

BATH TOWNSHIP BOARD OF ZONING APPEALS

I. Unfinished Business

POSTPONED BZA-26-06 – Jeff Deeds & Devon Champney of Visconsi Land Co., Ltd., requesting variances from Article 5, Section 503-S(4) to exceed the maximum permitted driveway approaches and Section 504-B(4) to exceed the maximum permitted building and footprint size for a proposed Sheetz development. Property is located at 981 Ghent Road in the B-1 Business District.

*** Sheetz rescheduled for June 2nd at 7:00 p.m.**

II. New Business

BZA-26-07 – Earl DiMalanta, for 1818 American Grille, requesting a variance from Article 13, Section 1309-A(1)(A) to exceed the maximum permitted monument sign area for 1818 American Grille. Property is located at 1070 Ghent Road in the B-1 Business District.

BZA-26-08 – Linda Nichols, Laad Sign & Lighting Inc. for Nordstrom Rack, requesting variance From Article 13, Section 1309-B(2) to exceed the permitted wall sign area for Nordstrom Rack. Property is located at 3977 Medina Road in the B-2 Business District.

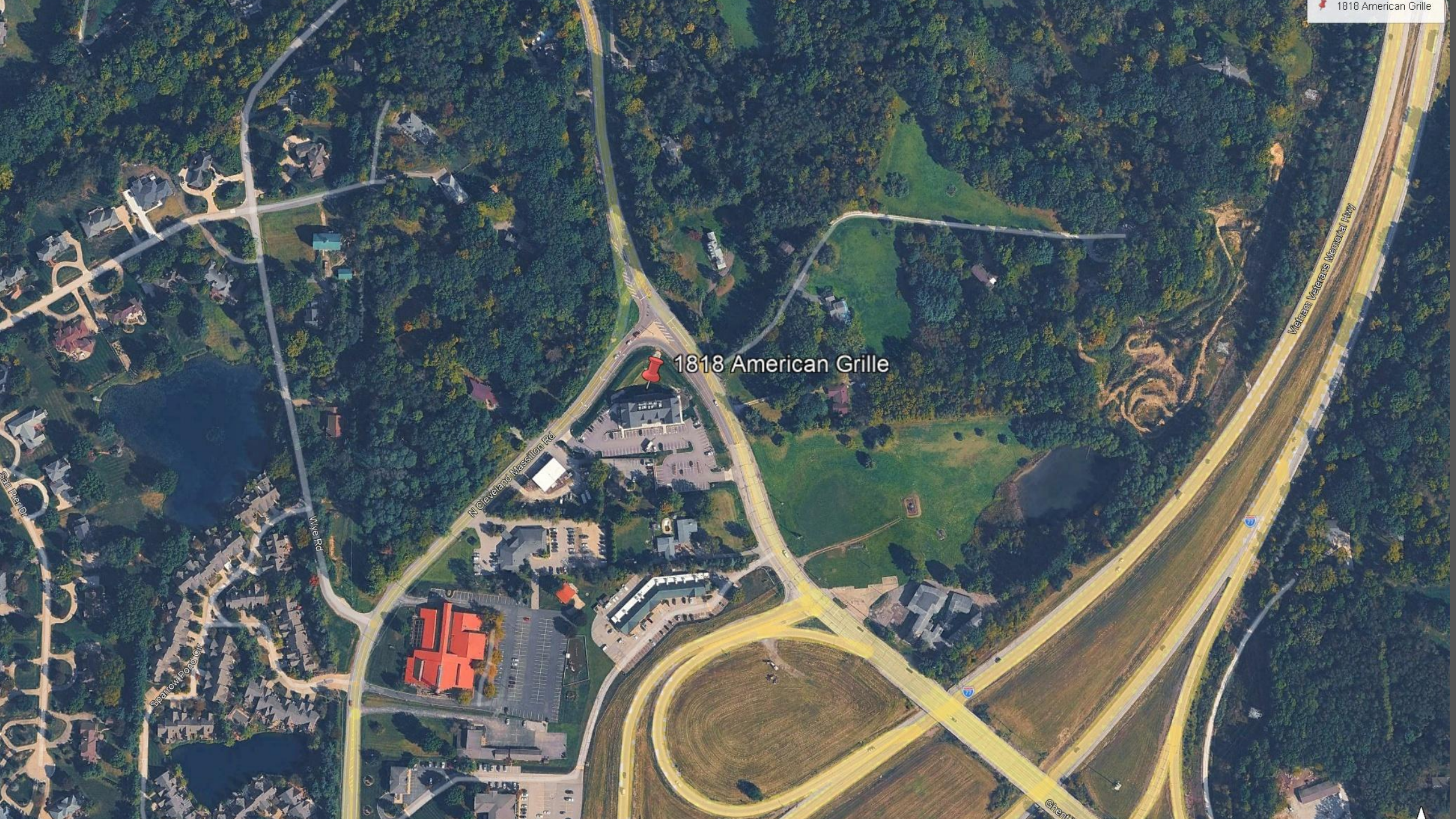


May 19, 2026

- Earl DiMalanta of FastSigns
- 1818 American Grille
- 1070 Ghent Rd.
- Requesting variance from Article 13, Section 1309-A(1)(A) to exceed the maximum permitted monument sign area for 1818 American Grille.



