

**BATH TOWNSHIP  
BOARD OF  
ZONING APPEALS**

February 17, 2026



- Madelyn Midgley, Peninsula Architects
- 3823 Ira Rd.
- Requesting variance from Article 5, Section 504-B, Table 504-1 to encroach upon the rear yard setback for an addition.



*BZA 26-01*



3823 Ira Rd.

Ira Rd

Ira Rd

Ira Rd

Ira Rd

Roberts Ridge

N Cleveland Mission Rd

N Cleveland Rd



0406712

6630

0406713

0401428 0401427

0406711

1120

1130

1090

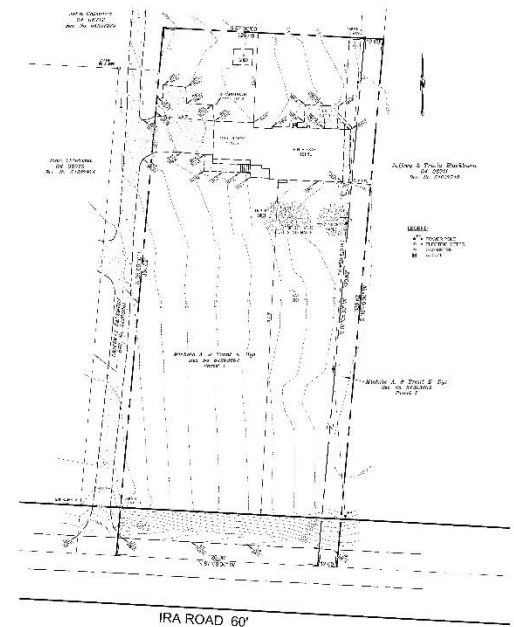
IRA RD

1110

1100

04

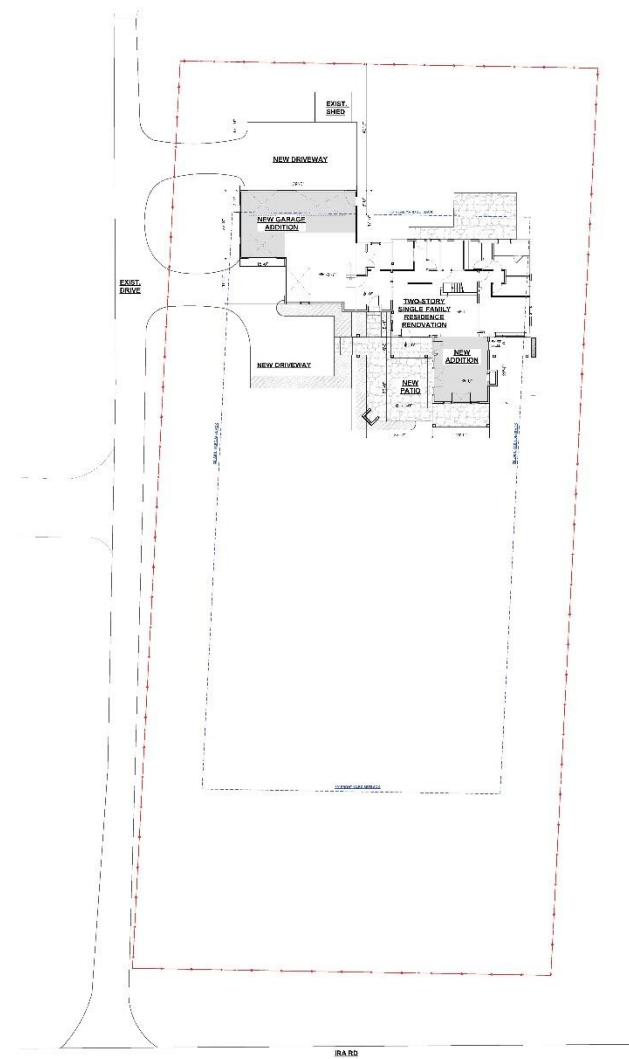




IRA ROAD 60'

