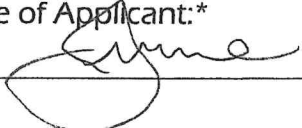




APPLICATION FOR ZONING APPEAL

Name: Compass North Church	
Address: 2268 S. Arlington Rd. Akron, OH 44319	
Phone No. (A.M.) 330-644-1400	(P.M.)
Address of Property where Variance is requested: 3000 Krebs Dr. Akron, OH 44319	
Name, address and telephone number of property owner (include zip code): Compass North Church 330-644-1400 2268 S. Arlington Rd. Akron, OH 44319	
Zoning District: R1	
Variance Requested: Conditional Use Permit for a church	
Proposed construction will be: Worship Facility & Church event Spaces We are not altering the main/original bldg in the near future. We are in the very infant stages to prep for a campaign.	
Your Reasoning for Requesting a Variance (applicant may attach a statement on separate paper): We are purchasing this property to relocate of main campus.	

Adjacent Owners: Names	Mailing Address and Zip Code:
Matthew Defar	3042 Krebs Dr. 44319
Richard Blake	3121 Wheeling Dr. 44319
William Csonka Sr.	3104 Wheeling Dr. 44319
Matthew Gordon	3167 Doubler Dr. 44319
Blake Amacher	3171 Conlin Dr. 44319
James Sese	3155 Conlin Dr. 44319
Cheryl Kreiner	3141 Conlin Dr. 44319
William Gunter	3125 Conlin Dr. 44319
Susan Burtner	3019 Conlin Dr. 44319
Nicki Boden	3095 Conlin Dr. 44319
Mt Hope Fence	644 Killian Dr. 44319

Signature of Applicant:*	Date:
	9-25-25

Date of Hearing: Oct. 14, 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			
CONDITIONAL USE APPLICATION FEE	\$300.00	9/26/25	Check	856160

#698

Compass North Church is a 501(c)(3) nonprofit congregation seeking approval to relocate into 3000 Krebs Dr. Akron, OH 44319. We are requesting a variance/conditional use permit to allow our use of this property as a place of worship within a residentially zoned district.

The building is well-suited to meet the needs of our congregation, and our intent is to repurpose it responsibly while being mindful of the neighborhood. We understand that religious assembly is not a permitted use by right in this zoning district, which is why we are respectfully requesting a variance/conditional use permit.

Our church exists to serve the community, not just our members. We provide outreach programs such as youth and young adult groups, counseling and addiction recovery groups. These services are offered free of charge and directly benefit local residents. By allowing us to operate in this location, you enable us to continue being a resource and support system for this neighborhood.

We are committed to operating in a way that aligns with residential character and minimizes disruption:

- Services will be held primarily on Sundays and limited evenings.
- Parking will be managed to prevent overflow into neighboring streets.
- Noise will be limited to normal hours and kept within acceptable levels.
- We intend to maintain the property well, enhancing rather than detracting from the neighborhood's appearance and value."

Under federal law (RLUIPA), places of worship are afforded protections to ensure zoning laws do not impose unreasonable burdens compared to similar assembly uses. Many residential districts allow schools, community centers, or clubs under conditional use, and a church is a comparable community-based use. We are not asking for special treatment—only equal footing under the law.

We respectfully request your approval of this variance/conditional use permit so that Compass North Church can continue to serve this community, not only as a place of worship but as a partner in building up the neighborhood. Thank you for your time and consideration.



S ARLINGTON RD

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2200816

Hyder Truck Rental
798 Kilian Rd.
Avon, OH 44319

2200811

Procar
798 Kilian Rd.
Avon, OH 44319

Packing Corp of
America
798 Kilian Rd # 1
Avon, OH 44319

2200810

Cham Earth
678 Kilian Rd.
Avon, OH 44319

2200293

2200252

ML Home Fence
824 Kilian Rd.
Avon, OH 44319

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1900175

Nicki Boden
3095 Conlin Dr

Susan Burton
3019 Conlin Dr

William Gurtler
3125 Conlin Dr

Cheryl Kreiner
3141 Conlin Dr

James Sese
3155 Conlin Dr

Blake Amacher
3171 Conlin Dr

Matthew Gordon
3167 Doubler Dr

DOUBLER DR

WHEELING DR

KREBS DR

Richard Blake
3121 Wheeling Dr

Matthew Celar
3042 Krebs Dr

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