

**DETAILED DESCRIPTION: GENERAL STANDARDS FOR CONDITIONAL USES**

When reviewing and application for a conditional use permit, the Planning Commission must determine that the proposed conditional use satisfies the standards listed on this form, as well as any use-specific standards that may apply to the proposal. It is the applicant's responsibility to address all general and specific standards for a conditional use. (See Title Seven – Conditional Use Regulations at:

[https://codelibrary.amlegal.com/codes/clevelandhts/latest/clevelandhts\\_oh/0-0-0-13983#JD\\_Part11T.7](https://codelibrary.amlegal.com/codes/clevelandhts/latest/clevelandhts_oh/0-0-0-13983#JD_Part11T.7)

**1. Provide a brief narrative describing your use**, including detail to help the Planning Commission understand your use such as number of full-time employees, hours of operation, how the building and/or the site will be used, number of persons who you will serve, the maximum number of people that will be serving at one time, any specific details that explain how the building or site is used, for example day care centers have designated drop-off and pick up parking spaces.

This property is being used as a gas station/Convenience store continuously since at least 2009 when affiliates of the current owner acquired the property. The proposed continuing use is unchanged.

This site is open 24 hours, has 8-12 employees, and serves 800 customers per day on average.

**2. The conditional the use will be in general accord with the purpose, intent, and basic planning objectives of the Zoning Code, and with objectives for the district in which it would be located. Describe how your use would be viewed by eachv of the following general standards for conditional uses (a through j).**

a. The establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare.

This property is being used as a gas station/Convenience store continuously since at least 2009 when affiliates of the current owner acquired the property. The proposed continuing use is unchanged.

b. The conditional use will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity, and that such use will not essentially change the character of the area.

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c. The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood.

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d. The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

This property is being used as a gas station/Convenience store continuously since at least 2009 when affiliates of the current owner acquired the property. The proposed continuing use is unchanged.

e. Adequate utilities, access roads, drainage, and necessary facilities have been or are being provided.

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f. Adequate measures have been or will be taken to provide ingress and egress designed as to minimize traffic congestion in the public streets.

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g. The establishment of the conditional use will not be detrimental to the economic welfare of the community by creating excessive additional requirements at public cost for public facilities such as police, fire, and schools.

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h. There is minimal potential for future hardship on the conditional use that could result from the proposed use being surrounded by uses permitted by right that are incompatible.

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i. The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, as well as the specific supplemental conditions set forth in Chapter 1153 of the Zoning Code.

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j. That the conditional use shall, in all other aspects, conform to the applicable regulations of the district in which it is located as well as the specific supplemental conditions set forth in Chapter 1153 of the Zoning Code.

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PN 23-12

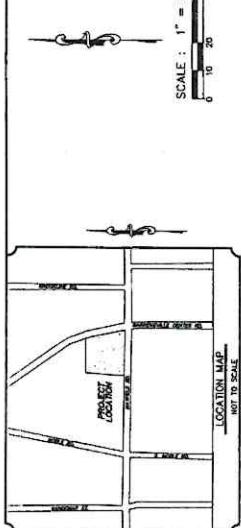
**LEGAL DESCRIPTION**

ALTA/VACSM LAND TITLE SURVEY

ବିଜ୍ଞାନ ଏବଂ ପରିବାର

The seal is circular with a decorative border. The outer ring contains the text "THE STATE OF ILLINOIS" at the top and "REGISTERED TRADE MARK" at the bottom. In the center, it says "CHICAGO" at the top, "ILLINOIS" at the bottom, and "No. 4157" in the middle. The seal is surrounded by a decorative border.

CLEVELAND HEIGHTS, OH



## GENERAL NOTES

## ZONING INFORMATION

According to [www.devonshireheights.com](http://www.devonshireheights.com) the website for City of Cleveland Heights, Ohio, on 5/27/2008 the subject property is zoned "C3" - General Commercial and is subject to the following constraints:

NOTES CORRESPONDING TO SCHEDULE B

There are no Schedule "B" items that affect the subject property according to Title Commitment Order No. 20510125 issued by Chicago Title Insurance Company on January 22, 2008.