STATE OF OHIO  
 LAND  
 DIVISION  
 37854  
 PROFESSIONAL SURVEYOR

TOPOGRAPHIC SURVEY  
 3823 IRA ROAD  
 BATH TOWNSHIP  
 SUMMIT COUNTY, OHIO  
 JUNE 2025 SCALE: 1"=20'



**1** ARCHITECTURAL SITE PLAN  
 SCALE: 1/8" = 1'

**DYE RENOVATION**  
 3823 Ira Road, Akron, Bath Township, Ohio 44333

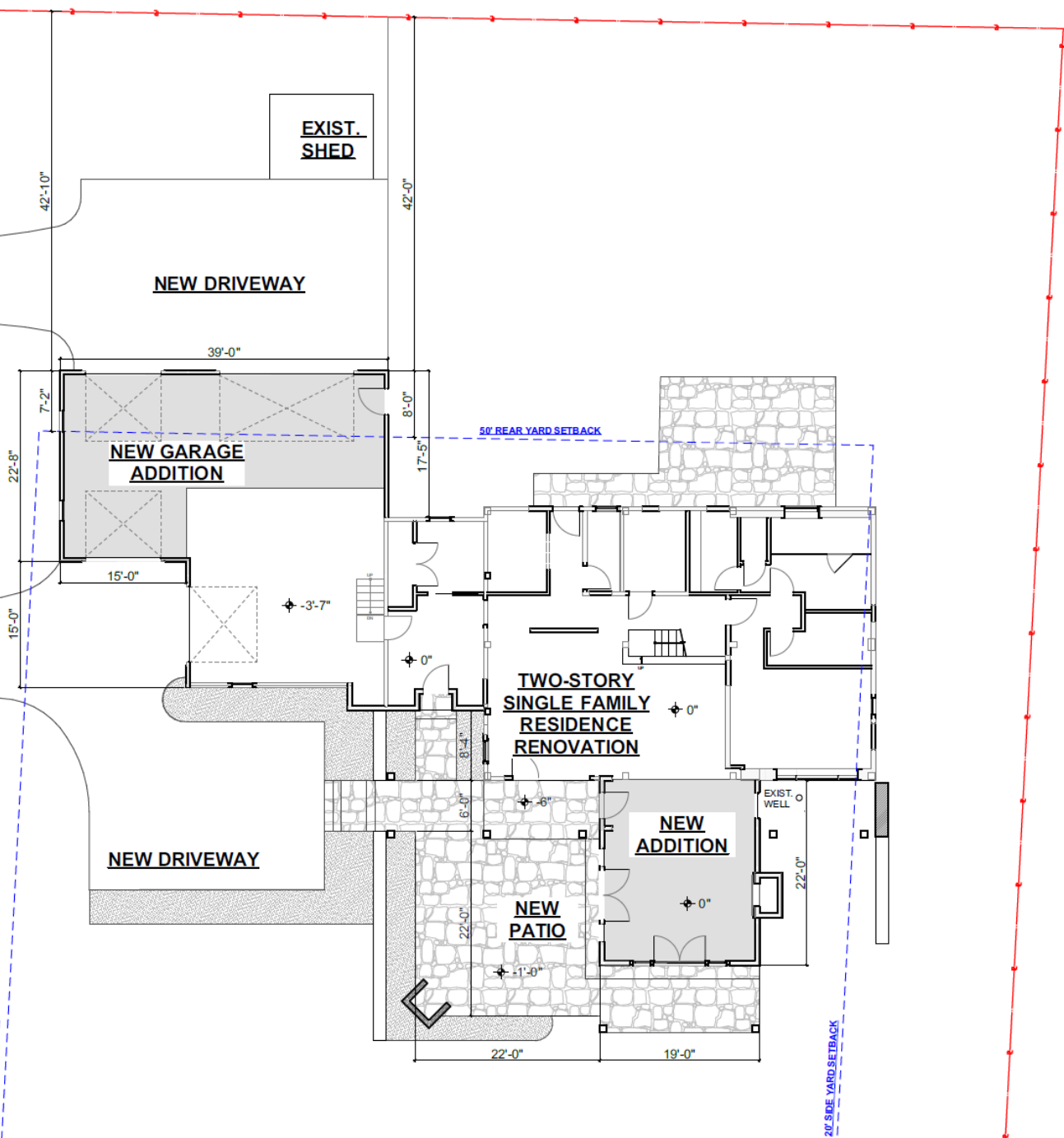