BZA 26-07



1818 American Grille

N Cleveland Massillon Rd

W 6th Rd

Spartan Pointe Cir

San Par Dr

Vietnam Veterans Memorial Hwy

@hent

1818 American Grille, 1070 Ghent Rd, Bath, OH 44333

**Driveway Monument Signs:
Cleveland Massillon Rd / Ghent Rd**

BEFORE



AFTER



Method of Construction/Installation

- **New 26" in Diameter Metal Cabinet Sign Mounted off of New Routed Metal Cabinet Monument Sign 45" H x 52" x 4"** (same dimensions) using Hanging Bracket and / or (2) Mounting Arms.
- **NEW Monument Sign to meet Set Back Requirements; Pole cemented into ground at least 42" or below frost line;; EXISTING Cleveland Massillon Rd Sign is approx 45 Feet from Edge of Street; EXISTING Ghent Rd Sign is approx 33 Feet from Edge of Street.**
- Sign will be illuminated using same ground up lighting type fixture on both sides..

Project: 1818

Location: 1070 Ghent Rd., Bath, OH 44333

Scale: N/A

Drawn By: FastSigns File: 1818_Zoning

Date: 04/23/26

The artwork and designs shown are the property of FastSigns 220301 and are to be used for the express purpose of customer and permit approval only.

Any other use is strictly prohibited without the express written consent of FastSigns 220301.

FASTSIGNS®

Make Your Statement™

5221-A Northfield Road, Bedford Hts., OH
44146 216.581.4141

26" H x 26" W

4" Deep



45" H x 52" W

4" Deep

**** Same Size as Existing Sign ****

PMS 7499 C

PMS 418 C



NEW OVERALL TOTAL SF: 24.4 SF

PREVIOUS TOTAL SF: 16.3 SF

SEEKING SF VARIANCE APPROVAL OF 4.4 SF ABOVE 20 SF REQUIREMENT

Project: 1818

Location: 1070 Ghent Rd., Bath OH 44333

Scale: N/A

Drawn By: FastSigns File: 1818_Zoning

Date: 04/23/26

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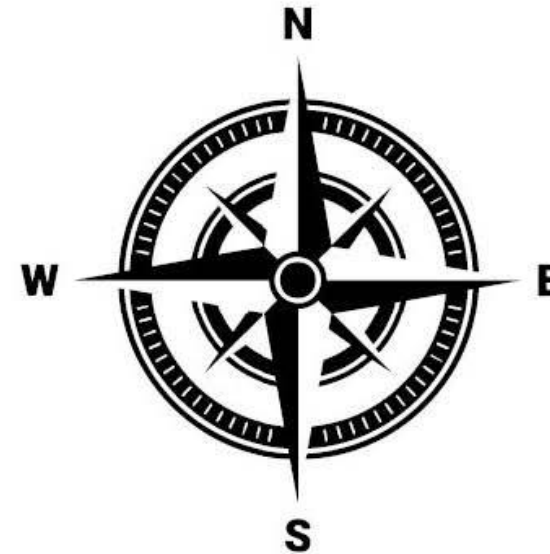
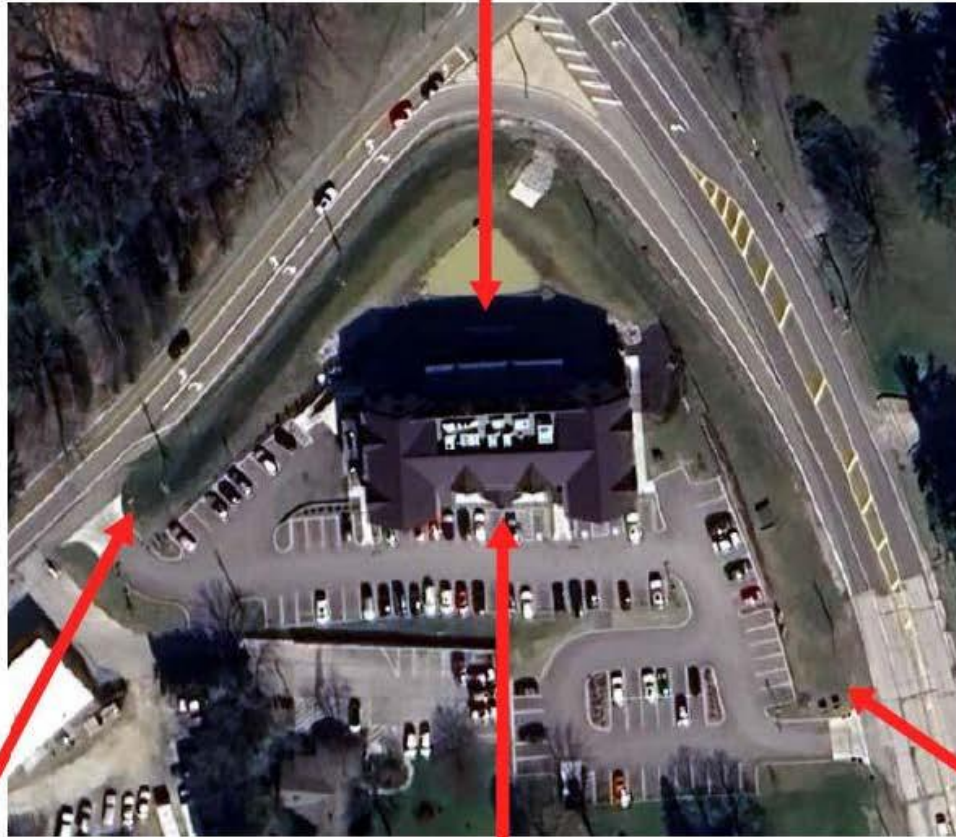
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FASTSIGNS.

