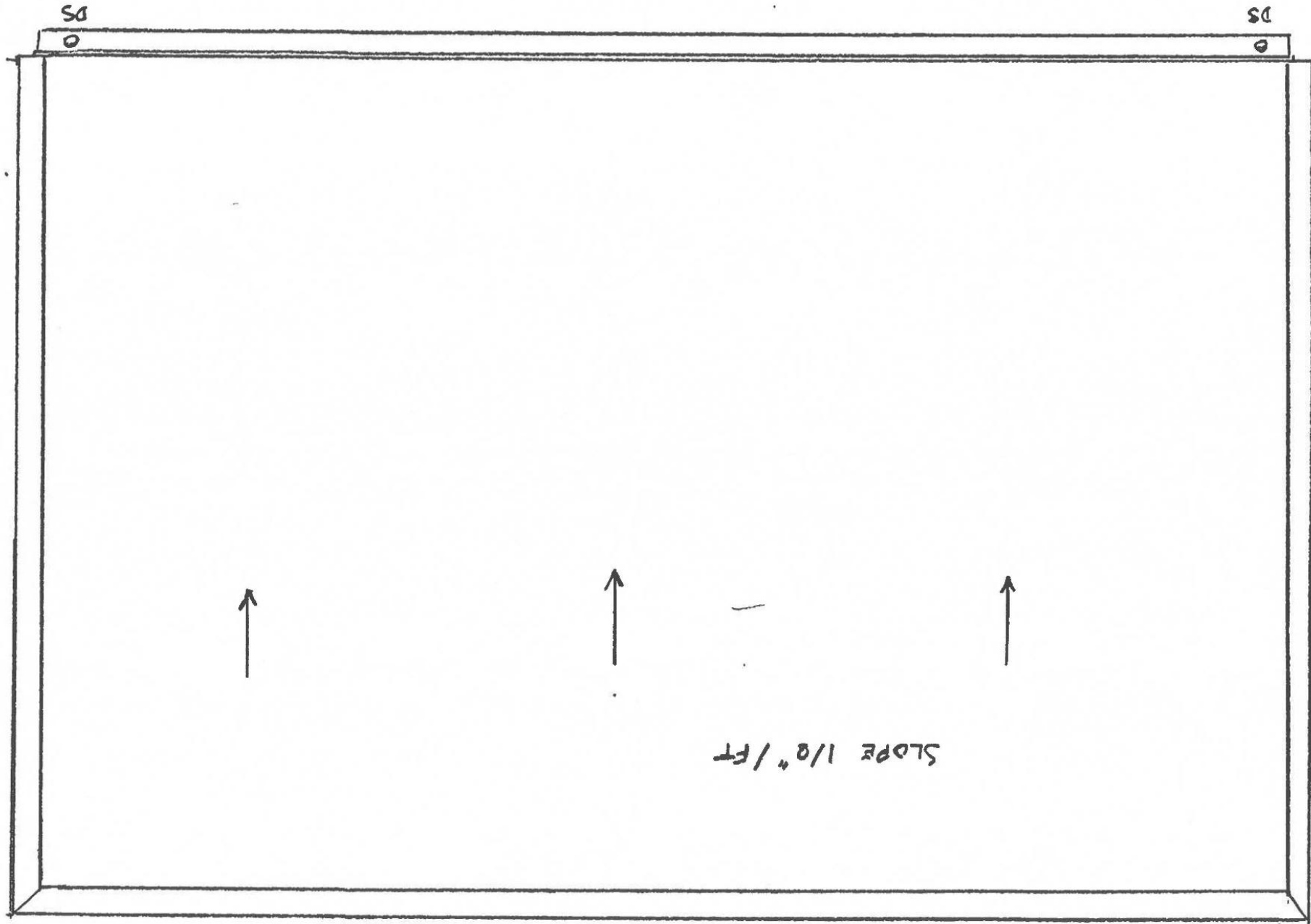
SOUTH REAR



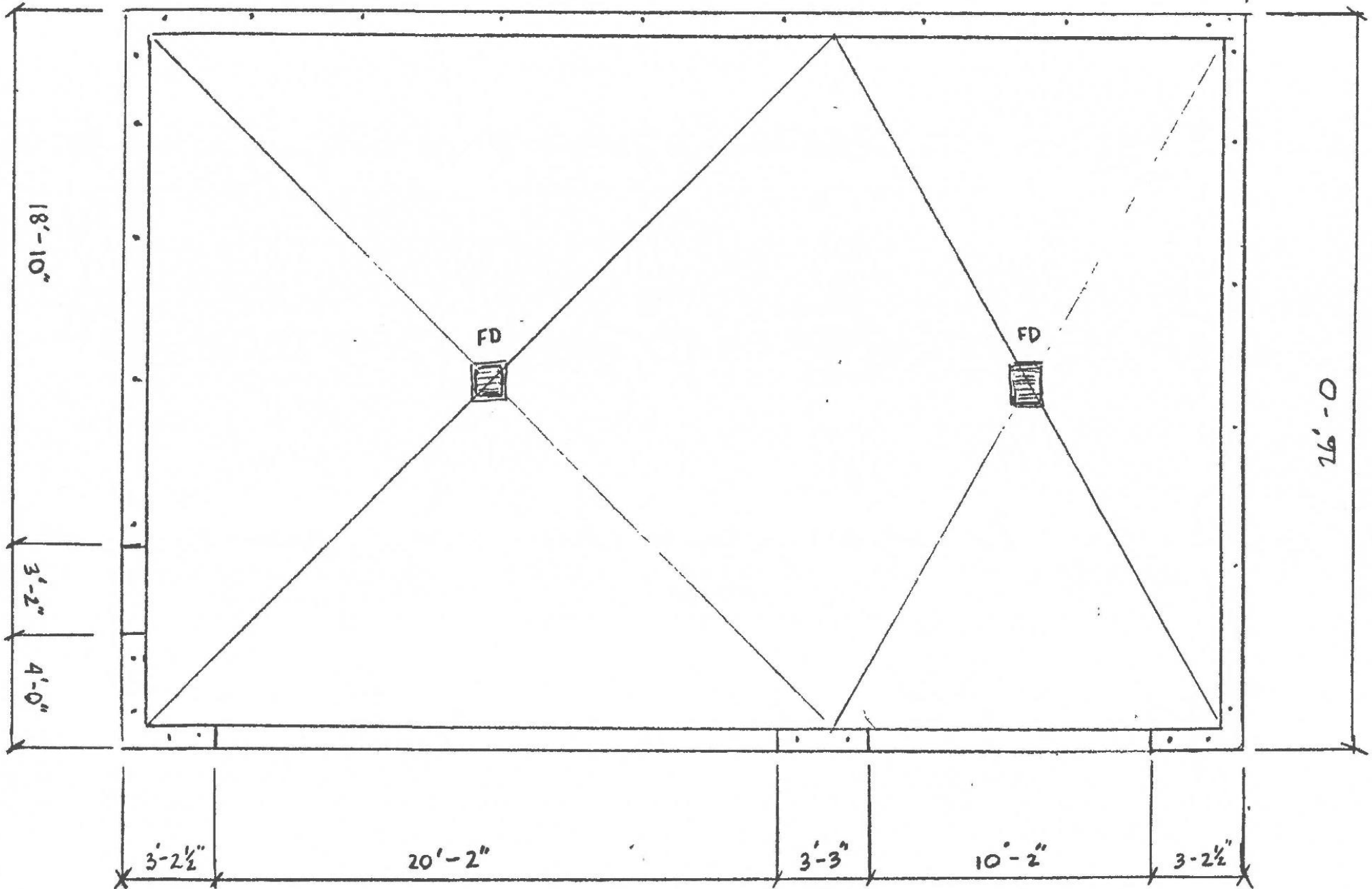
EAST SIDE



WEST SIDE



ROOF PLAN

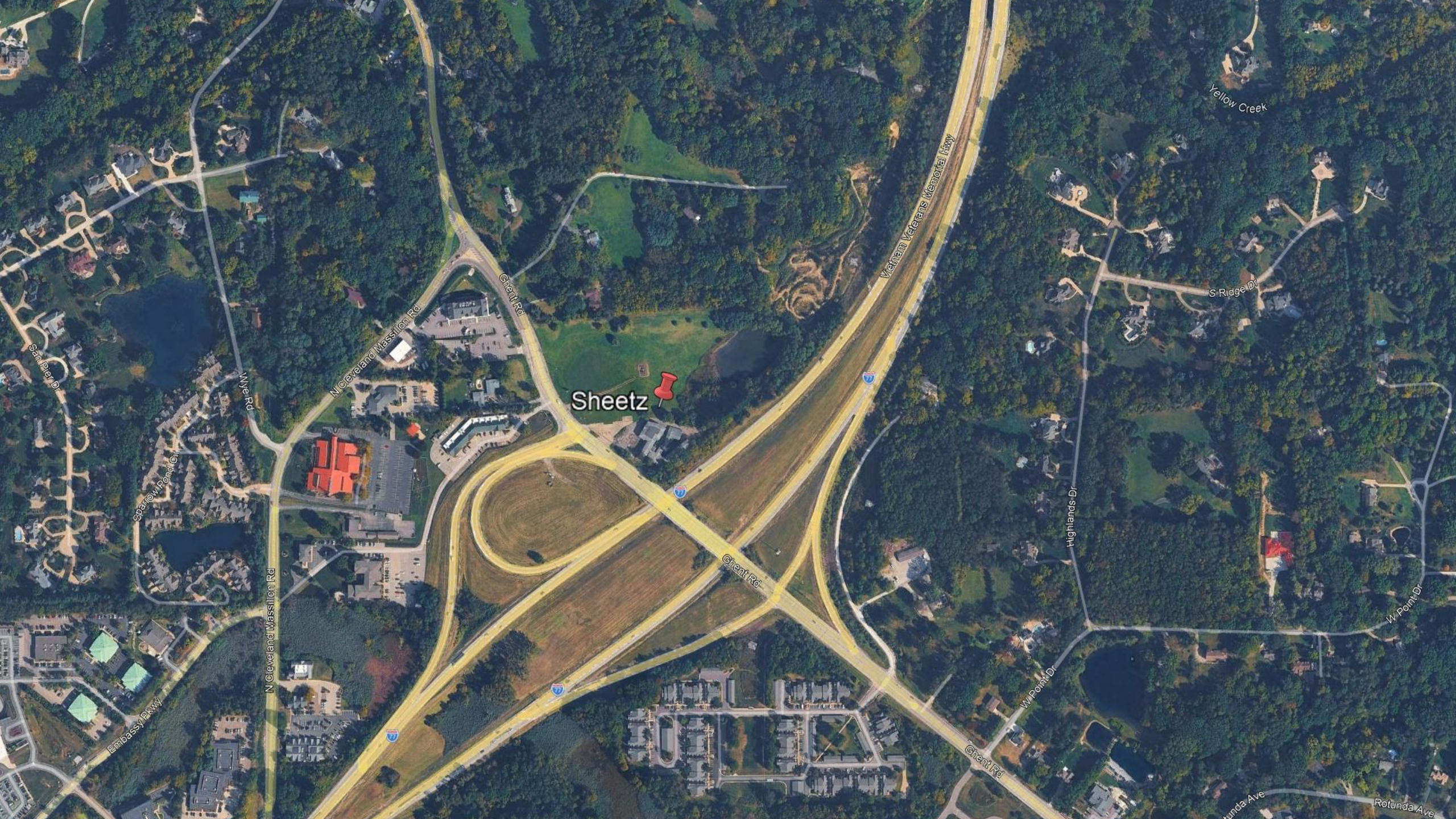


FOUNDATION PLAN

- Jeff Deeds of Visconsi Land Co.
- 981 Ghent Rd.
- Requesting conditional use approvals per Article 5, Table 502-1 for a gasoline station and Article 7, Table 701-1 for a drive-through facility; and variances from Article 5, Section 503(S)(4) to exceed the maximum permitted driveway approaches and Section 504(B)(4) to exceed the maximum permitted building footprint for a proposed Sheetz development.