PROJECT: 2518

ISSUE	DATE
ISSUED	10/20/25
REVISED	10/20/25
APPROVED	10/20/25
DATE	10/20/25
DATE	10/20/25
DATE	10/20/25

**EXIST.  
DRIVE**

**20' SIDE YARD SETBACK**



**20' SIDE YARD SETBACK**



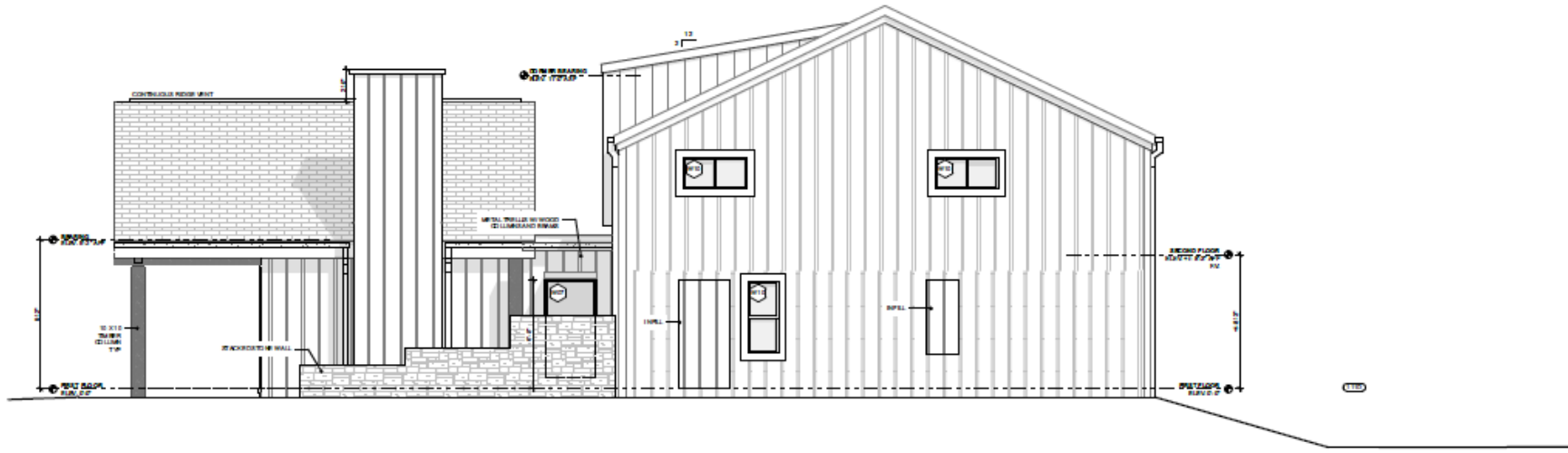


**4** SIDE ELEVATION  
SCALE: 1/4" = 1'-0"

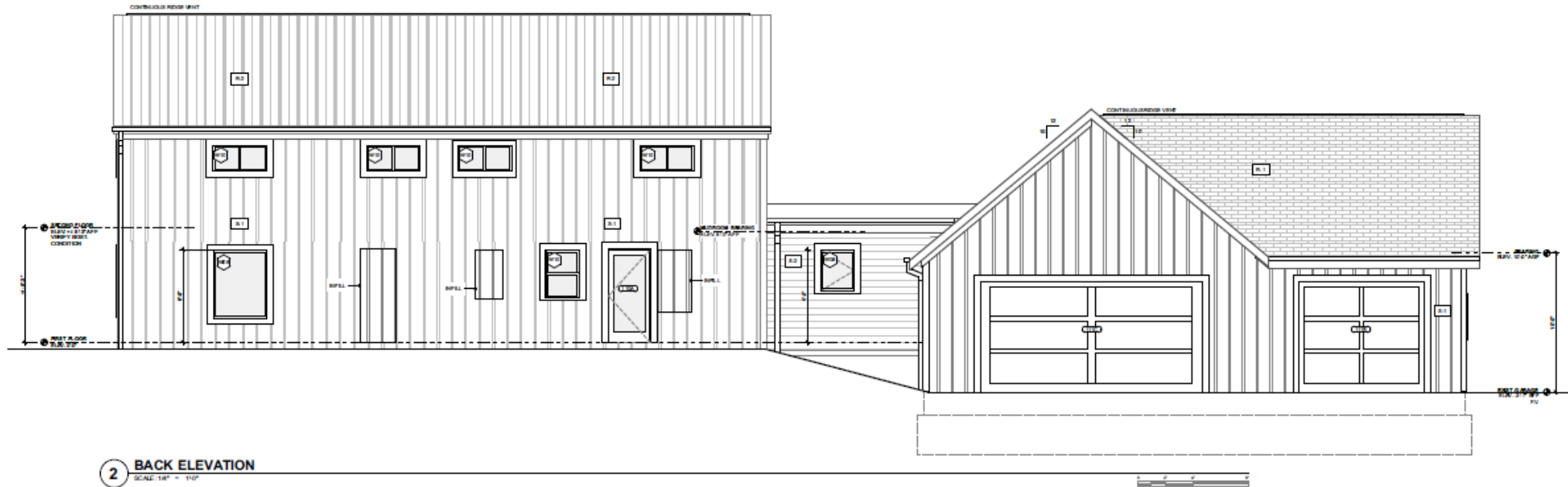