Make Your Statement™

5221-A Northfield Road, Bedford Hts., OH
44146 216.581.4141

**Restaurant Patio Rear Sign:
Facing Intersection N. Cleveland Massillon Rd & Ghent Rd**



Driveway Monument Sign
off of Cleveland Massillon Rd.

**Restaurant Entry Sign:
Facing Parking Lot / Ghent Rd**

Driveway Monument Sign
off of Ghent Rd.

149 ft linear frontage Front and Rear

Project: 1818

Location: 1070 Ghent R., Bath OH 44333

Scale: N/A

Drawn By: FastSigns File: 1818_Zoning

Date: 04/23/26

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FASTSIGNS.

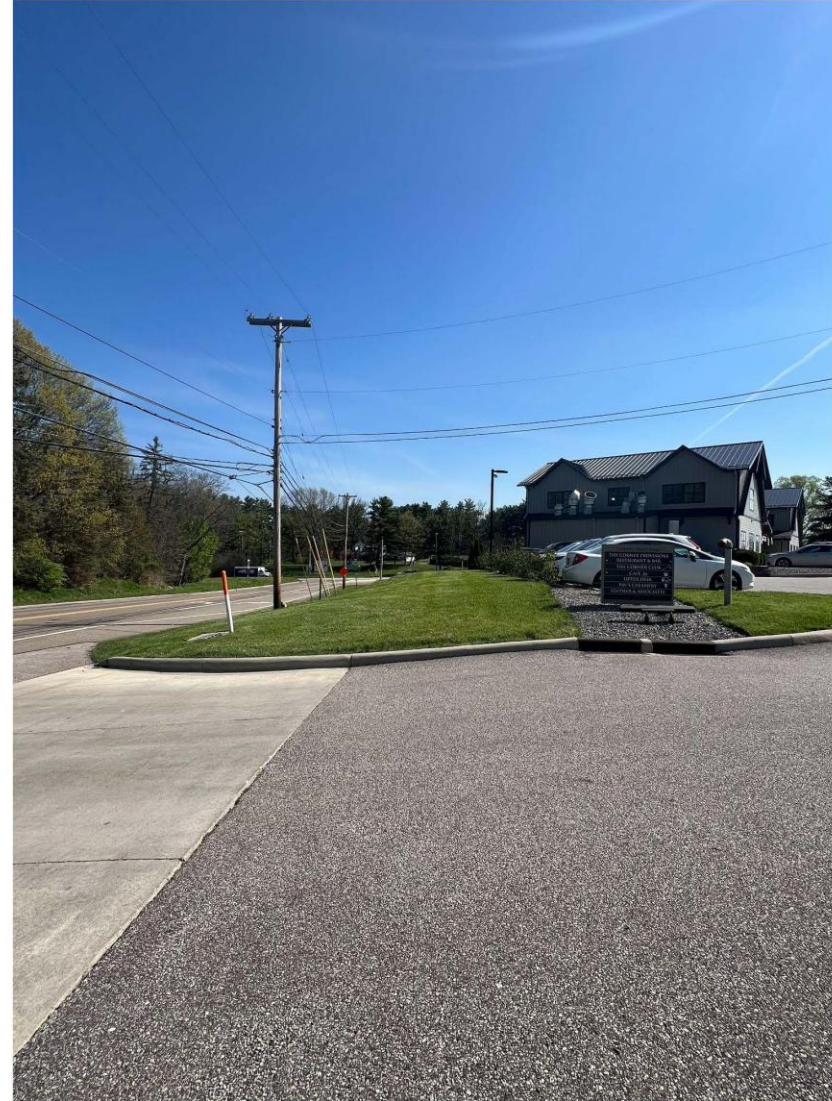
Make Your Statement

5221-A Northfield Road, Bedford Hts., OH
44146 216.581.4141

Ghent Rd.