LEGEND

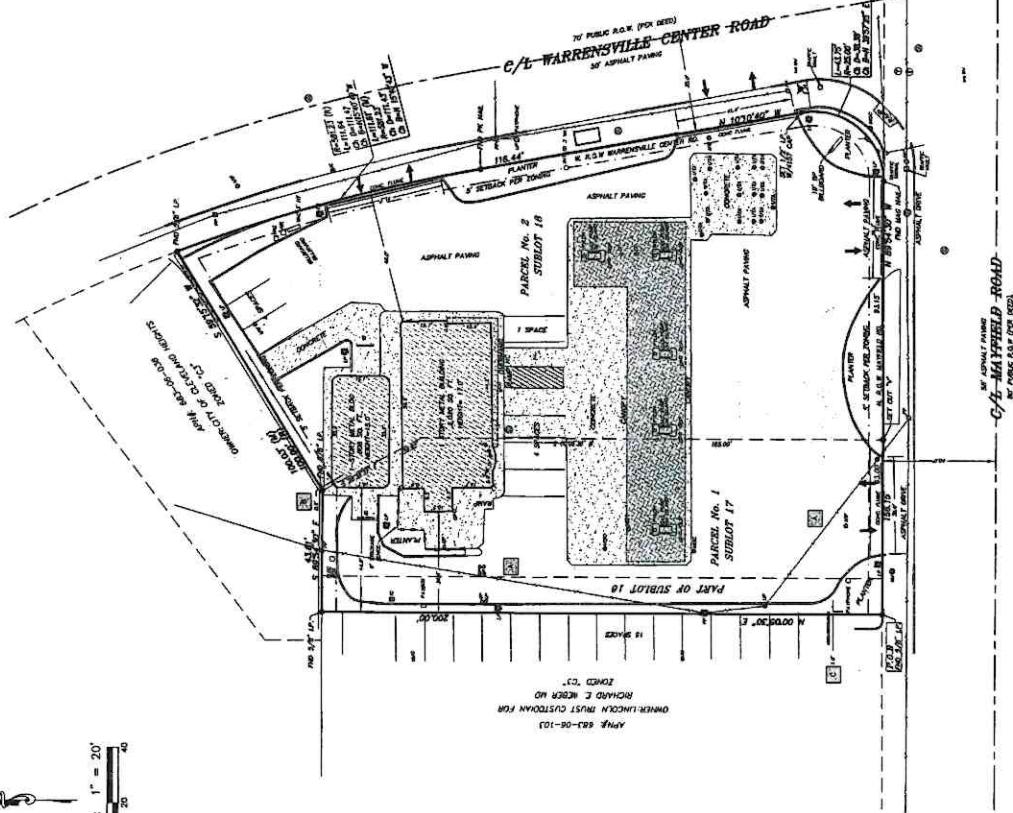
SUGAR 11

If the consumer makes no payment to the utility shown on page 1 of such statement, and does not have any other statement or bill sent to the consumer, the consumer may file a complaint with the state utility commission.

END NOTE

## STATEMENT OF ENCROACH

THE LINE RUNNING ALONG THE WEST LINE OF THE SUBJECT PROPERTY IS A  
LINE OF SETBACK FOR THE BUILDING. THERE ARE NO EXCUSES FOR PROVIDED CONSTRUCTION. SAD  
THAT THE BUILDING DISCHARGES A MAXIMUM OF 6.6 FEET OVER THE BUILDING  
LINE. THE SUBJECT PROPERTY DISCHARGES A MAXIMUM OF 10 FEET OVER  
THE LINE FROM THE ADJACENT PROPERTY.



PENSION INFORMATION

According to [www.devonshireheights.com](http://www.devonshireheights.com) the website for City of Cleveland Heights, Ohio, on 5/27/2008 the subject property is zoned "C3" - General Commercial and is subject to the following constraints:

NOTES CORRESPONDING TO SCHEDULE B

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