**3** FRONT ELEVATION  
SCALE: 1/4" = 1'-0"





**1** SIDE ELEVATION  
SCALE: 1/4" = 1'-0"

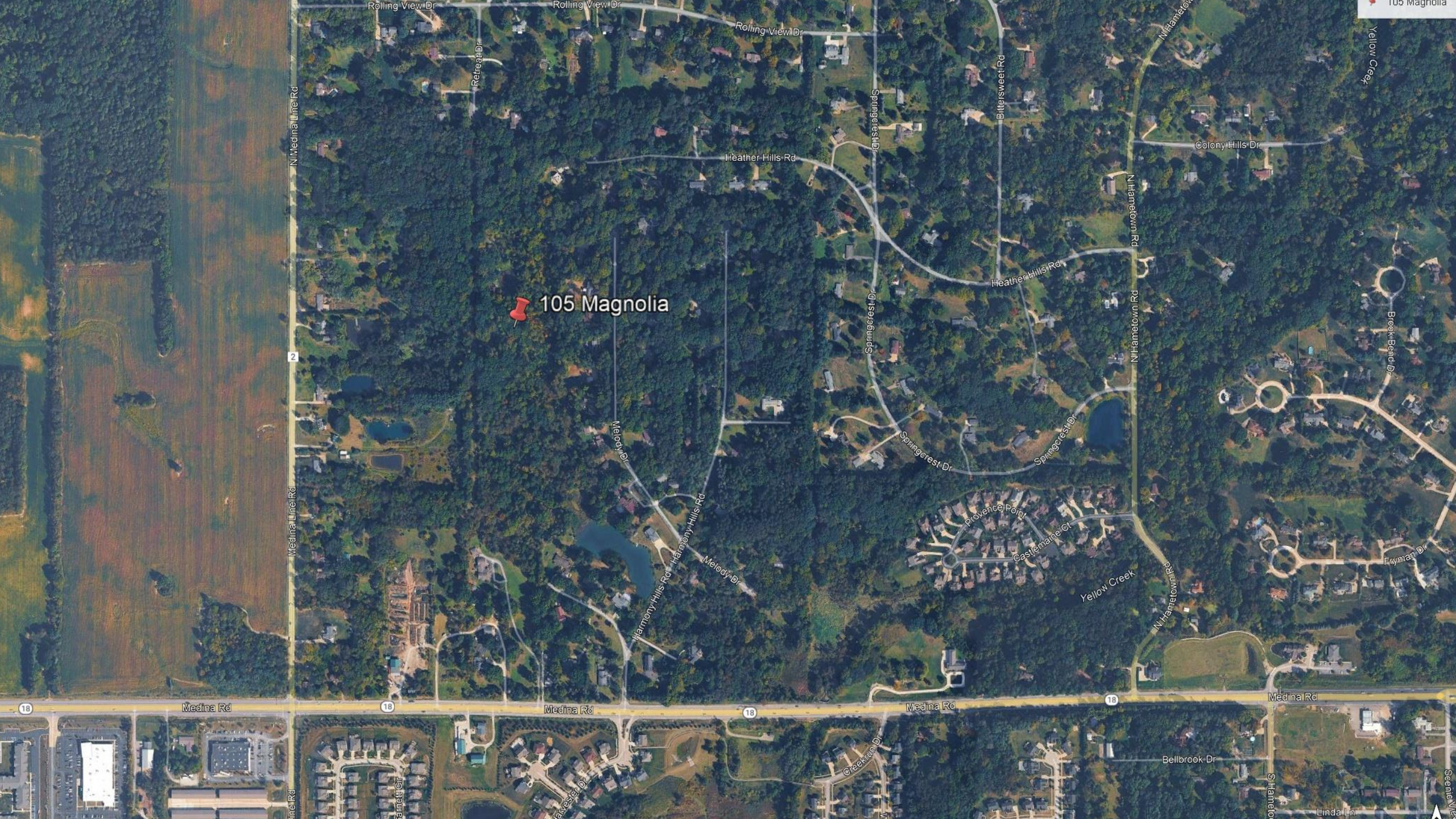


**2** BACK ELEVATION  
SCALE: 1/4" = 1'-0"

- Tom Larney, for Spark by Hilton
- 4073 Medina Rd.
- Requesting a variance from Article 13, Section 1309-B(2) to exceed the allowed square footage for a wall sign.