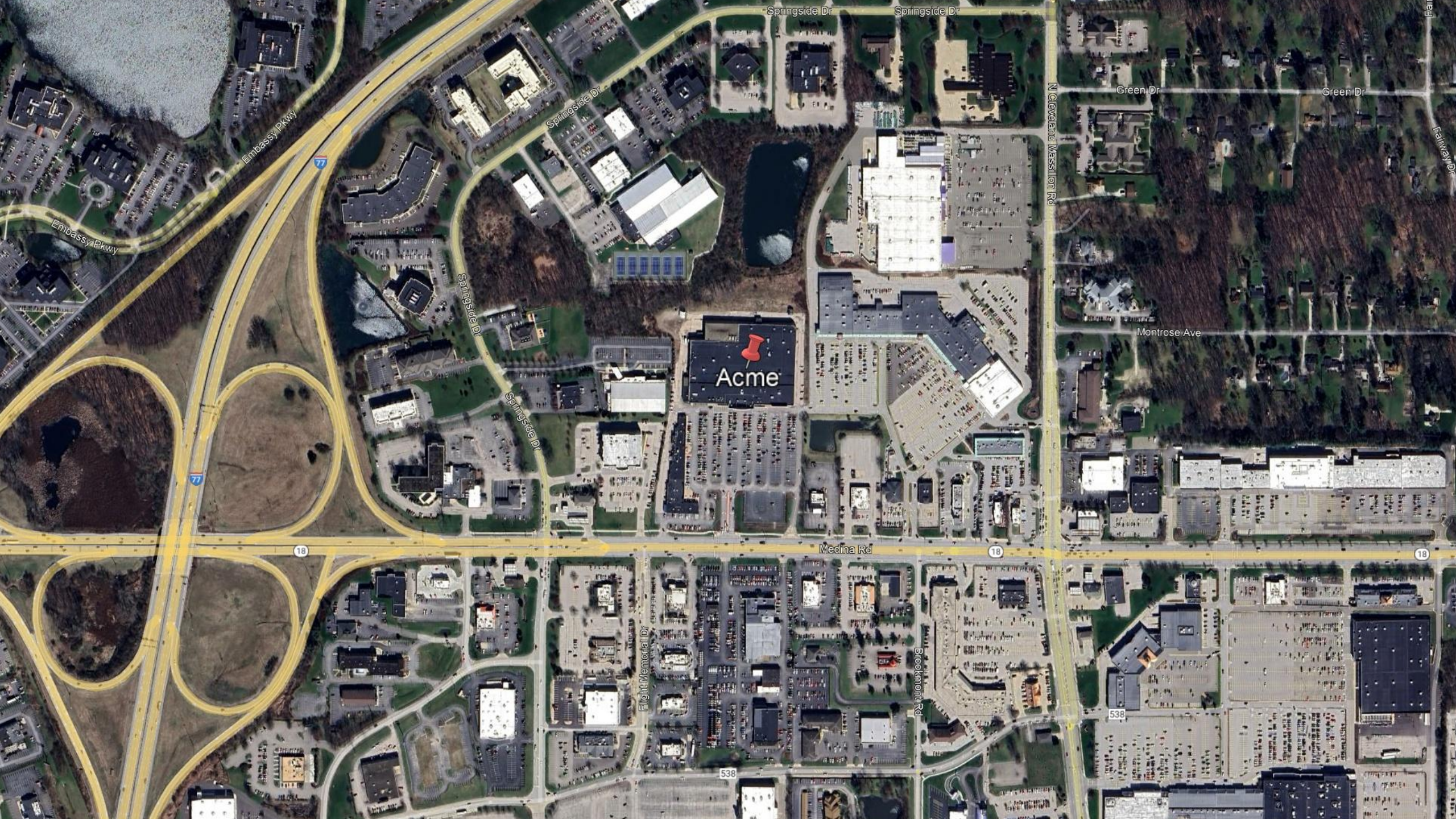
Cleveland Massillon Rd.



- Linda Nichols of LAAD Sign and Lighting
- Nordstrom Rack
- 3977 Medina Rd.
- Requesting a variance from Article 13, Section 1309-B(2) to exceed the permitted wall sign area for Nordstrom Rack.