BZA 26-06



Sheetz



Yellow Creek

S Ridge Dr

Highlands Dr

W Point Dr

tunda Ave

Rotunda Ave

Vietnam Veterans Memorial Hwy

Chent Rd

Chent Rd

Chent Rd

N Cleveland Massillon Rd

N Cleveland Massillon Rd

Wye Rd

Sparrow Pond Cr

Sam Per Dr

Embassy Pkwy



0405566

0400040

0401023

0401022

0404943

0407551

0407234

0400325

GHENT RD TO I77 S
I77 S TO GHENT RD

0402225

0405699

0405707

0402952

CLEVELAND MASSILLON RD

GHENT RD

GHENT RD

GHENT RD

GHENT RD TO I77 N
GHENT RD TO I77 N

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1000

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1010

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0405822

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I77

I77

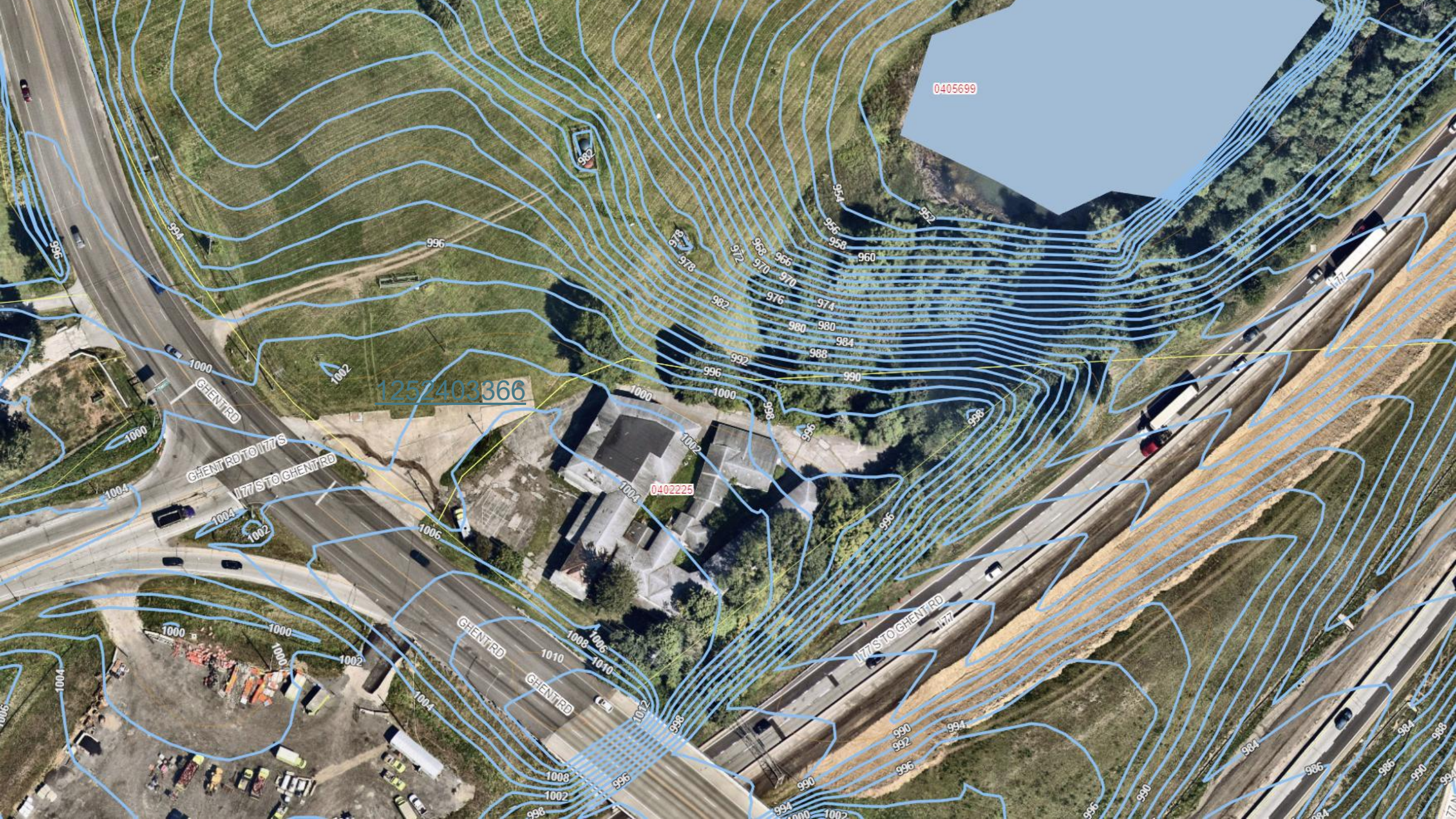
I77

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GHENT RD

GHENT RD TO 177 S

177 ST TO GHENT RD

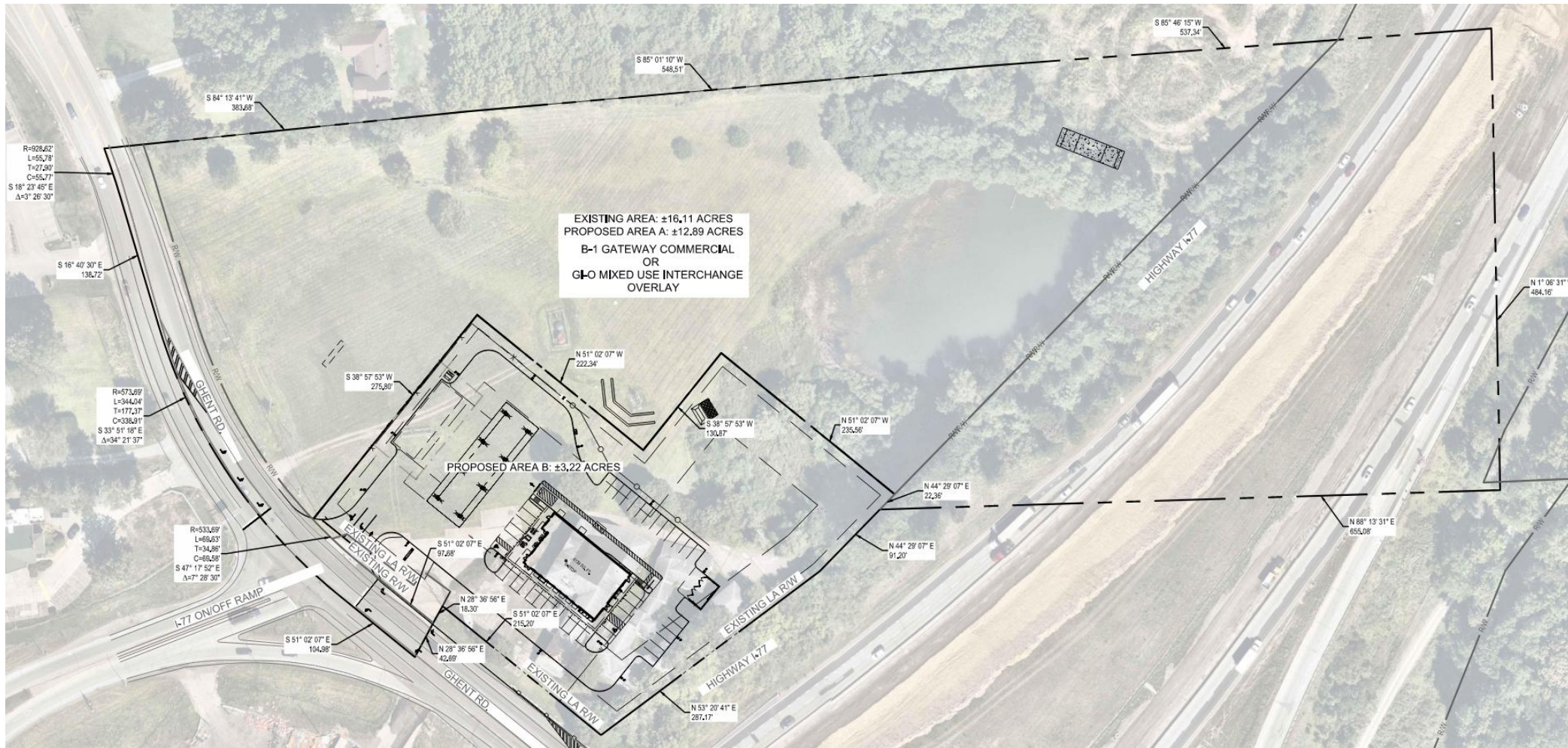
GHENT RD

GHENT RD

177 ST TO GHENT RD

177





VISCONSI COMPANIES, LTD
C-STORE DEVELOPMENT
881 GHEENT ROAD
AKRON, OH 44333

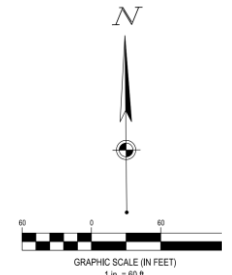
