



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

ZONING VARIANCE 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

Variance(s) Requested

Below list the specific section from the Zoning Resolution from which the variance is being sought along with a description of each variance. The Zoning Resolution is available online at www.bathtownship.org through the zoning link.

1. Section: 503-S(4) Description: No more than two driveway approaches shall be permitted directly from any thoroughfare and shall not exceed 30 feet in width at the lot line. Proposed driveway approach exceeds 30 feet at the lot line.

2. Section: 504-B(4) Description: In the B-1 and B-5 districts, the maximum building footprint shall be 3,000 square feet and the maximum total gross floor area shall be 6,000 square feet. Proposed maximum building footprint exceeds 3,000 square feet and the proposed gross floor area exceeds 6,000 square feet.

3. Section: _____ Description: _____

4. Section: _____ Description: _____

Contiguous Property Owners

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

Required Site Plan Data and Architectural/Construction Drawings

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. The “Bath Township Area Variance Supplemental Form” shall be filled out completely for each variance requested.
4. Digital copy of all required documents (i.e. emailed .pdf file)

Applicant Certification

Applicant Signature: Devon Champney 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 major subdivisions or use variances – five hundred dollars (\$500.00)

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: _____



BATH TOWNSHIP AREA VARIANCE SUPPLEMENTAL FORM

PROJECT OVERVIEW

Provide an overview of the project:

Proposed construction for a Sheetz Gas Station and convenience store,
along with the necessary on and offsite improvements.

PRACTICAL DIFFICULTIES

The following factors shall be considered and weighed by the BZA to determine practical difficulty. If a factor is not applicable, please note that factor as "Not Applicable":

- A. Explain special conditions or circumstances that exist which are peculiar to your land or structure involved and which are not applicable generally to other lands or structures in the same Zoning District. (Examples of this are: exceptional irregularity, narrowness, shallowness or steepness of the lot, or adjacency to nonconforming and inharmonious uses, structures or conditions):

See attached memorandum.

- B. Explain how the property in question would not yield a reasonable return on investment or there could not be any beneficial use of the property without the variance.

See attached memorandum.

- C. Explain whether the variance is substantial or not:

See attached memorandum.

D. Explain whether the essential character of the neighborhood would be substantially altered or if adjoining properties would suffer a substantial detriment as a result of the variance.

[See attached memorandum.](#)

E. Explain whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, garbage, fire, street services,).

[See attached memorandum.](#)

F. Did the applicant purchase the property with or without knowledge of the applicable zoning restriction?

[See attached memorandum.](#)

G. Explain whether the special conditions or circumstances (listed in response to question A above) were a result of actions of the applicant or prior owners.

[See attached memorandum.](#)

H. Demonstrate whether the applicant's predicament feasibly can be resolved through a method other than a variance (e.g., a zone-conforming but unworkable example, or by minimizing the variance).

[See attached memorandum.](#)

- I. Explain whether the spirit and intent behind the zoning requirement would be observed and/or substantial justice done by granting the variance.

[See attached memorandum.](#)

**No single factor listed above may control, and not all factors may be applicable in each case. Each case shall be determined on its own facts.*