*BZA 26-02*



105 Magnolia

Yellow Creek

See the map

18

2

Medina Rd

18

Medina Rd

18

Medina Rd

18

Medina Rd

Medina Rd

Medina Rd

Medina Rd

Medina Rd

Medina Rd

Medina Rd

Linda Ln

Rolling View Dr

Rolling View Dr

Rolling View Dr

Springcrest Dr

Buttersweet Rd

N Hametown Rd

Colony Hills Dr

N Hametown Rd

Brook Bend Dr

Fryman Dr

Heather Hills Rd

N Hametown Rd

Melody Dr

Harmony Hills Rd

Melody Dr

Springcrest Dr

Springcrest Dr

Provence Point

Castlemaine Ct

Yellow Creek

N Hametown Rd

Medina Rd

Medina Rd

Medina Rd

Medina Rd

Medina Rd

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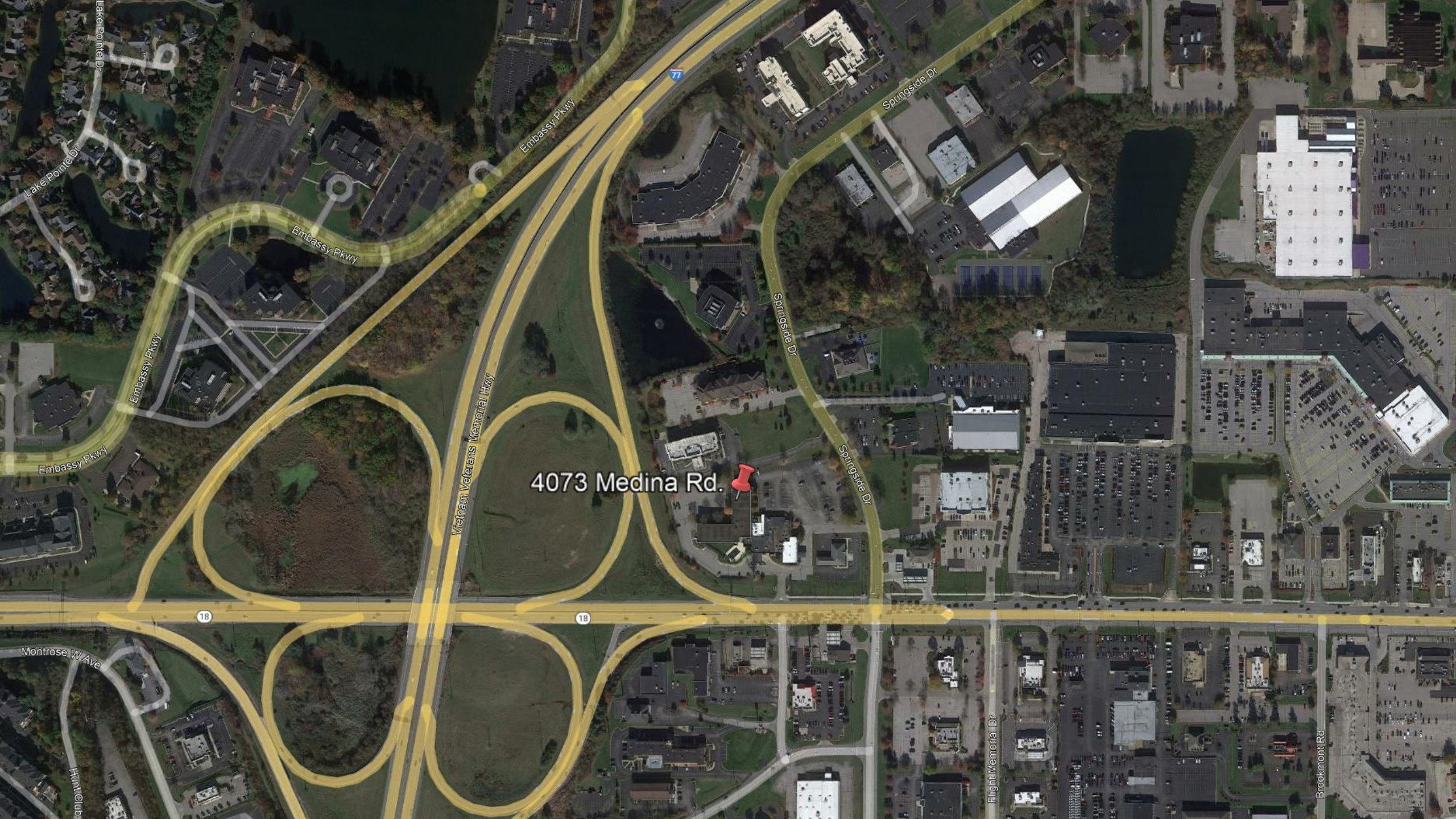
Medina Rd

Medina Rd

Medina Rd

Medina Rd

Medina Rd



4073 Medina Rd.



Lake Pointe Dr

Lake Pointe Dr

Embassy Pkwy

Embassy Pkwy

Springside Dr

Springside Dr

Springside Dr

Vietnam Veterans Memorial Hwy

18

18

Montrose W Ave

Hiram Club

Flight Memorial Dr

Brookmont Rd

**SPARK**  
**4073 MEDINA ROAD**  
**FAIRLAWN, OH 44333**



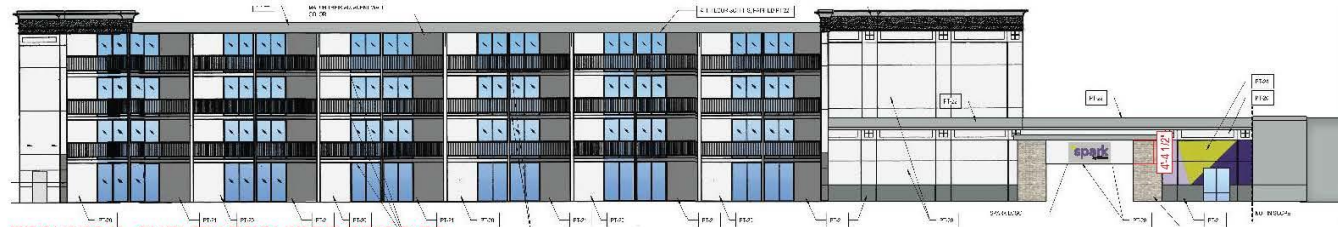
**EXISTING SIGNS:**

- ① NO EXISTING SIGN
- ② 23 1/2" CHANNEL LETTERS
- ③ 23 1/2" CHANNEL LETTERS
- ④ 4'-5" X 6'-3 1/2" MONUMENT
- ⑤ 4'-5" X 6'-3 1/2" MONUMENT