BZA 26-08



Acme

Embassy Pkwy

Springside Dr

Springside Dr

Springside Dr

Springside Dr

Springside Dr

Green Dr

Green Dr

Montrose Ave

77

18

Medina Rd

18

18

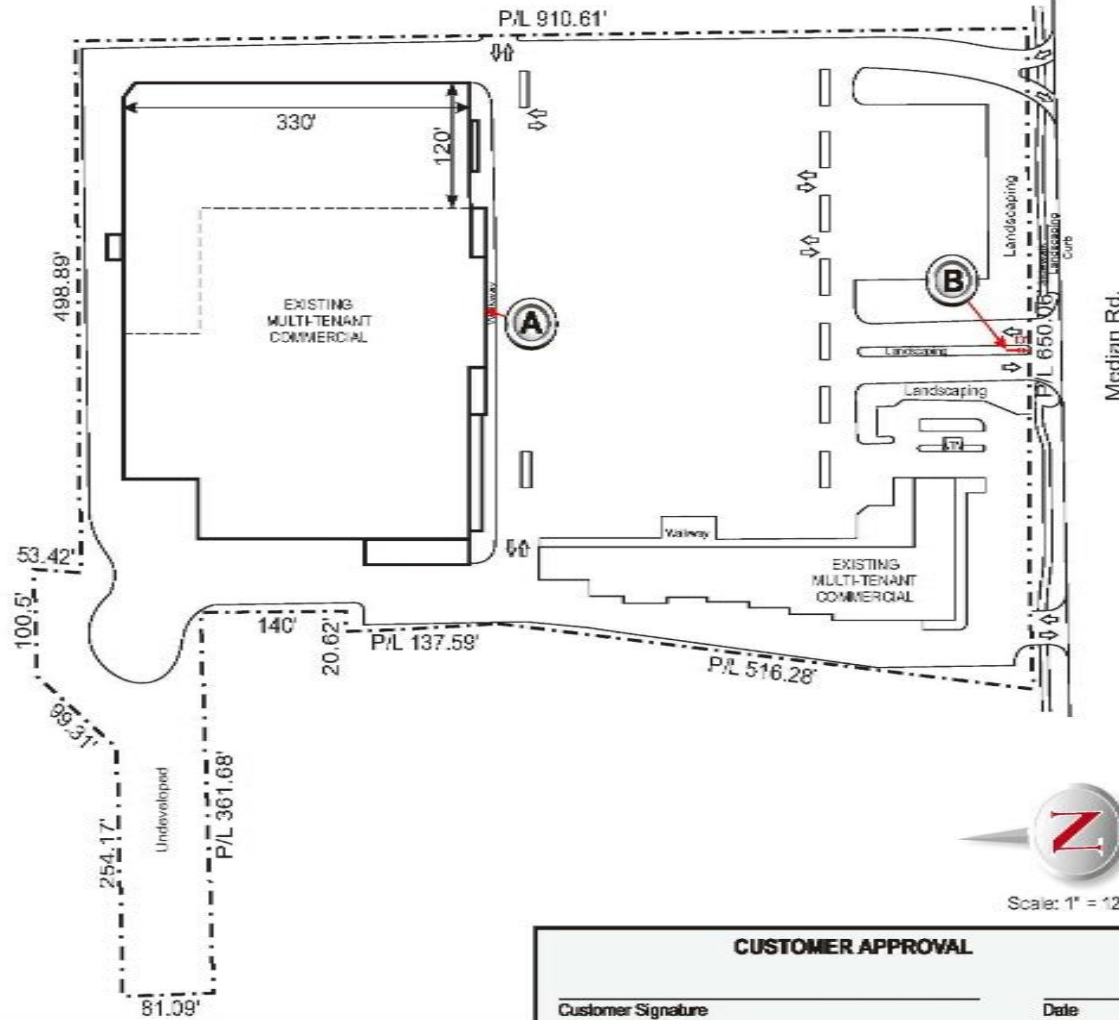
Flight Memorial Dr

Bookmont Rd

538

538

SITE PLAN



PID: 0500829

Property Owner:
Albrecht, Inc.
P.O. Box 1714
Akron, OH 44309

CUSTOMER APPROVAL

Customer Signature _____

Date _____

SIGNAGE SPECIFICATIONS

(A) FACE & HALO-LIT CHANNEL LETTERS
Manufacture and Install (1) set of Face & Halo Lit Channel Letters

(B) REPLACEMENT FACES

COAST SIGN

1500 W. Embassy St. Anaheim, CA 92802 714.520.9144

Date: 04.08.2026
Scale: NTS
Drawn: VJA
PIB: EP

Project Name: Nordstrom Rack
Address: 3077 Medina Road
City/State/Zip: Akron, OH 44333
Notes:

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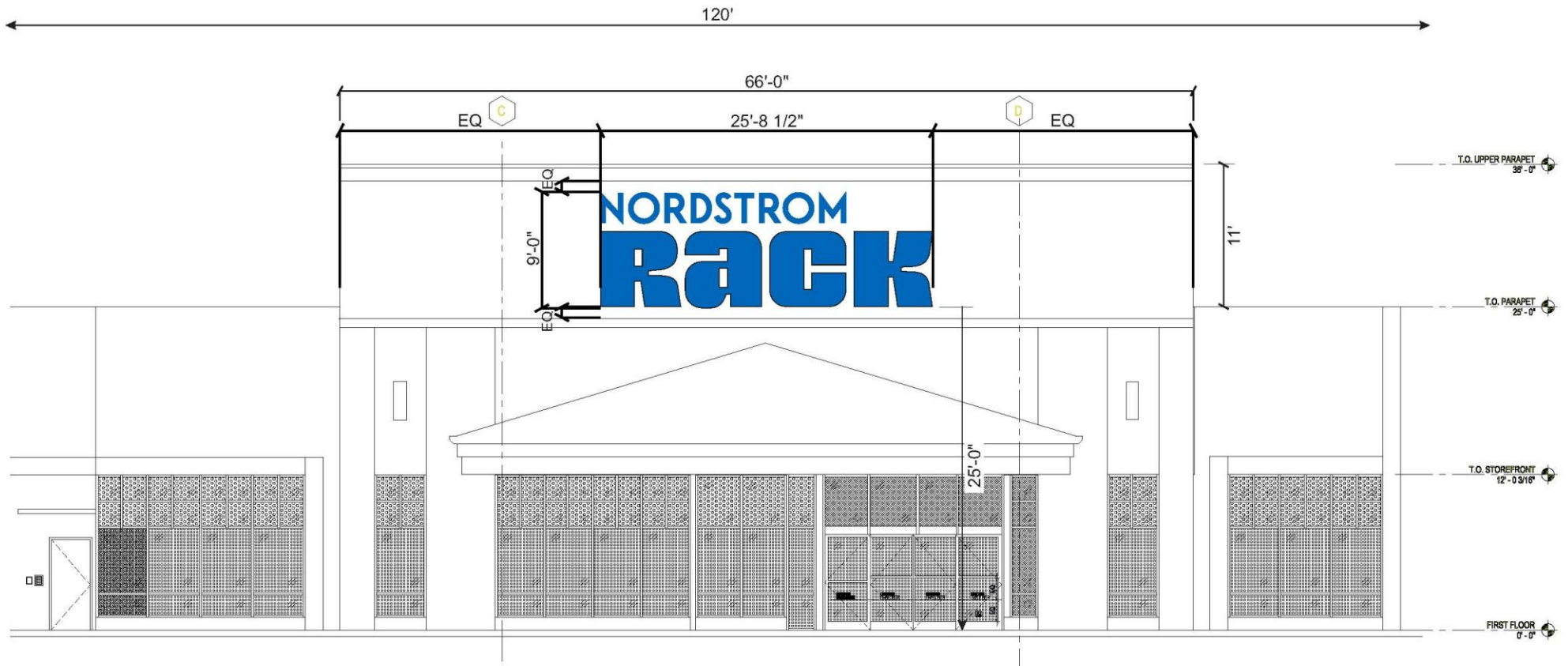
No.	Designer	Date	Revision Notes
1			
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6			