Revisions / Submissions

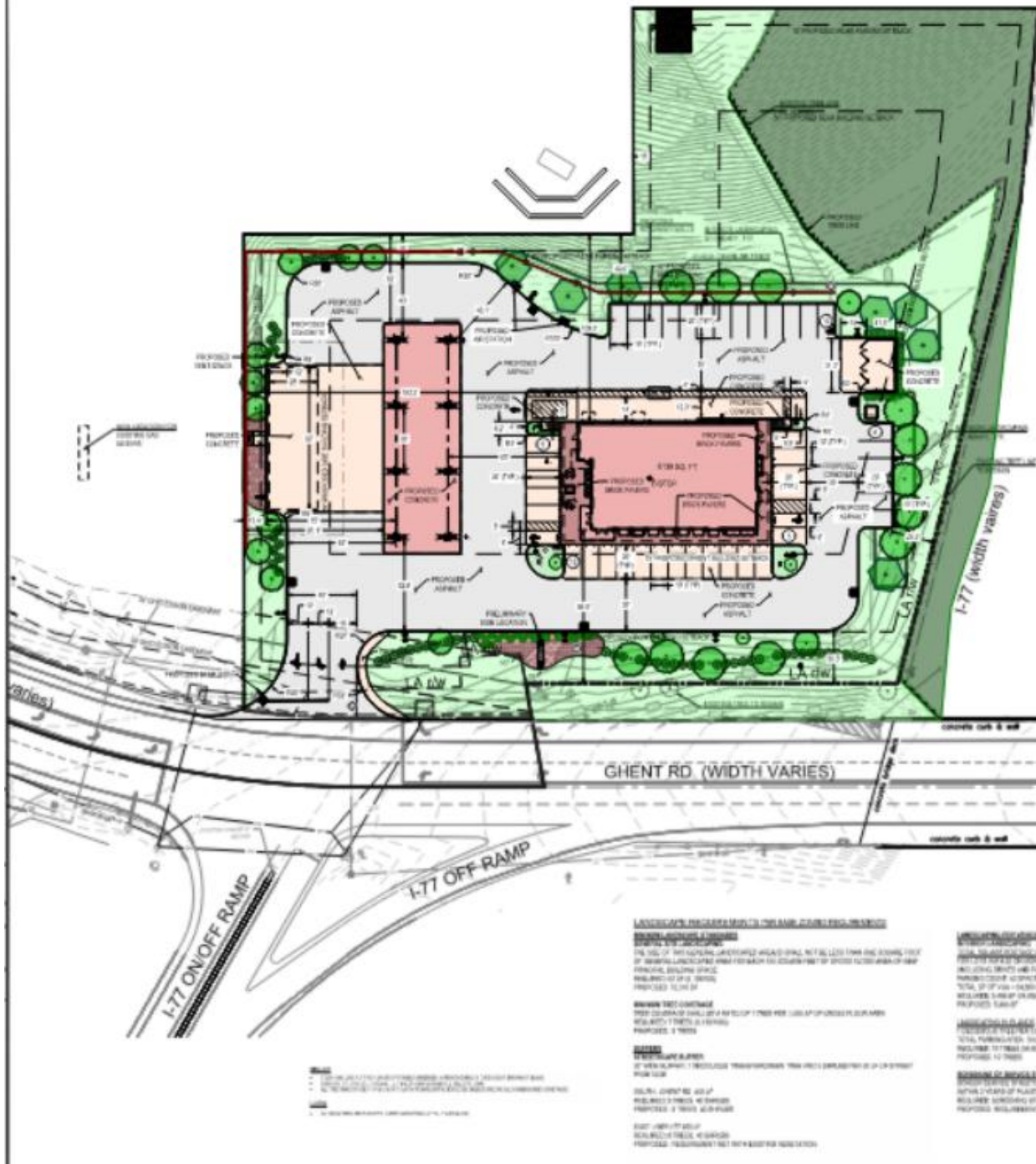
ID	Description	Date

Project Number: 766343
 Scale: AS SHOWN
 Drawn By: MST
 Checked By: RAP
 Date: 03/10/2026
 Issue: PRELIMINARY

Drawing Title:
PRELIMINARY PARCEL MAP

PARCEL SUMMARY	
PARCEL	AREA
A	12.89 AC.
B	3.22 AC.
OVERALL	16.11 AC.





PLANT SCHEDULE

SYMBOL	QTY	VEGETATION / COMMENTS / NAME	SIZE	REPLACEMENT	SPACING
	11	RED TWIG DOGWOOD (LUMP)	7.5"	50.0000	
	1	FRAXINUS PENNSYLVANICA	7.5"	50.0000	
	10	SMALL SHEDD	7.5"	50.0000	
	1	SMALL COLUMBIA	7.5"	50.0000	

OVERSEEDING

	2	POWDERED FLAXSEED	---	5.00	50.0000
	2	TALL BERMUDA GRASS	---	5.00	50.0000

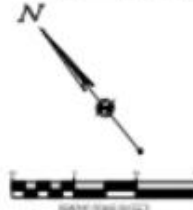
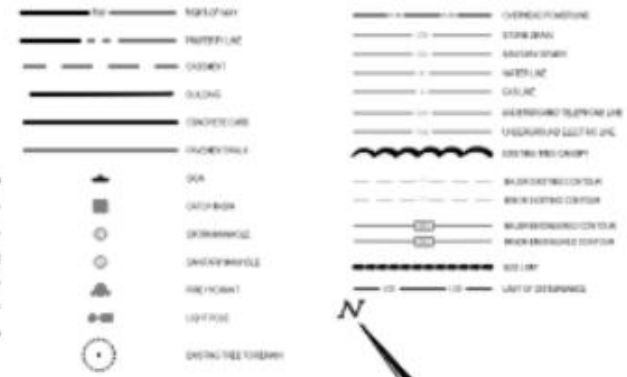
PAVING

	17	CONCRETE	---	37.00	5.0000
	4	SEAL COATING	---	37.00	5.0000
	2	ASPHALT	---	37.00	5.0000

PAVING COULETS

	10	CONCRETE	---	1.00	2.0000
	10	ASPHALT	---	1.00	1.0000

LEGEND



LANDSCAPE DESIGNER'S NOTES

1. ALL PLANTING SHALL BE INSTALLED WITHIN THE SPECIFIED PLANTING AREAS AND SHALL BE MAINTAINED FOR A PERIOD OF 12 MONTHS AFTER INSTALLATION.