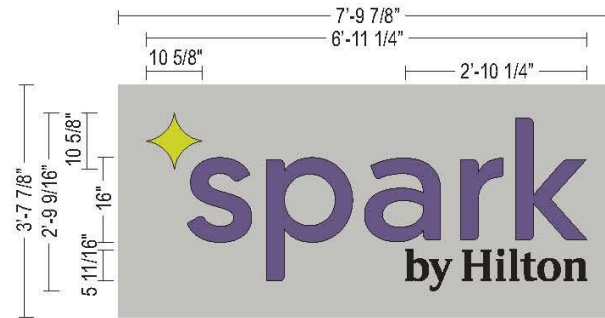
**PROPOSED SIGNS:**

- ① 16" CHANNEL LETTERS
- ② 24" CHANNEL LETTERS
- ③ SIGN TO BE REMOVED - NOT REPLACED
- ④ 4'-6" X 4'-0" CUSTOM TENANT MONUMENT AT 4'-8" OAH
- ⑤ 4'-6" X 4'-0" CUSTOM TENANT MONUMENT AT 4'-8" OAH

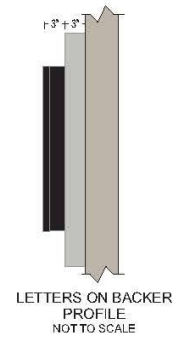
**1 SOUTH ELEVATION**  
SCALE: 1/32" = 1'-0"



TECHNICAL SURVEY REQUIRED PRIOR TO PRODUCTION TO CONFIRM MEASUREMENTS



CHANNEL LETTERS ON BACKER DETAIL  
SCALE: 3/8" = 1'-0"



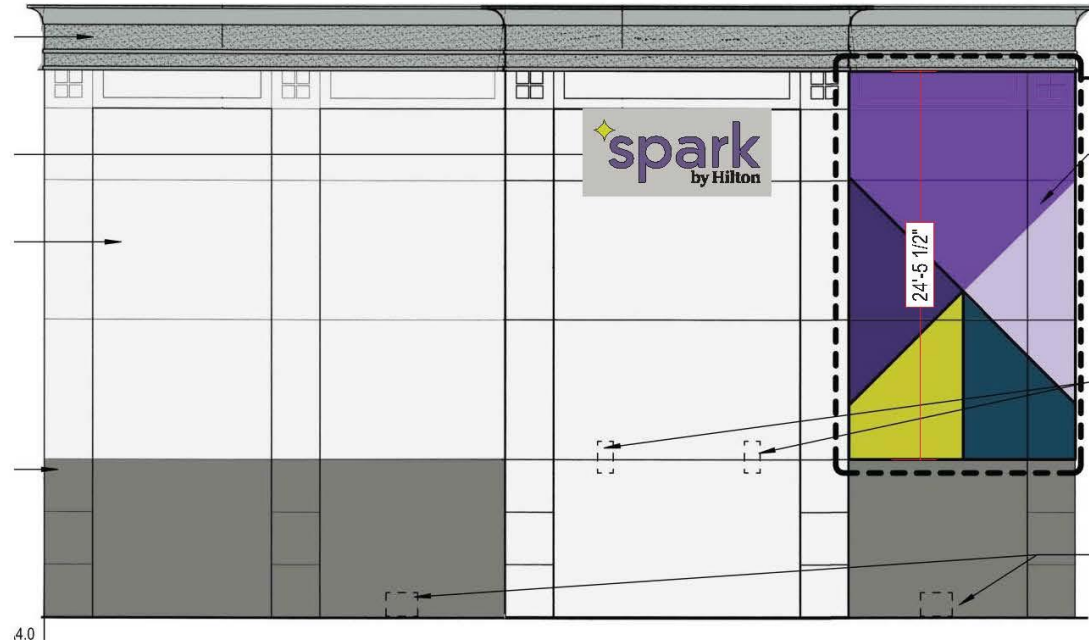
LETTERS ON BACKER PROFILE  
NOT TO SCALE