No.	Designer	Date	Revision Notes
7			
8			
9			
10			
11			
12			

DESIGN DRAWING 1 of 5

Request Number:

DEV-NORD-00055



EXTERIOR SOUTH ELEVATION @ FACE & HALO LIT REVERSE CHANNEL LETTERS

Scale: 1/8"=1'-0"

Sign Band Area: 66' x 11' = 726 SF
 Proposed Sign: 25'-8 1/2" x 9'-0" = 197.92 SF
 Percentage of Sign Band: 27.26%

CUSTOMER APPROVAL	
Customer Signature _____	Date _____

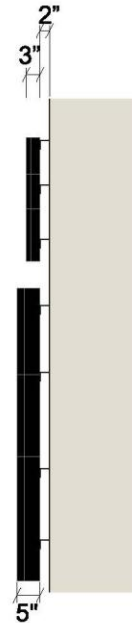
COAST SIGN
 1500 W. Embassy St. Anaheim, CA 92802 714.520.9144

Date: 04.03.2026	Project Name: Nordstrom Rack
Scale: NTS	Address: 3977 Medina Road
Drawn: WA	City / State / Zip: Akron, OH 44333
PM: EP	Notes:

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No.	Designer	Date	Revision Notes	No.	Designer	Date	Revision Notes
1.				7			
2.				8			
3.				9			
4.				10			
5.				11			
6.				12			

DESIGN DRAWING 2 of 5
 Request Number:
DEV-NORD-00055



A FRONT VIEW @ FACE & HALO LIT REVERSE CHANNEL LETTERS
Scale: 3/8" = 1'-0"

SIDE VIEW

NOTE:
LTRS WILL HAVE A
VERTICAL SEAM LINE *

A	B	C	D	E	NORDSTROM ONLY:		
					SQ. FT.	SQ. FT.	TOTAL SQ. FT.
5'-0"	14'-3-3/8"	1'-4-3/4"	3'-2-7/8"	10'-6-5/8"	14.72	46.26	60.98
6'-0"	17'-1-5/8"	1'-8"	3'-10-3/4"	12'-8"	21.11	66.75	87.86
7'-0"	19'-11-7/8"	1'-11-3/8"	4'-6-1/2"	14'-9-7/8"	28.79	90.78	119.57
7'-8-1/2"	22'-0-1/4"	2'-1-3/4"	5'-0"	16'-3-1/4"	34.91	110.10	145.01
9'-0"	25'-8-1/2"	2'-6-1/8"	5'-10-1/8"	19'-0"	47.69	150.23	197.92

A

GENERAL SPECIFICATIONS:

FACE & HALO LIT REMOTE CH/LTRS:

NORDSTROM:

FACES:..... .177" #7328 WHITE ACRYLIC W/3630-37 SAPPHIRE BLUE TRANS, VINYL
TRIMCAP:..... 1" JEWELITE BLACK TRIMCAP PAINTED "TRUE BLACK" SATIN FINISH
RETURNS:..... .040" X 3.300" BLACK/WHITE ALUM, COIL PAINTED "TRUE BLACK" SATIN FINISH
BACKS:..... .177" CLEAR LEXAN W/ 2ND SURFACE 3M #3635-70 WHITE DIFFUSER
ILLUMINATION:.... PRINCIPAL LEDS

RACK:

FACES:..... .177" #7328 WHITE ACRYLIC W/3630-37 SAPPHIRE BLUE TRANS, VINYL
RETAINER:..... .090" X 1" X 1 1/2" FAB. ALUM, PAINTED "TRUE BLACK" SATIN FINISH
RETURNS:..... .063" X 5.300" BLACK/WHITE ALUM, COIL
BACKS:..... .177" CLEAR LEXAN W/ 2ND SURFACE 3M #3635-70 WHITE DIFFUSER
ILLUMINATION:.... PRINCIPAL LEDS

COLOR LEGEND	
	VINYL: 3630-37 SAPPHIRE BLUE TRANS, VINYL PAINT: PMS 2144C BLUE
	PAINT: T/M TRUE BLACK
	VINYL: 3M #3635-70 WHITE DIFFUSER