2. THE SIZE OF THE PLANTING MATERIALS SHALL BE AS SPECIFIED IN THE PLANTING SCHEDULE AND SHALL BE MAINTAINED FOR A PERIOD OF 12 MONTHS AFTER INSTALLATION.

3. THE PLANTING MATERIALS SHALL BE MAINTAINED FOR A PERIOD OF 12 MONTHS AFTER INSTALLATION.

4. THE PLANTING MATERIALS SHALL BE MAINTAINED FOR A PERIOD OF 12 MONTHS AFTER INSTALLATION.

5. THE PLANTING MATERIALS SHALL BE MAINTAINED FOR A PERIOD OF 12 MONTHS AFTER INSTALLATION.

CONTRACTOR'S NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.

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3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.



NOTE:
THIS PLAN IS PRELIMINARY IN NATURE AND IS STRICTLY TO BE USED FOR ZONING PURPOSES ONLY.

VISCONSI COMPANIES, LTD
C-STORE DEVELOPMENT
101 CREDIT ROAD
WILSON, ON M9B 1K5

Project Number	Project
01	01
02	02
03	03
04	04
05	05
06	06
07	07
08	08
09	09
10	10

PLANTING PLAN











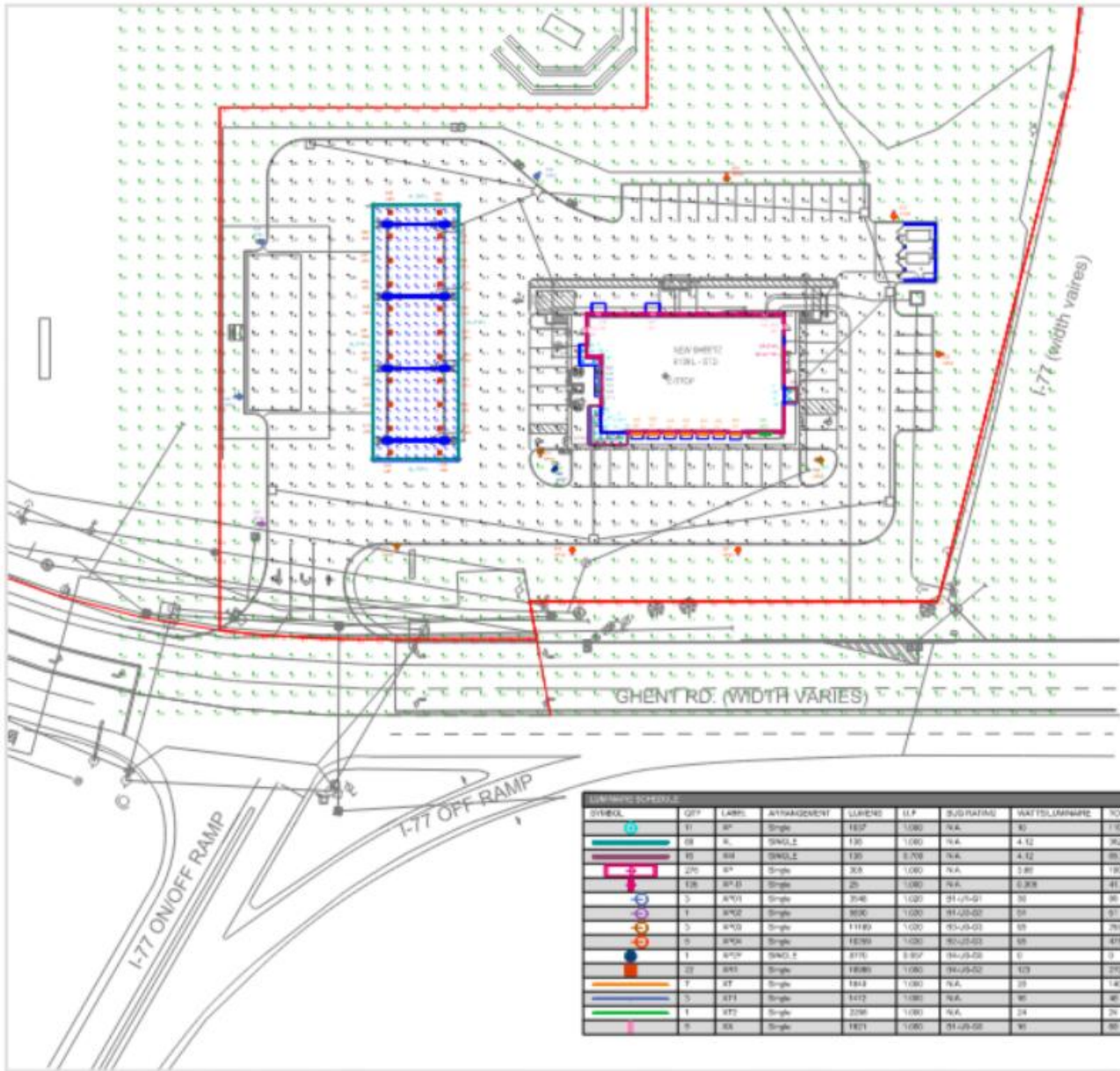
Shent Hill Veterinary Clinic

Guas Despuetas

Veceiros Trattoria

Montrose Zion United Methodist Church

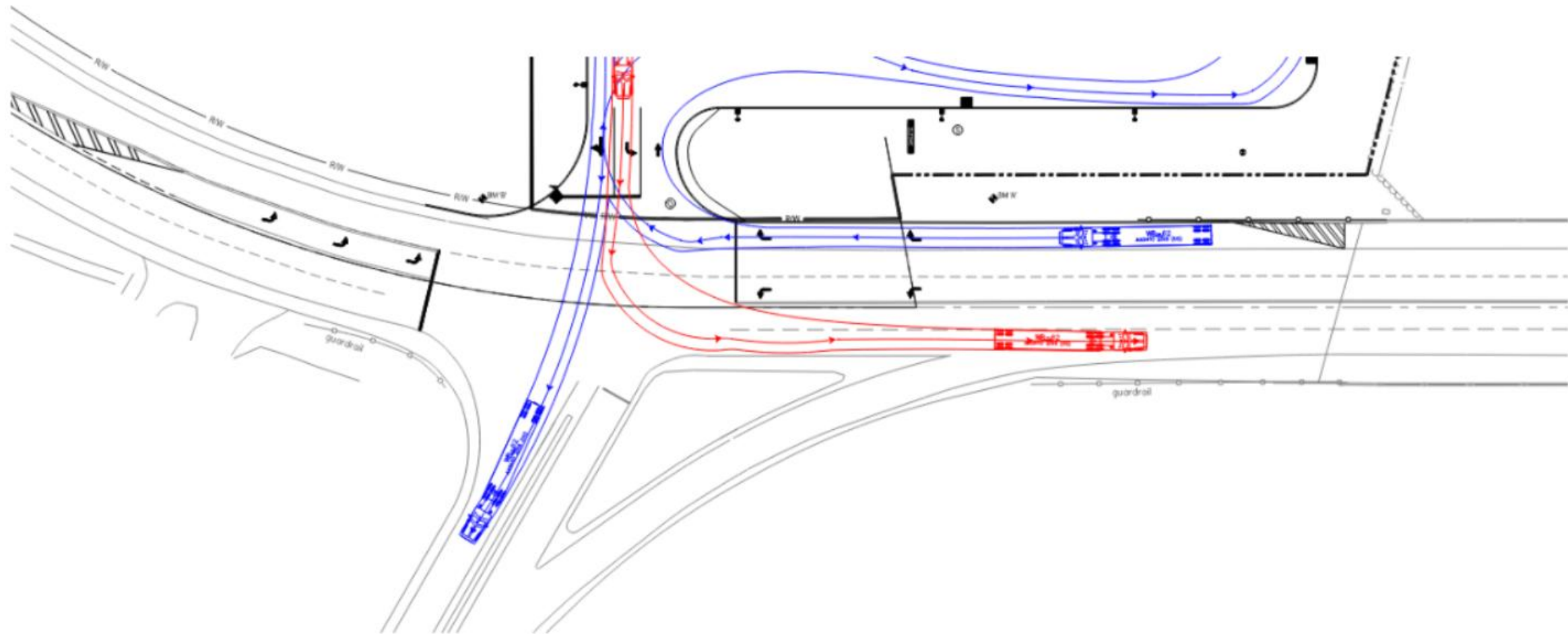
CrossFit Intent

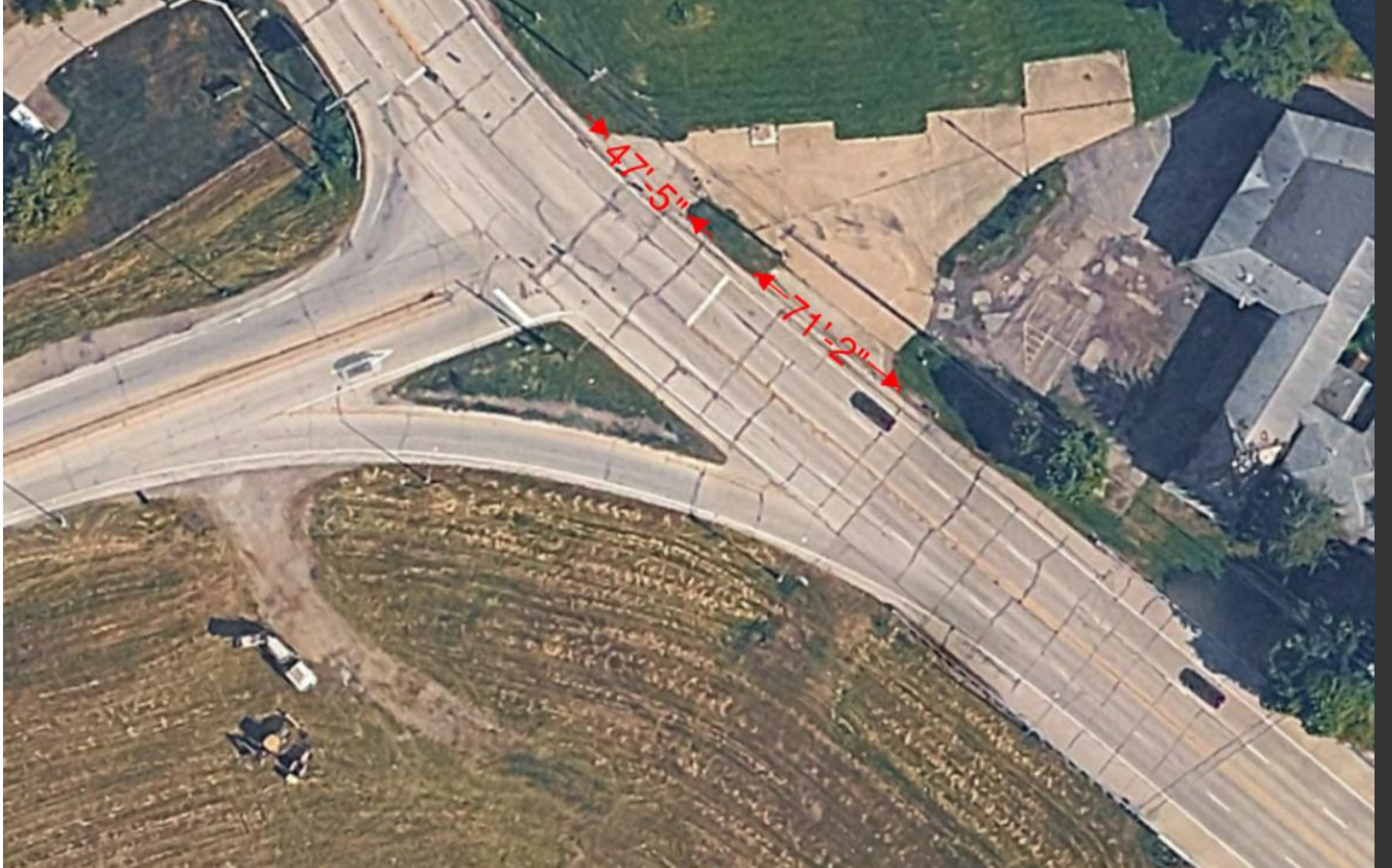


THIS SITE IS LOCATED IN A REGION WHERE LIGHTING IS REGULATED BY LOCAL ORDINANCES

