



**BATH TOWNSHIP BOARD OF ZONING APPEALS**

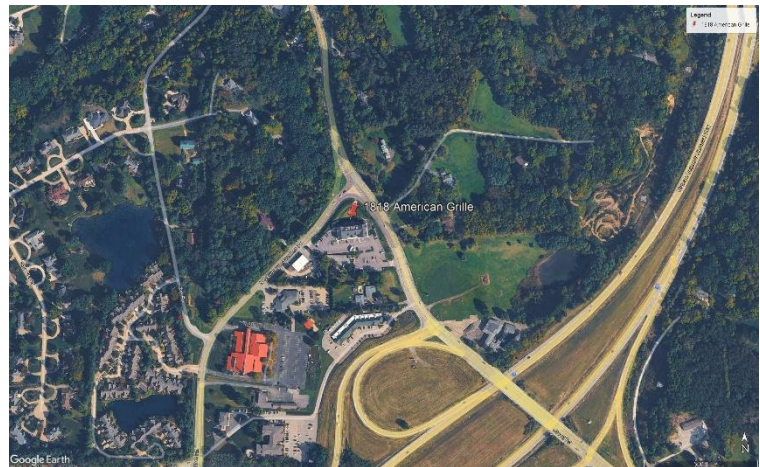
May 19, 2026

Earl DiMalanta of FastSigns for 1818 American Grille  
 Variance to exceed the area for a monument sign

Case #: 26-07	Zoning: B-1
Applicant: Earl DiMalanta	Adjacent Zoning: B-1 and R-2
Property Owner: Stonemill LLC	Lot Size: 2 Acres
Address: 1070 Ghent Rd.	Parcel: 0401022

**Location/Property:** Property is located south of the N. Cleveland Massillon Rd. and Ghent Rd. intersection. To the north, east and west are single family residences, and to the south are Wilson Garage and Dr. Slenn’s Veterinary Clinic.

**Site Description:** The site contains a mixed-use building and there are no environmental setbacks impacting the proposed signage.



**Proposal:** The Applicant is proposing to modify the existing monument signs to add 1818 American Grille. The updated proposed monument signs are as follows:

1. The monument signs (Ghent Rd. and N. Cleveland Massillon Rd.) are proposed to add a 26” wide – 4 sq. ft. circular sign to the side of the modified monument sign. The sign height would remain at 4’ and the overall size would increase from the current 16.3 sq. ft. to a proposed 24.4 sq. ft., the sign is externally illuminated.

**Zoning Comments:** The applicant is requesting a variance from a variance from Article 13, Section 1309-A(1)(A) to exceed the maximum permitted 20 sq. ft. area for proposed 24.4 sq. ft. monument sign which is a 22% increase in area above the permitted size.

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