CUSTOMER APPROVAL	
Customer Signature _____	Date _____

COAST SIGN
1500 W. Embassy St. Anaheim, CA 92802 714.520.9144

Date: 04.03.2026	Project Name: Nordstrom Rack
Scale: NTS	Address: 3977 Medina Road
Drawn: WA	City / State / Zip: Akron, OH 44333
PM: EP	Notes:

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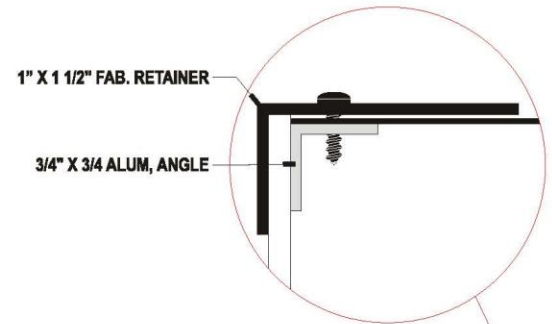
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DESIGN DRAWING 3 of 5
Request Number:
DEV-NORD-00055

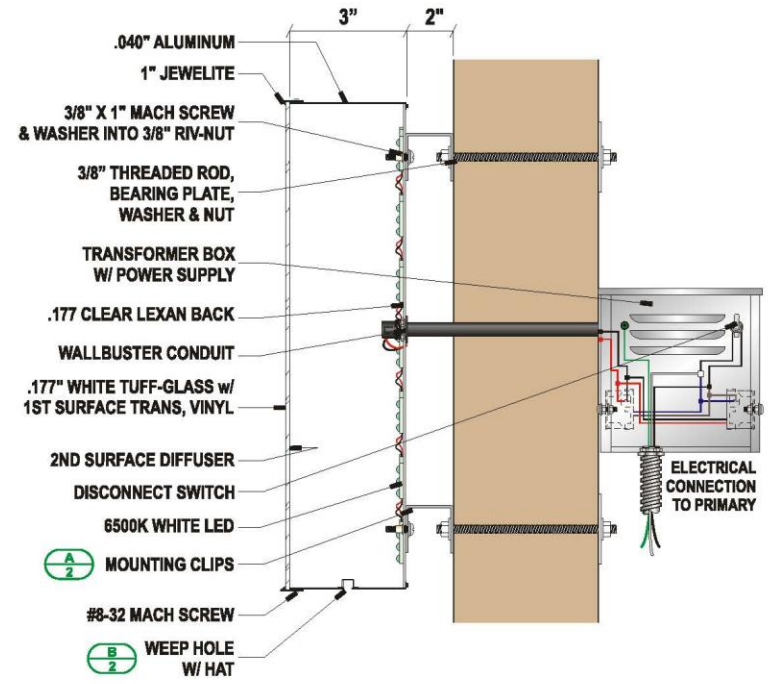
NORDSTROM RACK

CUSTOMER APPROVAL

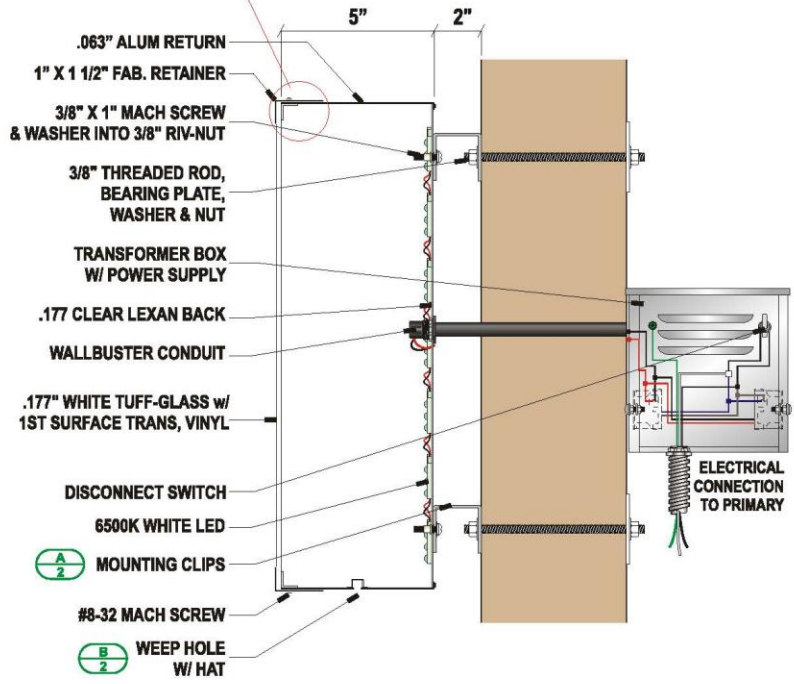
Customer Signature _____ Date _____



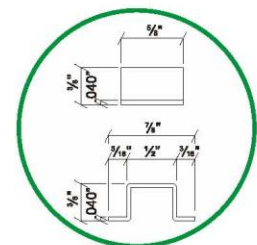
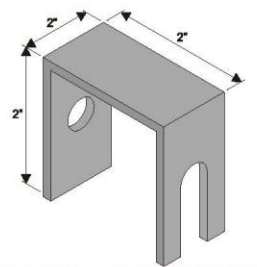
3 ILLUMINATED NIGHT VIEW
2 Scale: NTS