NOTE:
 - AREA LIGHTS WILL BE MOUNTED SUCH THAT TOP OF FIXTURE HOUSING IS 10' ABOVE GRADE AND LUMINAIRE OF FIXTURE IS 12' ABOVE GRADE.
 - FIXTURES LEVELS CALCULATED AT GRADE USING RETAIL LUMEN VALUES UNLESS NOTED OTHERWISE.

LUM #	LABEL	HTG FT	FLY
1-11	00	11.25	0
12-42	00	21.50	0
43	00	20.00	0
44-46	00	21.50	0
47	00	21.50	0
48	00	21.00	0
49	00	20.00	0
50	00	21.00	0
51	00	20.50	0
52	00	20.00	0
53	00	19.50	0
54	00	20.00	0
55	00	19.40	0
56	00	20.50	0
57	00	19.25	0
58	00	19.85	0
59	00	19.75	0
60	00	19.45	0
61	00	19.45	0
62	00	19.25	0
63	00	19.50	0
104-07	00	17.80	0
104	00	19.75	0
105-02	00	17.80	0
105	00	19.50	0
104-05	00	17.80	0
105-10	00	19.50	0
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119-			



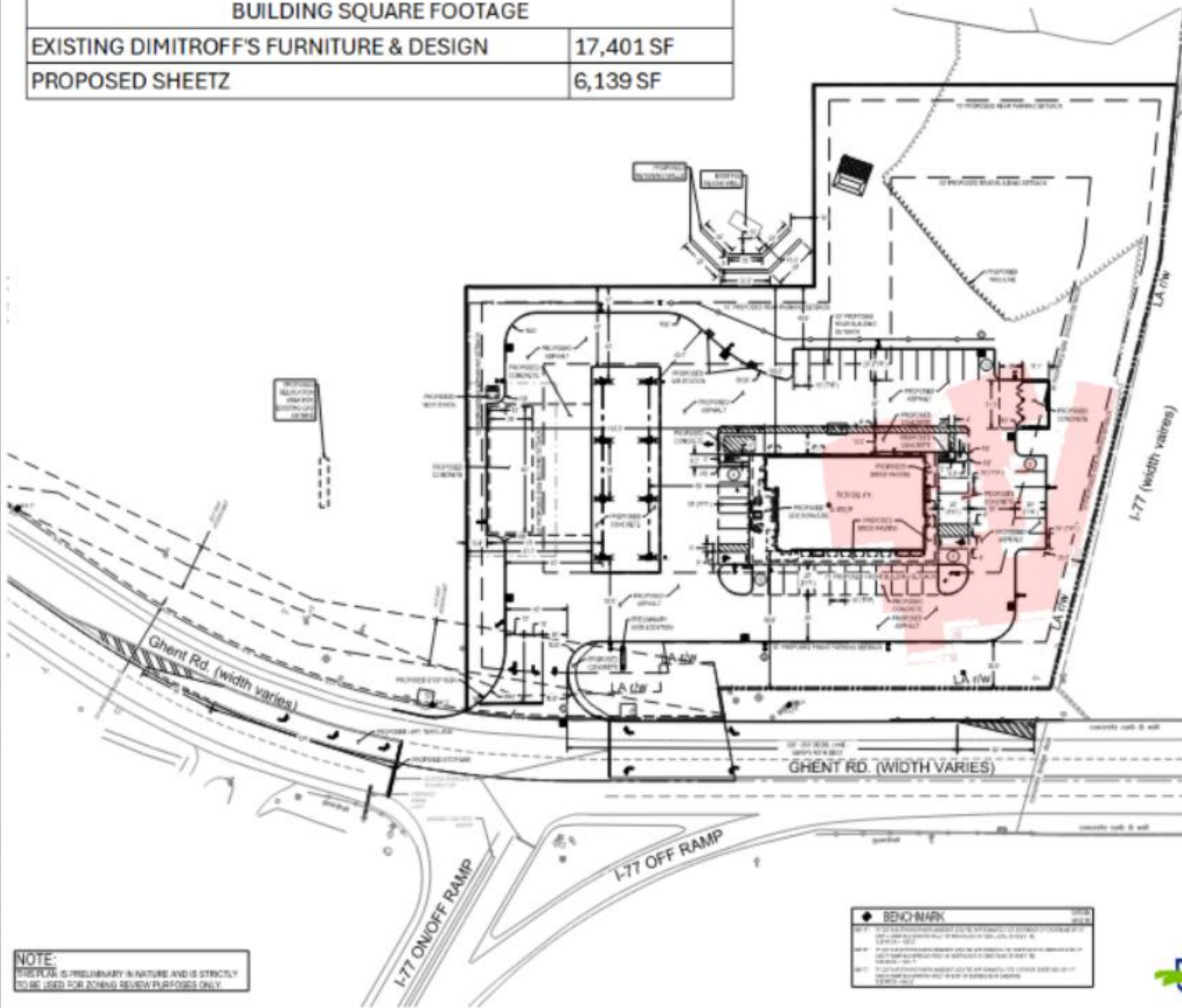


BUILDING SQUARE FOOTAGE	
EXISTING DIMITROFF'S FURNITURE & DESIGN	17,401 SF
PROPOSED SHEETZ	6,139 SF



www.ceso.com

10000 10th Avenue, Suite 100, Grand Rapids, MI 49508



EXISTING LEGEND

	Existing Building
	Existing Parking
	Existing Road
	Existing Utility
	Existing Tree
	Existing Fence
	Existing Wall
	Existing Foundation
	Existing Footing
	Existing Slab
	Existing Wall
	Existing Foundation
	Existing Footing
	Existing Slab

