



APPLICATION FOR ZONING APPEAL

VARIANCE 1

Name: CeeMBee Enterprises LLC (Deborah Koral)	
Address: 2471 Ley Drive, Akron, Ohio 44319	
Phone No. (A.M.) 330-316-8256	(P.M.)
Address of Property where Variance is requested: PPN: 19-08558	
2427 Ley Drive, Coventry Township, Ohio	
Name, address and telephone number of property owner (include zip code):	
Same as above.	
Zoning District: C-I Commercial Industrial	
Variance Requested: Variance Requested For 27.04 E.1. - "Where the 100-yr Floodplain is wider than the Riparian Setback on either or both sides of the stream, the Riparian Setback shall be extended to the outer edge of the 100-yr floodplain."	
Proposed construction will be: Construction of a gravel entrance drive through a FEMA 100-year floodplain that is in contact with a Riparian setback.	
Your Reasoning for Requesting a Variance	
(applicant may attach a statement on separate paper):	
Attached Document.	

Adjacent Owners: Names	Mailing Address and Zip Code:
ESP AKRON SUB LLC	PPN: 73-00039 W Waterloo Road, Akron, 44319
METRO PARKS SERVING SUMMIT COUNTY	PPN: 19-10309 2560 N Turkeyfoot Dr., Akron, 44319
OHIO EDISON CO	PPN: 19-08064 Main St., Akron, 44319
FIRESTONE TIRE & RUBBER CO.	PPN: 19-09066 Waterloo Road, Akron, 44319

Signature of Applicant:*	Date:
<i>Deborah Koral</i> General Counsel	07/28/25

Date of Hearing: August 12th, 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			



Corporate Headquarters
295 South Water Street, Suite 300
Kent, OH 44240
800-828-8312

Local Office
1310 Sharon Copley Rd
PO Box 37
Sharon Center, OH 44274
330-590-8004

Coventry Township
Application for Zoning Appeal

Your Reasoning for Requesting a Variance for a Gravel Entrance Drive through a 100-Year Floodplain that is in contact with a Riparian Setback:

We are asking for a variance to allow an entrance drive to the proposed parking lot through a 100-year floodplain that is in contact with a Riparian Setback. The proposed parking area is outside of but surrounded by a 100-year Floodplain. To access the buildable area, an entrance drive would need to be constructed through the Floodplain that is in contact with the Riparian Setback. The entrance drive will be at existing grade and no fill materials will be placed within the Floodplain.



APPLICATION FOR ZONING APPEAL

VARIANCE 2

Name: CeeMBee Enterprises LLC (Deborah Koral)	
Address: 2471 Ley Drive, Akron, Ohio 44319	
Phone No. (A.M.) 330-316-8256	(P.M.)
Address of Property where Variance is requested: PPN: 19-08558	
2427 Ley Drive, Coventry Township, Ohio	
Name, address and telephone number of property owner (include zip code):	
Same as above.	
Zoning District: C-I Commercial Industrial	
Variance Requested: Variance Requested For 14.01 A.3. - "All streets, driveways and parking areas shall consist of concrete or asphalt paving"	
Proposed construction will be: Construction of a gravel parking lot for the Akron Auto Auction to be used for car storage.	
Your Reasoning for Requesting a Variance (applicant may attach a statement on separate paper):	
Attached Document.	

Adjacent Owners: Names	Mailing Address and Zip Code:
ESP AKRON SUB LLC	PPN: 73-00039 W Waterloo Road, Akron, 44319
METRO PARKS SERVING SUMMIT COUNTY	PPN: 19-10309 2560 N Turkeyfoot Dr., Akron, 44319
OHIO EDISON CO.	PPN: 19-08064 Main St., Akron, 44319
FIRESTONE TIRE & RUBBER CO.	PPN: 19-09066 Waterloo Road, Akron, 44319

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Coventry Township

Application for Zoning Appeal

Your Reasoning for Requesting a Variance for a Gravel Parking Surface:

We are asking for a variance to allow the surface of the new auxiliary parking lot to be gravel instead of asphalt or concrete. A gravel lot will be the best surface for the stormwater on site due to its porous nature which works well with the soil types on the site. A gravel surface results in a low rate of runoff compared to using an impervious surface such as concrete or asphalt.

Adding on, Akron Auto Auction has another gravel parking lot to the North of the proposed site that is used for car storage. The proposed lot will be constructed for the same purpose.

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OHIO EDISON CO ,
ESP AKRON SUB LLC ,
FIRESTONE TIRE & RUBBER CO ,
PS MID WEST TWO AKRON LLC ,
CEEMBEE ENTERPRISES LLC ,
TRANSIT ENERGY INC ,
RED DOOR RENOVATIONS LLC ,
METRO PARKS SERVING SUMMIT COUNTY ,
G & O RESOURCES LTD ,

pstladdress

PO BOX 4747 ,
10003 WOODLOCH FOREST DR ,
ATTN BOC PROPERTY TAX 200 4TH AVE STE 100 ,
PO BOX 25025 ,
2471 LEY DR ,
5945 DALTON FOX LAKE RD ,
13443 DETROIT AVE ,
975 TREATY LINE RD ,
96 EAST CROSIER ST ,

pstlcity__pstlstate__pstlzip5

OAKBROOK , IL 60522
SPRING , TX 77380
NASHVILLE , TN 37201
GLENDALE , CA 91221
AKRON , OH 44319
NORTH LAWRENCE , OH 44666
LAKEWOOD , OH 44107
AKRON , OH 44313
AKRON , OH 44311