



# 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: Stephen C. Sinopoli

Company Name: DBA Specialty Detailing

Address: 2052 Sand Run Knolls Dr. Akron, Ohio 44313

Telephone No.: 330-690-4133 Email: Ssinopoli7@gmail.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: 2432 N. Cleveland Massillon Rd. Parcel No.: 0402281

Allotment Name: Sunset Homesites Lot No.: 5

Owner(s): CHRISJEN LLC.

Owner Address: 82-5862 Napoopoo Rd. Captain Hook, HI 96704

Telephone No.: \_\_\_\_\_

### 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](http://www.bathtownship.org) through the zoning link.

1. Section: 503-V Description: Automotive Detailing- Interior/Exterior Cleaning Waxing of motor vehicles, motorcycles and boats. Table 502-1: Permitted Use Table -Automotive Service-(minor uses)

2. Section: \_\_\_\_\_ Description: \_\_\_\_\_

### 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: \_\_\_\_\_ Date: \_\_\_\_\_

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: \_\_\_\_\_

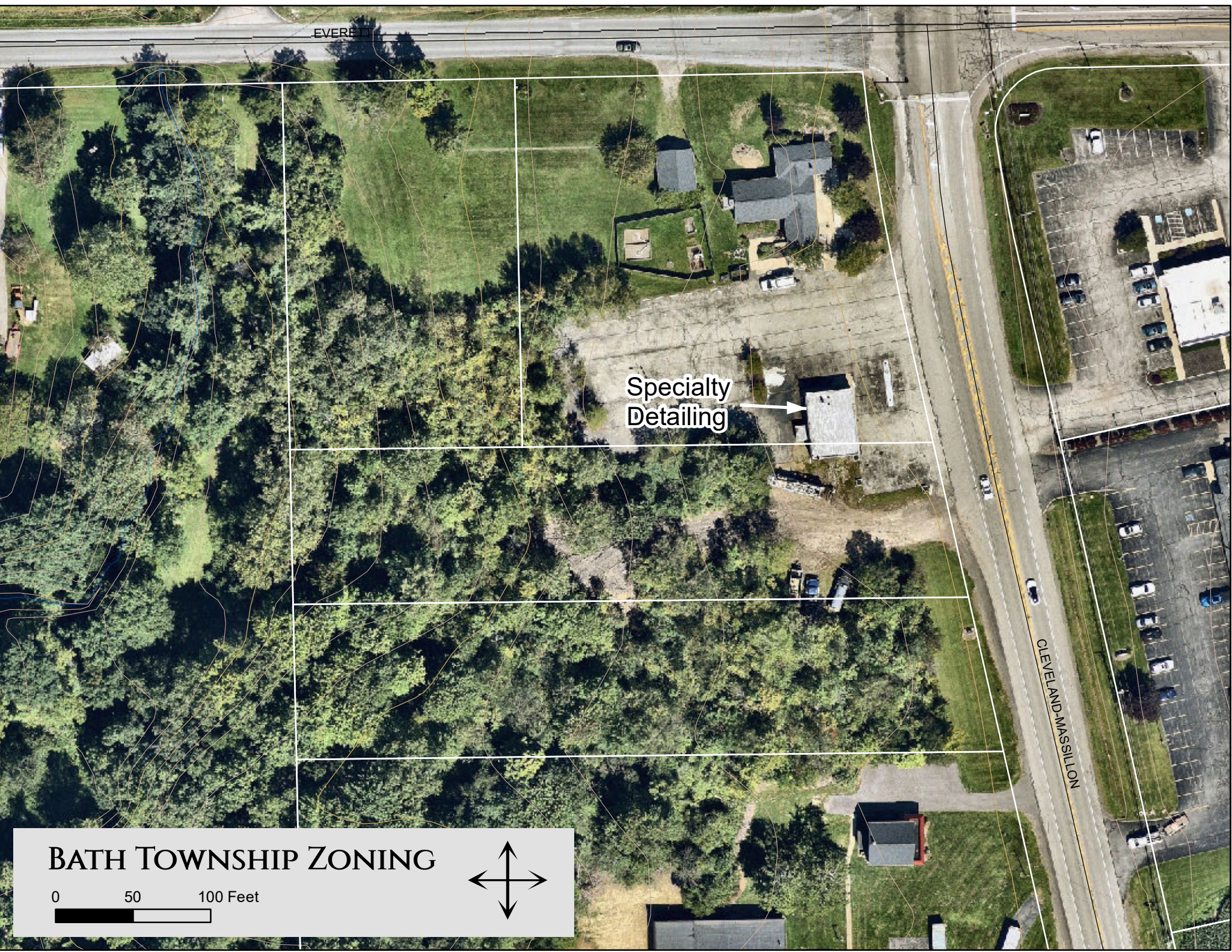
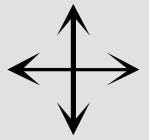
EVERETT

Specialty  
Detailing

CLEVELAND MASSILLON

# BATH TOWNSHIP ZONING



0 50 100 Feet

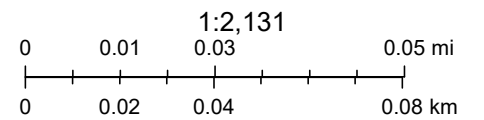


# Parcel Viewer Web Map by County of Summit



3/11/2025, 2:48:17 PM

-  Parcels
-  Jurisdictions



Specialty Detailing, Co. founded in 2018 by Steve Sinopoli, specializes in high-quality car detailing and paint correction services in the greater Akron area. With a passion for automotive care, Steve has built a reputation for meticulous interior and exterior detailing, offering services tailored to each vehicle's needs. His expertise includes advanced techniques such as ceramic coating application, providing long-lasting protection and enhancing vehicle aesthetics. Operating as a low-impact business, Specialty Detailing typically services 1-3 cars per day, ensuring attention to detail and customer satisfaction.

Formally established as an LLC in February 2025, Specialty Detailing, Co. continues to operate as a one-person business from Steve's home in Akron. The business has steadily grown, thanks to Steve's commitment to quality and personalized service. While currently home-based, he's excited to open a location at 2432 N. Cleveland Massillon Rd. to expand his services throughout the region, reaching more customers who value expert-level detailing. With specialized training and a strong work ethic, Steve aims to make Specialty Detailing, Co. a go-to name for premium vehicle care in the area.