PROPOSED LEGEND

	Proposed Building
	Proposed Parking
	Proposed Road
	Proposed Utility
	Proposed Tree
	Proposed Fence
	Proposed Wall
	Proposed Foundation
	Proposed Footing
	Proposed Slab

UTILITY LEGEND

	Water Main
	Sewer Main
	Storm Water
	Gas Main
	Electric Main
	Telephone Main
	Cable TV Main
	Fire Alarm
	Security Alarm
	Fire Alarm
	Security Alarm

GENERAL NOTES

1. ALL DIMENSIONS SHOWN SHALL BE IN FEET AND INCHES.

SITE COVERAGE

PROPOSED PERVIOUS = 1.22 ACRES (51%)
 PROPOSED IMPERVIOUS = 1.68 ACRES (69%)
 TOTAL AREA = 2.90 ACRES

GENERAL NOTES

1. ALL DIMENSIONS SHOWN SHALL BE IN FEET AND INCHES.



BENCHMARK

1	10000 10th Avenue, Suite 100, Grand Rapids, MI 49508
2	10000 10th Avenue, Suite 100, Grand Rapids, MI 49508
3	10000 10th Avenue, Suite 100, Grand Rapids, MI 49508
4	10000 10th Avenue, Suite 100, Grand Rapids, MI 49508

NOTE:
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VISCONSI COMPANIES, LTD
C-STORE DEVELOPMENT
 801 COURT ROAD
 WESTPORT, OH 44093

Project Number: 170012
 Scale: AS SHOWN
 Drawn By: JBT
 Checked By: JBT
 Date: 03-28-2017
 Title: SHEET C3.0

Drawing Title: **SITE PLAN**

C3.0



Shent Hill Veterinary Clinic

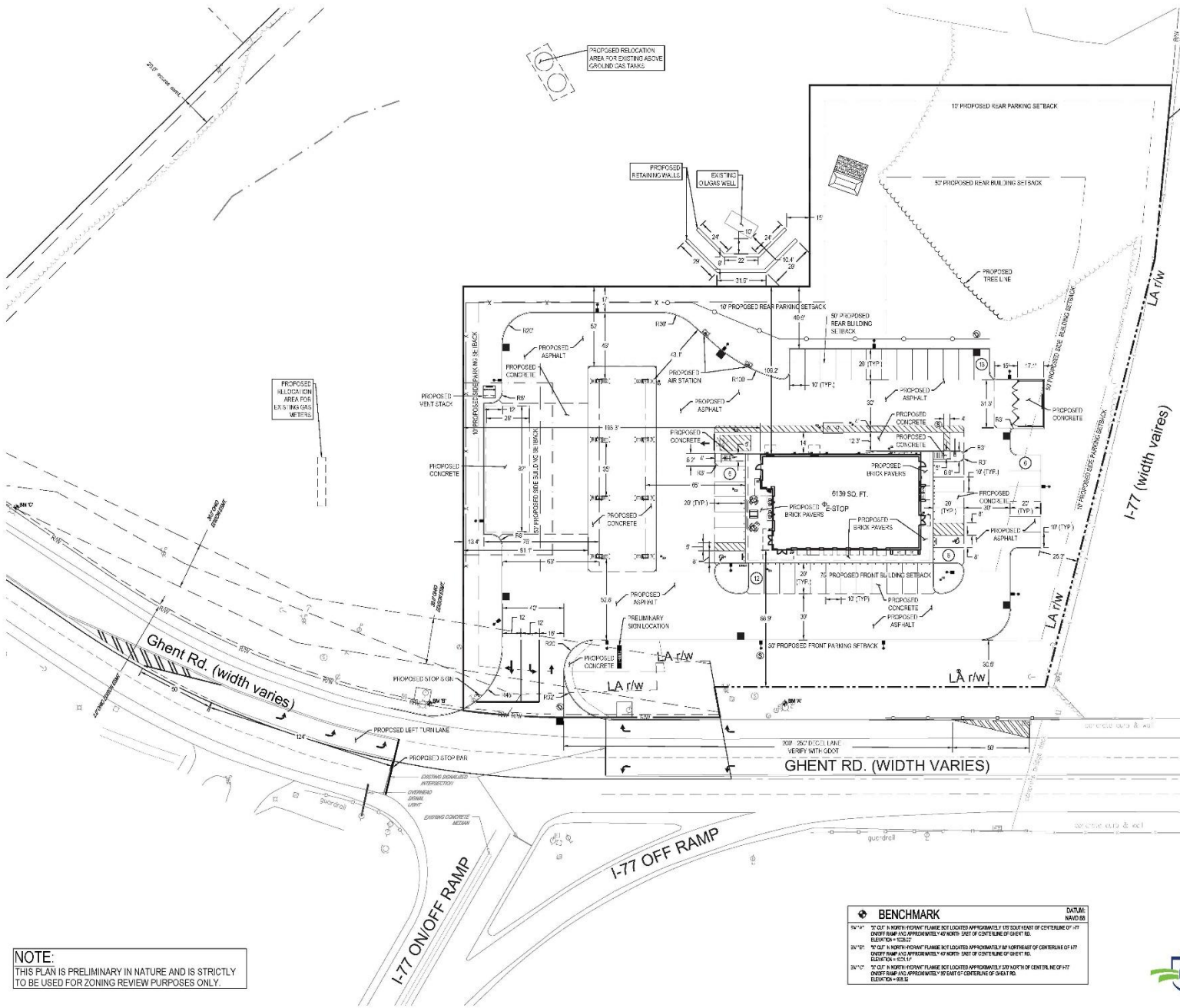
Euseo Despujols

Veceiros Trattoria

Montrose Zion United Methodist Church

CrossFit Intent

C:\0000\Drawings\CESO\Visconsi\9811 Rd Bldg. 01\Project File_CES0300-00\UP-APP\17786545_C30 SITE PLAN.dwg - 3/30/2020, Title: 17786545



NOTE:
THIS PLAN IS PRELIMINARY IN NATURE AND IS STRICTLY TO BE USED FOR ZONING REVIEW PURPOSES ONLY.

BENCHMARK		DATE
		NAVD 83
17786545	1/2" OF A NORTH-HOYNT FLANGE IS LOCATED APPROXIMATELY 10' SOUTH OF CENTERLINE OF I-77 OFF-RAMP AND APPROXIMATELY 10' WEST OF CENTERLINE OF GHENT RD.	ELEVATION = 102.02'
17786545	1/2" OF A NORTH-HOYNT FLANGE IS LOCATED APPROXIMATELY 10' NORTHWEST OF CENTERLINE OF I-77 OFF-RAMP AND APPROXIMATELY 40' WEST OF CENTERLINE OF GHENT RD.	ELEVATION = 102.14'
17786545	1/2" OF A NORTH-HOYNT FLANGE IS LOCATED APPROXIMATELY 10' WEST OF CENTERLINE OF I-77 OFF-RAMP AND APPROXIMATELY 40' NORTH OF CENTERLINE OF GHENT RD.	ELEVATION = 101.52'

- EXISTING LEGEND**
- Anchor Pole
 - Gas Wire
 - Catch Basin
 - Curb Inlet
 - Downspout
 - Deciduous Tree
 - Electric Box
 - Electric Meter
 - Fire Hydrant
 - Gas Meter
 - Light Pole
 - Power Telephone Light Pole
 - Power Light Pole
 - Sanitary Manhole
 - Sign
 - Signal Pole
 - Storm Manhole
 - Communication Box
 - Telephone Pole
 - Trash Box
 - Water Valve
 - Water Shut-off

- SITE LEGEND**
- PROPOSED**
- BUILDING
 - CONCRETE CURB
 - EDGE OF PAVEMENT / WALK
 - ASPHALT / CONCRETE / TRANSITION
 - PARKING SPACE COUNT
 - SIGN

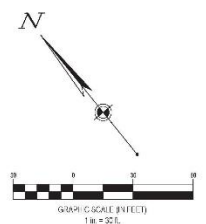
- UTILITY LEGEND**
- PROPOSED**
- CATCH BASIN
 - STORM SEWER
 - SANITARY SEWER
 - CLEANOUT
 - DOWNSPOUT
 - WATER VALVE

PARKING COUNT = 43 SPACES

GENERAL NOTES:

- ALL PAVEMENT MARKINGS SHALL BE YELLOW.

