

## Anthony R. Vacanti

### Counsel

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#### education

Case Western Reserve University  
School of Law (J.D.), *magna cum laude*, 2006; Case Law Leadership Award; Order of the Coif; National Moot Court Team American University (B.A.), 2002; A.B. and L.M. Harris Philosophy Award; Delta Chi Fraternity

#### services

Real Estate  
Business Litigation  
Tax Services  
Appellate & Legal Issues  
Public Law  
Construction

Tony Vacanti counsels property owners, tenants, developers, and investors through the complicated and sometimes political maze of land use, zoning, eminent domain, real property tax, and real estate transactional matters.

Tony secures development approval and rights in administrative and court proceedings, including approvals before boards of zoning appeals, planning commissions, city councils, boards of township trustees, county and state commissions, and the court system. He also defends property owners and other interested parties when faced with the governmental exercise of eminent domain to ensure the governmental actions are proper and that interested parties receive just compensation.

Tony's thorough understanding of the nuances in real property valuation allows him to provide clients with substantial real property tax savings in proceedings before local boards of revision, boards of tax appeals, and courts. Additionally, he is able to proactively protect clients in negotiating real estate transactions, including the leasing, acquisition, and sale of real estate; drafting complex real estate documents; and, given his experience in property disputes, addressing title and other due diligence matters.

An avid outdoorsman, backpacker, and hiker, Tony has backpacked/hiked Glacier National Park, Beartooth Mountains, Grand Teton National Park, Yellowstone National Park, Joshua Tree National Park, Shenandoah National Park, Smoky Mountain National Park, Allegheny National Forest, and Cuyahoga Valley National Park. Tony

and his family live in North Royalton, where he continues to lose his hair while helping to create a semblance of order in a house full of boys.

#### **state admissions**

- Ohio (2006)

#### **federal admissions**

- United States Court of Appeals, Sixth Circuit
- United States District Court, Northern District of Ohio

#### **experience**

##### **EXPERIENCE**

- Defended a retail center owner in an eminent domain jury trial resulting in a settlement valued at almost \$1 million in additional compensation and engineering changes that allowed the continued use of the center
- Represented a telecommunications company in obtaining complicated land use, zoning, and development approvals for telecommunications towers
- Successfully obtained land use approvals on behalf of a buyer in relation to the \$52 million-dollar acquisition of a data center
- Represented a large non-profit organization in the creation and acquisition of a new downtown commercial condominium development
- Represented a shopping center owner in defending an eminent domain action instituted by a city resulting in a settlement valued at over \$10 million
- Successfully defended an action filed by a school district against a hotel client seeking to increase real property tax value in excess of \$10 million
- Negotiated the sale and acquisition of a large organization's headquarters
- Successfully obtained a complicated real property tax exemption on behalf of a museum
- Obtained a favorable ruling from the Ohio Board of Tax Appeals on a contested tax exemption matter on behalf of a non-profit camp
- Represented a property owner in litigation over township zoning applied to hundreds of acres of land, which resulted in a settlement of favorable zoning and substantially increasing the value and developability of the property for a residential subdivision

#### **publications & events**

##### **SPEAKING ENGAGEMENTS**

- "Challenging/Defending the Constitutionality of Zoning and Land Use Actions," Land Use and Zoning from Start to Finish, National Business Institute (NBI), Independence, Ohio (August 2019)

##### **MEDIA QUOTES**

- "Proposed Townhomes Off Ohio 82 in Broadview Heights Face Legal Challenge," cleveland.com (July 2019)
- "Medina Neighbors Object to Rezoning Request by Dominic's Restaurant Owner," cleveland.com (June 2019)

- "JoJo's/Dominic's Owner to Get Decision on Nearby Properties," *The Medina County Gazette* (June 2019)
- "Dominic's/Jo-Jo's Owner Seeks Rezoning in Medina," *The Medina County Gazette* (May 2019)
- "Dominic's Owner Looks to Rezone Houses Next to His Medina Restaurant," *cleveland.com* (May 2019)

## **honors**

### **AWARDS & PROFESSIONAL RECOGNITION**

- Ohio Super Lawyers Rising Stars® (2009-2013)

## **in the community**

### **CIVIC & PROFESSIONAL INVOLVEMENT**

- Habitat for Humanity of Summit County, Inc., Board of Directors
- Cleveland Kids in Need Resource Center, Former President and Trustee
- Hudson Montessori School, Former Trustee
- International Council of Shopping Centers
- Urban Land Institute
- American Bar Association
- Ohio State Bar Association
- Cleveland Metropolitan Bar Association
- Akron Bar Association