1 SECTION DETAILS @ FACE LIT NORDSTROM LETTERS
2 Scale: NTS



2 SECTION DETAIL @ FACE LIT RACK CHANNEL LETTERS
2 Scale: NTS



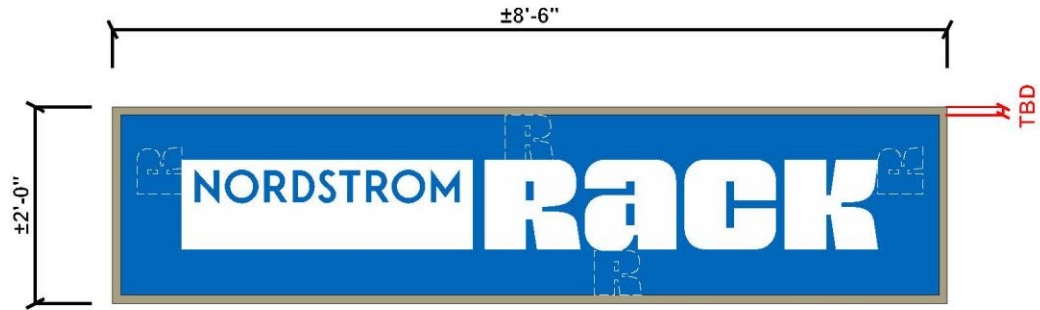
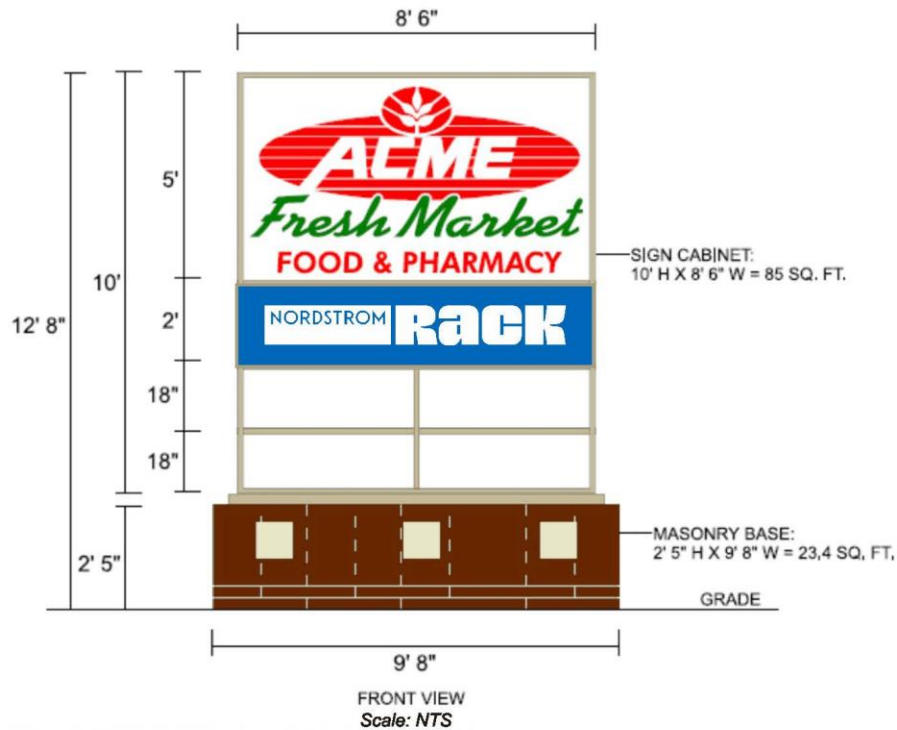
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Date: 04.03.2026	Project Name: Nordstrom Rack
Scale: NTS	Address: 3977 Medina Road
Drawn: WA	City / State / Zip: Akron, OH 44333
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5.				11			
6.				12			

DESIGN DRAWING 4 of 5
Request Number:
DEV-NORD-00055



NOTE: RETAINER SIZE TBD



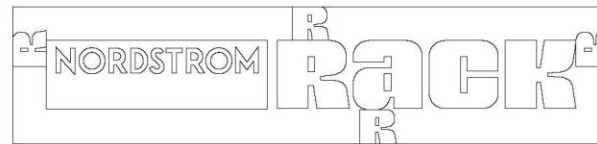
REPLACEMENT FACES

Scale: 3/4" = 1'-0"

QTY: 2

SPECIFICATIONS:

- 1. 0.177" THK. WHITE POLYCARBONATE (LEXAN) W/ APPLIED ON FIRST SURFACE VINYL OVERLAY.



CONCEPTUAL IMAGE ONLY
DIMENSIONS TO BE CONFIRMED

COLOR LEGEND

- WHITE LEXAN
- VINYL: 3630-37 SAPPHIRE BLUE TRANS, VINYL
PAINT: PMS 2144C BLUE

CUSTOMER APPROVAL

Customer Signature _____

Date _____

COAST SIGN
1500 W. Embassy St. Anaheim, CA 92802 714.520.9144

Date: 04.03.2026	Project Name: Nordstrom Rack
Scale: NTS	Address: 3977 Medina Road
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6.				12.			

DESIGN DRAWING 5 of 5

Request Number:

DEV-NORD-00055

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BOARD OF
ZONING APPEALS**