SITE COVERAGE
 PROPOSED PERVIOUS = 1.62 ACRES (51%)
 PROPOSED IMPERVIOUS = 1.60 ACRES (49%)
 TOTAL AREA = 3.22 ACRES



VISCONSI COMPANIES, LTD

C-STORE DEVELOPMENT

9811 GHENT ROAD
AKRON, OH 44333

Revisions / Submissions		
ID	Description	Date

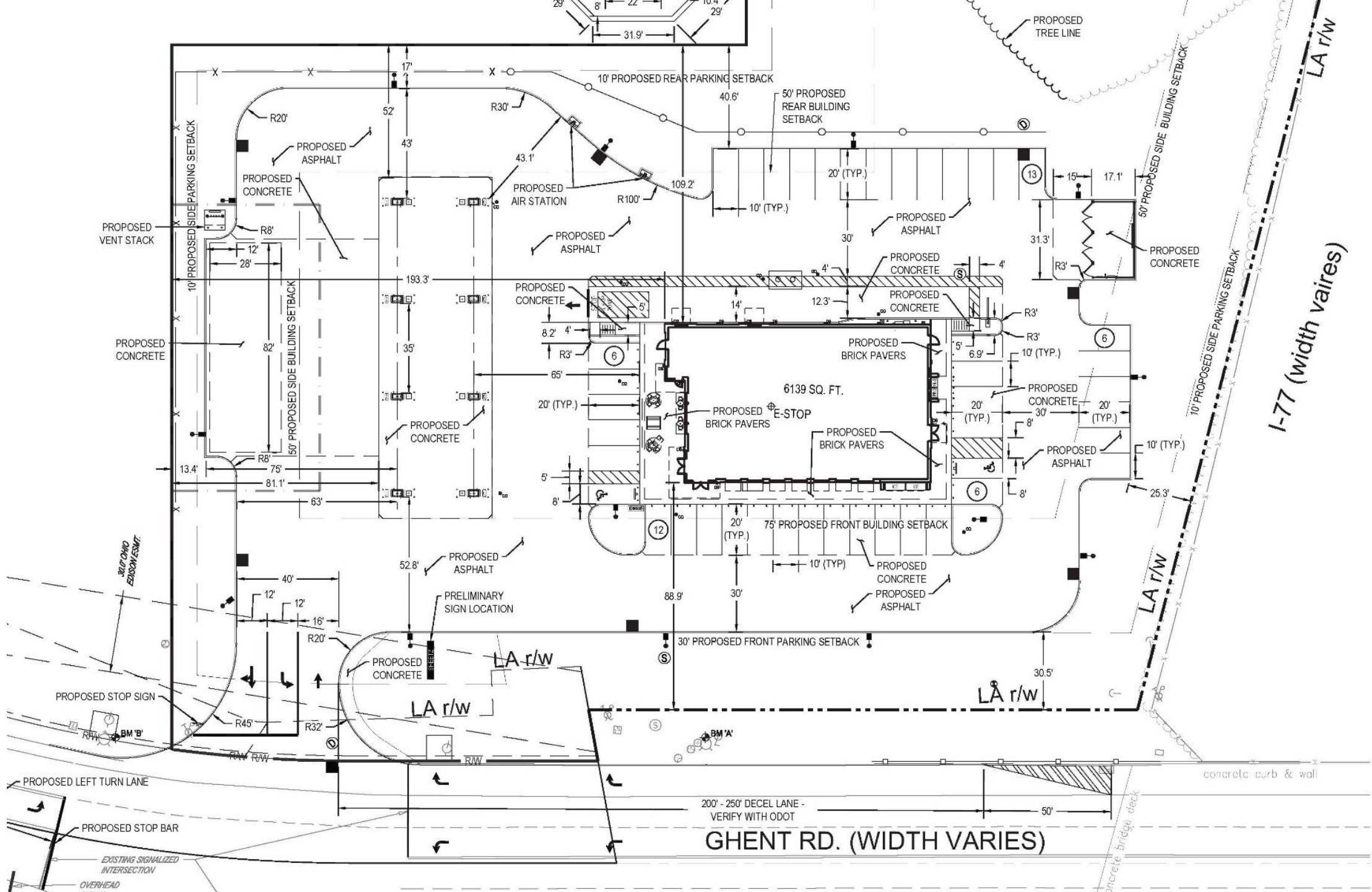
Project Number: 766343
 Scale: AS SHOWN
 Drawn By: MST
 Checked By: RAP
 Date: 03/30/2020
 Issue: PRELIMINARY

Drawing Title: **SITE PLAN**

C3.0

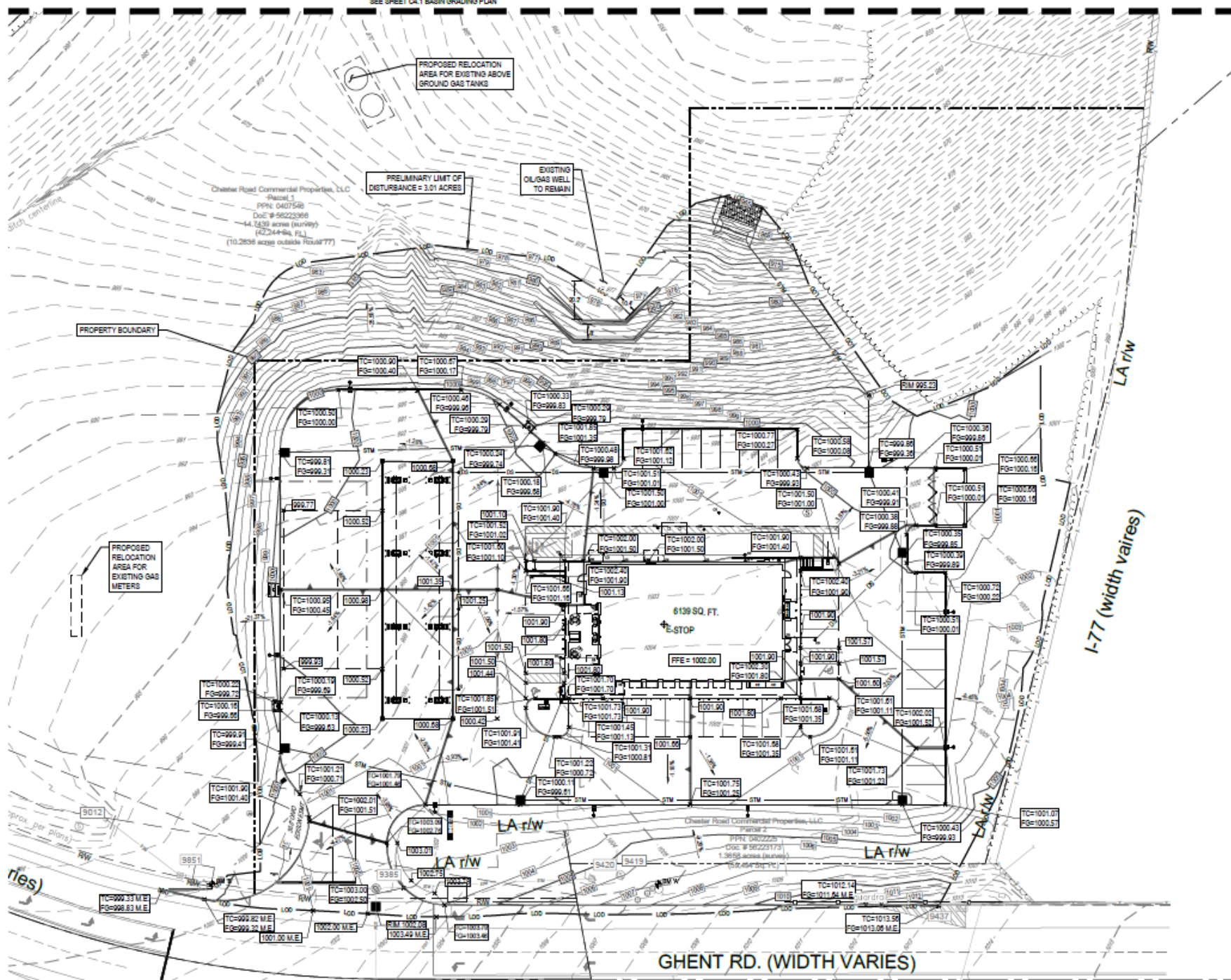


FOURTY-EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE UTILITIES SERVICES DIVISION, PRODUCTION SUPPORT AT 811 OR 866-880-7874 AND ALL OTHER AGENCIES WITH ENOUGH LEAD UNDERGROUND UTILITIES INVOLVED IN THIS PROJECT ARE MEMBERS OF STATE UTILITIES PROTECTION SERVICE



GHENT RD. (WIDTH VARIES)

I-77 (width varies)