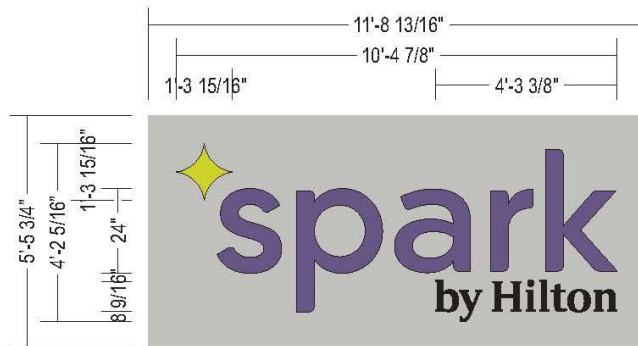
WEST ELEVATION

SCALE: 3/32" = 1'-0"

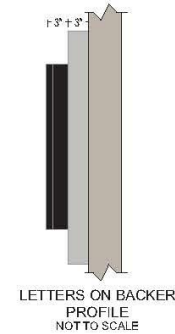


EXISTING:  
23 1/2" CHANNEL LETTERS

PROPOSED:  
24" CHANNEL LETTERS



GRAPHIC DETAIL  
SCALE: 1/4" = 1'-0"



LETTERS ON BACKER  
PROFILE  
NOT TO SCALE





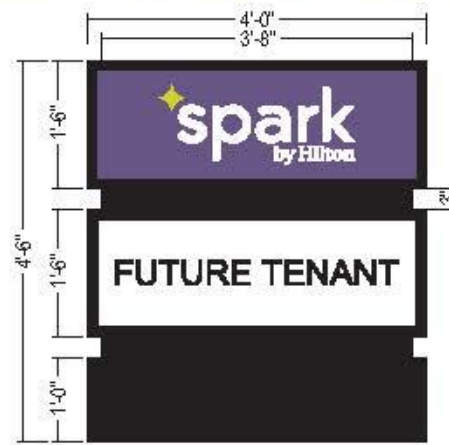
EXISTING:  
23 1/2" CHANNEL LETTERS

PROPOSED:

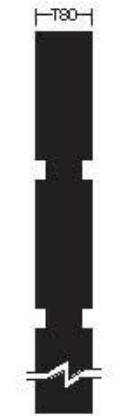
**SIGN TO BE REMOVED  
NOT REPLACED**



EXISTING:  
4'-5" X 6'-3 1/2"



CUSTOM MONUMENT DETAIL  
SCALE: 1/2" = 1'-0"



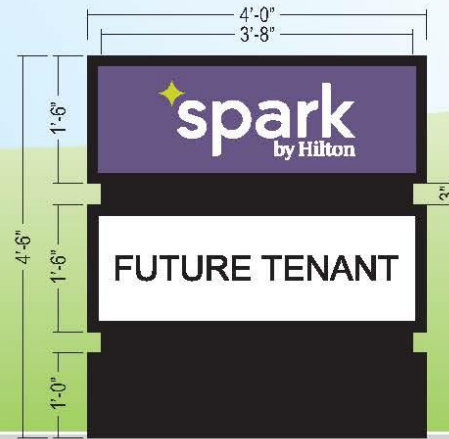
PROFILE  
NOT TO SCALE

PROPOSED:  
1'-6" X 4'-0" SPARK CABINET  
W/ 1'-6" X 4'-0" TENANT CABINET  
AT 4'-6" OAH





EXISTING:  
4'-5" X 6'-3 1/2"



CUSTOM MONUMENT DETAIL  
SCALE: 1/2" = 1'-0"



PROFILE  
NOT TO SCALE



PROPOSED:  
1'-6" X 4'-0" SPARK CABINET  
W/ 1'-6" X 4'-0" TENANT CABINET  
AT 4'-6" OAH

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ZONING APPEALS

