



BATH TOWNSHIP BOARD OF ZONING APPEALS

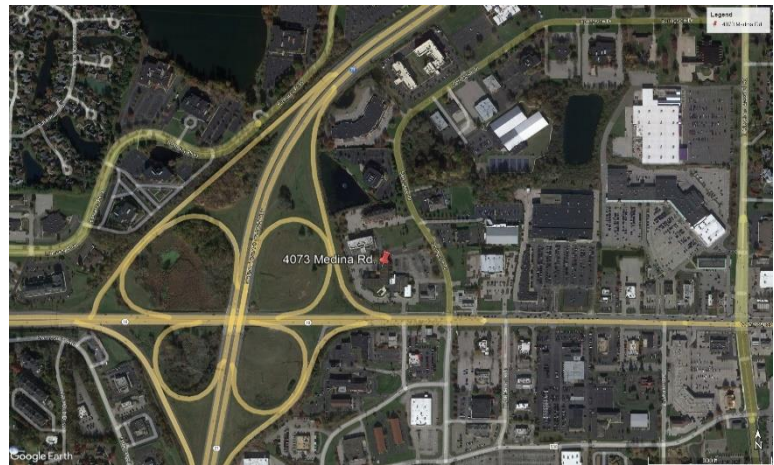
February 17, 2026

Tom Larney for Spark by Hilton

Variance to exceed the area for a wall sign.

Case #: 26-02	Zoning: B-2
Applicant: Tom Larney	Adjacent Zoning: B-2, B-3 & Copley
Property Owner: TJAF4073 LLC	Lot Size: 5.2 Acres
Address: 4073 Medina Rd.	Parcel: 0500737

Location/Property: Property is located on the north side of Medina Rd. roughly 300' west of the Springside Dr. and Medina Rd. intersection. The property also has road frontage on Springside Dr. To the north there are hotels, to the east are Huntington Bank, Barnes & Nobles and the True North gas station, to the south is commercial property in Copley Township, and to the west is I-77.



Site Description: The site currently is used as Spark by Hilton and Hyde Park Prime. The site is relatively flat and there are no environmental restrictions on the parcel according to the Summit County GIS.

Proposal: The Applicant is proposing to new signage for Spark by Hilton that includes the following:

1. 7' x 2' 10" – 20 sq. ft. internally illuminated "Spark by Hilton" wall sign facing Rt. 18 (**meets requirements**)
2. 10' 5" x 4' 2" – 43.5 sq. ft. internally illuminated "Spark by Hilton" wall sign facing I-77 (**does not meet requirements of maximum 40 sq. ft.**)
3. 4' x 4' – 12 sq. ft. (sign area) internally illuminated "Spark by Hilton" monument sign with additional tenant signage panel on Rt. 18 and Springside Dr. (**meets requirements**)

Zoning Comments: The applicant is requesting variance from Article 13, Section 1309-B(2) to exceed the allowed square footage for a wall sign, sign 2 is proposed at 43.5 sq. ft. area which is 8.75% larger than the maximum 40 sq. ft. sign area.

Member	Present	Motion	Second	Yes	No	Abstain
JoAnne Bondi						
Nancy Fay						
Thomas Flynn (V-Chair) (Alt. 1)						
Tim Franklin						
Marci Frederick (Alt. 2)						
Jeff Kerr (Chair)						
Michael Mack						