PROTOTYPE MATERIALS



(1): BRICK VENEER



(2): ANCHORED CAST STONE MASONRY



(3): CAST STONE SILL



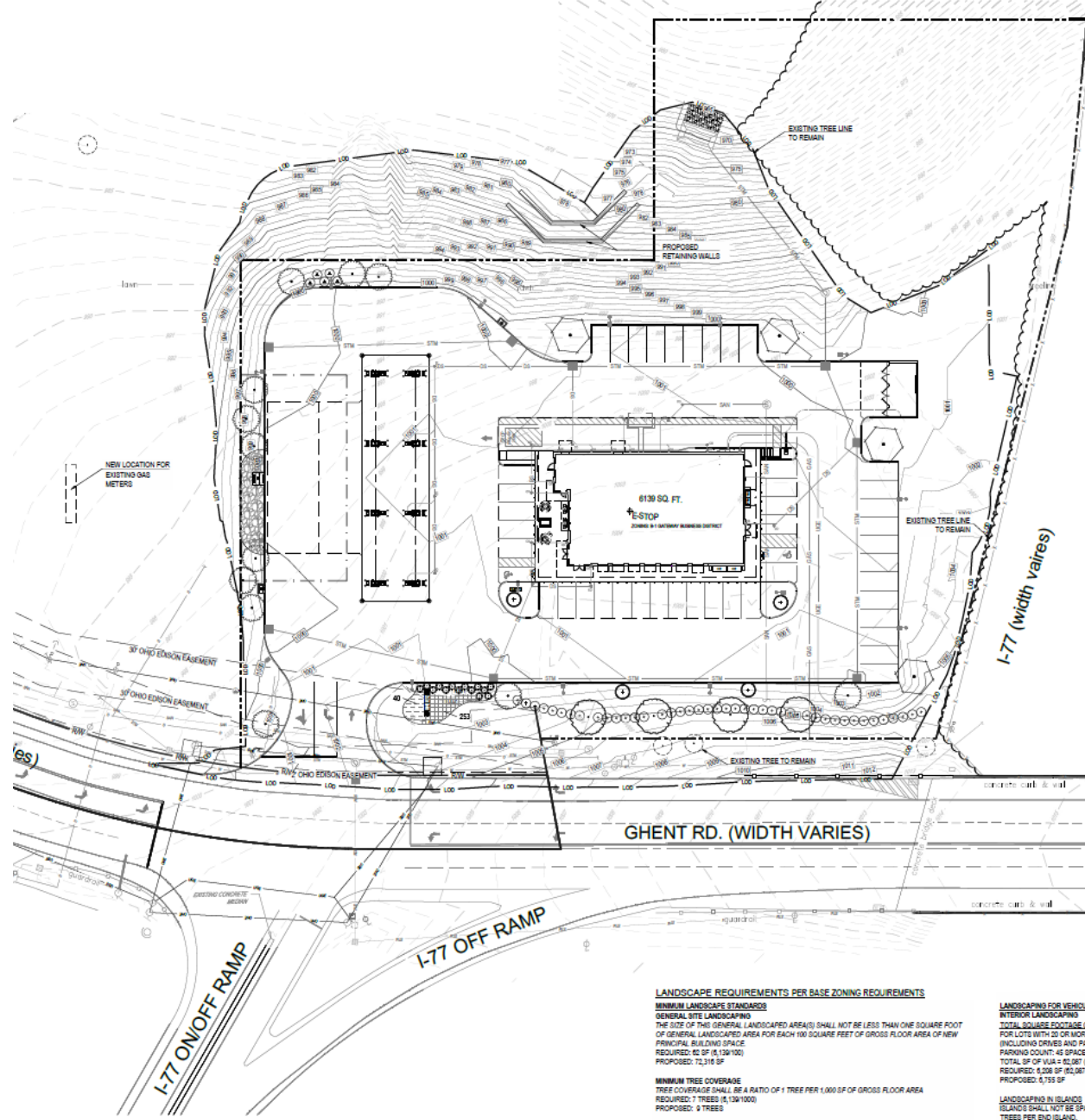
(4): RED METAL



(5): RED ACM



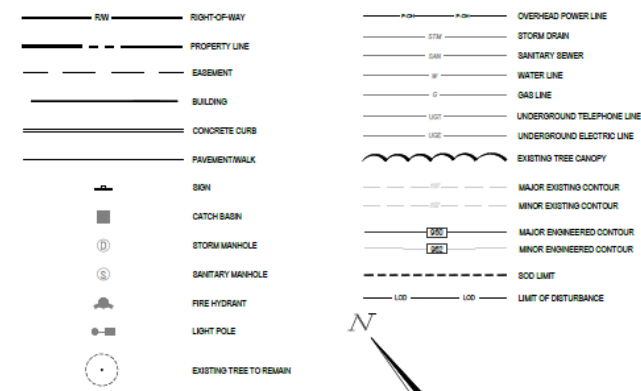
(6): DARK BRONZE METAL



PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	MIN HT / SPR	SPACING
TREES					
	4	ACER RUBRUM 'OCTOBER GLORY' OCTOBER GLORY RED MAPLE	7" CAL		AS SHOWN
	4	FRAXINUS PENNSYLVANICA GREEN ASH	7" CAL		AS SHOWN
	4	MALUS X 'LOLLIPOP' LOLLIPOP CRABAPPLE	7" CAL		AS SHOWN
	12	MALUS X 'SELECT A' FLOWERING CRABAPPLE	7" CAL		AS SHOWN
SHRUBS					
	5	CORNUS SERICEA RED TWIG DOGWOOD		30" HT	5'-0" OC
	42	ILEX CORNUTA 'BURFORDII NANA' DWARF BURFORD HOLLY		36" HT	5'-0" OC
	14	JUNIPERUS X 'PRITZERSIANA 'GOLD COAST' GOLD COAST PRITZER JUNIPER		24" HT	4'-0" OC
GROUND COVERS					
	40	EUONYMUS FORTUNII 'COLORATUS' PURPLE-LEAF WINTERKEEPER		1 GAL	2'-0" OC
	253	HEMEROCALLIS X 'STELLA DE ORO' STELLA DE ORO DAYLILY		1 GAL	1'-0" OC
	633 SF	DECORATIVE GRAVEL			
MULCH					
<ul style="list-style-type: none"> MULCH SHALL BE 4" 100% AREA OF COLORED BARKED, HARDWOOD MULCH OR COLORED BARKED MULCH. CONTRACTOR TO MAINTAIN A MINIMUM OF MULCH THROUGHOUT THE PROJECT. ALL MULCH SHALL BE APPLIED TO THE ENTIRE PROJECT AREA. ALL MULCH SHALL BE APPLIED TO THE ENTIRE PROJECT AREA. ALL MULCH SHALL BE APPLIED TO THE ENTIRE PROJECT AREA. 					
LABEL					
* ALL DISTURBED AREAS TO BE PLANTED WITH NATIVE OR LOCAL SPECIES.					

LEGEND



LANDSCAPE REQUIREMENTS PER BASE ZONING REQUIREMENTS

MINIMUM LANDSCAPE STANDARDS
GENERAL SITE LANDSCAPING
 THE SIZE OF THE GENERAL LANDSCAPED AREA(S) SHALL NOT BE LESS THAN ONE SQUARE FOOT OF GENERAL LANDSCAPED AREA FOR EACH 100 SQUARE FEET OF GROSS FLOOR AREA OF NEW PRINCIPAL BUILDING SPACE
 REQUIRED: 82 SF (0.15%/100)
 PROPOSED: 72,316 SF

MINIMUM TREE COVERAGE
 TREE COVERAGE SHALL BE A RATIO OF 1 TREE PER 1,000 SF OF GROSS FLOOR AREA
 REQUIRED: 7 TREES (0.12%/1000)
 PROPOSED: 9 TREES

BUFFERS
STREETSCAPE BUFFER
 30' WIDE BUFFER, 1 DECIDUOUS TREE/EVERGREEN TREE AND 5 SHRUBS PER 50 LF OF STREET FRONTAGE

SOUTH - GHENT RD. 400 LF
 REQUIRED: 8 TREES, 40 SHRUBS
 PROPOSED: 40 SHRUBS

EAST - HWY I-77 400 LF
 REQUIRED: 8 TREES, 40 SHRUBS
 PROPOSED: REQUIREMENT MET WITH EXISTING VEGETATION

LANDSCAPING FOR VEHICULAR USE AREAS
INTERIOR LANDSCAPING
 TOTAL SQUARE FOOTAGE OF INTERIOR LANDSCAPING FOR LOTS WITH 10 OR MORE SPACES, VEHICULAR LANDSCAPING NEEDS TO BE 10% OF THE GROSS VUA (INCLUDING DRIVES AND PARKING AREAS)
 PARKING COUNT: 45 SPACES
 TOTAL SF OF VUA: 82,087 (NOT INCLUDING BUILDING SF)
 REQUIRED: 8,208 SF (10.01% X 82,087)
 PROPOSED: 6,755 SF

LANDSCAPING IN ISLANDS
 ISLANDS SHALL NOT BE SPACED OUT MORE THAN 15 SPACES, AND MUST BE 135 SF MINIMUM. ONE TREE PER END ISLAND.
 REQUIRED: 8 TREES
 PROPOSED: 8 TREES (2 RELOCATED DUE TO THE DRIVE THROUGH)

SCREENING OF SERVICE STRUCTURES
 SCREEN SERVICE STRUCTURES WITH PLANTINGS 1' HIGHER THAN STRUCTURE WITH 75% OPACITY WITHIN 2 YEARS OF PLANTING
 REQUIRED: SCREENING OF MECHANICAL EQUIPMENT
 PROPOSED: REQUIREMENT MET WITH 6" HIGH VINYL FENCE

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Before You Dig

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**BATH TOWNSHIP
BOARD OF
ZONING APPEALS**

