



BATH TOWNSHIP ZONING

Summit County, Ohio

3864 West Bath Road - P.O. Box 1188 - Bath, Ohio - 44210-1188
Phone: 330.666.4007 - Fax: 330.666.0305
www.bathtownship.org

CONDITIONAL USE APPLICATION

For office use only:	ARC File No.:	BZA File No.:
Associated permits:		

Applicant Data

Name: Jeff Deeds & Devon Champney

Company Name: Visconsi Land Co., Ltd.

Address: 30050 Chagrin Boulevard, Suite 360 Pepper Pike, Ohio 44124

JD: (216) 538-7133

Telephone No.: DC: (330) 301-7267 Email: jdeeds@visconsi.com & dchampney@visconsi.com

Property Data

Zoning District: (circle one) R-1 R-2 R-3 R-4 **B-1** B-2 B-3 B-4 B-5

Corner Lot: Yes No Note: Corner lots are required to meet the front setback on both streets.

Property Address: 981 Ghent Road Akron, OH 44333 Parcel No.: 0407546 & 0402225

Allotment Name: _____ Lot No.: _____

Owner(s): Chester Road Commercial Properties, LLC

Owner Address: 3605 Warrensville Center Road Shaker Heights, OH 44122

Telephone No.: (216) 767-8650 - Attn. Nicholas Lamier, Assistant General Counsel

Conditional Use(s) Requested

Below list the specific section of the Zoning Resolution referencing the conditional use being sought as well as a description of each use. The Zoning Resolution is available online at www.bathtownship.org through the zoning link.

1. Section: 503-S Description: Gas Station (fueling only)

Proposed gas station/convenience store.

Table 701-1/

2. Section: 701-D(7) Description: Drive-Through Facilities

Convenience store with mobile pick-up drive through lane.

Contiguous Property Owners

The Township will notify all property owners within a 300' buffer of the parcel in question.

Required Materials:

1. Six (6) copies of site plan and plans along with a digital copy (ex: .pdf) of site plan and plans (11 x 17 preferred). The site plan must show the following:

- A North arrow and scale
- Existing structures and dimensions
- Driveway and road access locations (existing and/or proposed)
- Proposed structure(s) and dimensions
- All setbacks
- Roads
- Lot dimensions
- Easements and details
- Septic system and well location (if applicable)
- Indicate the location of lakes, ponds, wetlands, ravines, or other unusual topography
- Riparian Corridor(s) must be clearly indicated on all lots containing applicable watercourses

All slopes greater than 18% must be indicated on a two (2) foot contour interval map with the contours extending at least 100 feet beyond the lot lines.

2. If applicable, six (6) copies of the building/construction plans along with a digital copy (ex: .pdf) showing major details including height data must be submitted with the application (11 x 17 preferred).

3. A statement supported by substantiating evidence regarding the requirements enumerated in Article 3, Section 309:

(1) The use is a conditional use, permitted with approval by the BZA, in the district where the subject lot is located;

(2) The use is in accordance with the objectives of the Bath Township Comprehensive Plan and zoning resolution; and

(3) The conditional use will not substantially and/or permanently injure the appropriate use of neighboring properties and will serve the public convenience and welfare.

(4) The BZA shall also consider the following as applicable to the subject application:

(A) The comparative size, floor area and mass of the proposed structure(s) in relationship to adjacent structures and buildings in the surrounding properties and neighborhood;

(B) The frequency and duration of various indoor and outdoor activities and special events and the impact of these activities on the surrounding area;

(C) The number of transit movements generated by the proposed use and relationship to the amount of traffic on abutting streets and on minor streets in the surrounding neighborhood;

(D) The capacity of adjacent streets to handle increased traffic in terms of traffic volume;

(E) The added noise level created by activities associated with the proposed use and the impact of the ambient noise level of the surrounding area and neighborhood;

(F) The requirements for public services where the demands of the proposed use are in excess of the individual demand of adjacent land uses in terms of police and fire protection, and the presence of any potential fire or other hazards created by the proposed use;

(G) The general appearance of the neighborhood will not be adversely affected by the location of the proposed use on the parcel;

(H) The impact of night lighting in terms of intensity and duration and frequency of use as it impacts adjacent properties and in terms of presence in the neighborhood;

(I) The impact of the landscaping of the proposed use in terms of maintained landscaped areas versus areas to remain in a natural state, and the openness of landscape versus the use of buffers and screens;

(J) The impact of a significant amount of hard-surfaced areas for building, sidewalks, drives, parking areas and service areas in terms of noise transfer, water runoff and heat generation;

(K) The potential for the proposed use to remain in existence for a reasonable period of time and not become vacant or unused. Consideration should also be given to unusual single purpose structures or components of a more temporary nature; and

(L) Any other physical or operational feature or characteristic that may affect the public health, safety and welfare.

4. Applicant shall state a reasonable time to complete development plans or proposed structure.
5. The recommendations of the Appearance Review Commission if applicable.
6. Digital copy of all required documents (i.e. email .pdf file).

Applicant Certification

Applicant Signature: Devon Changney Date: 03/30/2026

Fee – due at time of application (make check payable to Bath Township Trustees)

- for residential applications – two hundred and fifty dollars (\$250.00)
- for commercial/business applications – three hundred and fifty dollars (\$350.00)

For Office Use Only

Appearance Review Commission File No.: ARC - -

Board of Zoning Appeals File No.: BZA - -

Hearing Date: _____ Public Notice Date: _____

Published In: _____ Abutting Property Owners Notification Date: _____

- Approved
 Approved with Conditions
 Denied

Comments: _____

Zoning Inspector Signature: _____ Date: _____