



BATH TOWNSHIP ZONING

Summit County, Ohio

3664 West Bath Road - P.O. Box 1188 - Bath, Ohio - 44210-1188
Phone: 330.666.4007 - Fax: 330.666.0305
www.bathtownship.org

ZONING VARIANCE APPLICATION

For office use only:	ARC File No.: <u>26-06</u>	BZA File No.: <u>26-07</u>
Associated permits:		

Applicant Data

Name: EARL DiMARIANTA c/o 1818 AMERICAN GRILLE

Company Name: FASTSIGNS OF BEFORD HTS

Address: 5221 - A NORTHFIELD RD BEFORD HTS OH 44146

Telephone No.: 216-581-4141 Email: 111@fastsigns.com

Property Data

Zoning District: (circle one) R-1 R-2 R-3 R-4 B-1 B-2 B-3 B-4 B-5

Corner Lot: Yes No Note: Corner lots are required to meet the front setback on both streets.

Property Address: 1070 GHEM RD Parcel No.: _____

Allotment Name: CORNER PROVISIONS Lot No.: _____

Owner(s): TOM GILFNER

Owner Address: 1070 GHEM RD BATH OH 44333

Telephone No.: 704-620-4567

Variance(s) Requested DRIVEWAY MONUMENT SIGNS - CLEVELAND MASSILLON RD - GHEM RD

Below list the specific section from the Zoning Resolution from which the variance is being sought along with a description of each variance. The Zoning Resolution is available online at www.bathtownship.org through the zoning link.

1. Section: 1309-A (1)(A) Description: MAXIMUM SIGN AREA SHALL BE 20 SF. PROPOSE 29.25 SF EACH

2. Section: 1309-A (1)(D) Description: MAXIMUM SIGN HEIGHTS SHALL BE 4 FEET PROPOSE 7 FEET * Applicant revised

3. Section: _____ Description: to comply.

4. Section: _____ Description: _____



BATH TOWNSHIP AREA VARIANCE SUPPLEMENTAL FORM

PROJECT OVERVIEW

Provide an overview of the project:

Propose To install SEPARATE SIGN FOR 1818 AMERICAN GRUBS AT TOP OF MONUMENT SIGNS AT DRIVEWAY ENTRANCES AT CLEVELAND MASSILLON RD AND AT 6TH ST RD. THIS WOULD PROMOTE VISIBILITY AND PROMINENCE OF A RESTAURANT ON THE PROPERTY. CURRENTLY THE PROPERTY IS VERY COMMERCIAL AND "BUSINESS TENANT FEEL."

PRACTICAL DIFFICULTIES

The following factors shall be considered and weighed by the BZA to determine practical difficulty. If a factor is not applicable, please note that factor as "Not Applicable":

- A. Explain special conditions or circumstances that exist which are peculiar to your land or structure involved and which are not applicable generally to other lands or structures in the same Zoning District. (Examples of this are: exceptional irregularity, narrowness, shallowness or steepness of the lot, or adjacency to nonconforming and inharmonious uses, structures or conditions):

PROPERTY LOOKS AND FEELS VERY COMMERCIAL - MULTI TENANT BUILDING. SEPARATE SIGN NEEDED AT DRIVEWAY TO CALL OUT RESTAURANT. ALSO, BUILDING IS SET BACK QUITE A WAYS FROM THE STREET TRAFFIC.

- B. Explain how the property in question would not yield a reasonable return on investment or there could not be any beneficial use of the property without the variance.

SEE ABOVE

- C. Explain whether the variance is substantial or not:

SEE ABOVE

- I. Explain whether the spirit and intent behind the zoning requirement would be observed and/or substantial justice done by granting the variance.

N/A

**No single factor listed above may control, and not all factors may be applicable in each case. Each case shall be determined on its own facts.*

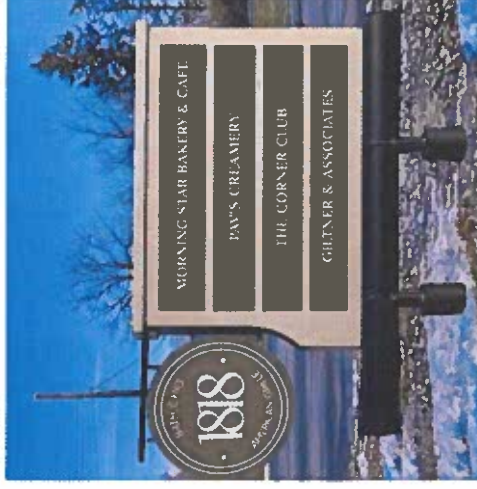
1818 American Grille, 1070 Ghent Rd, Bath, OH 44333

**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	Date: 04/23/26
Drawn By: FastSigns File: 1818_Zoning	
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	

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Make Your Statement™

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

26" H x 26" W

4" Deep



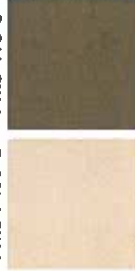
45" H x 52" W

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

Scale: N/A

Location: 1070 Ghent Rd., Bath OH 44333

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Date: 04/23/26

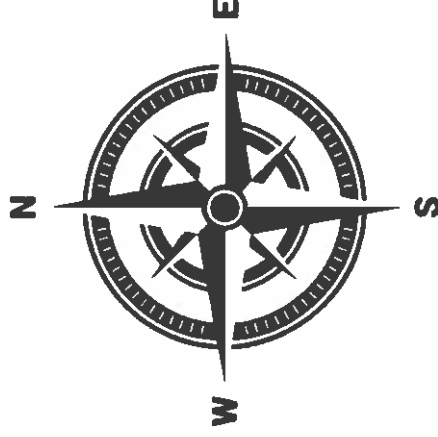
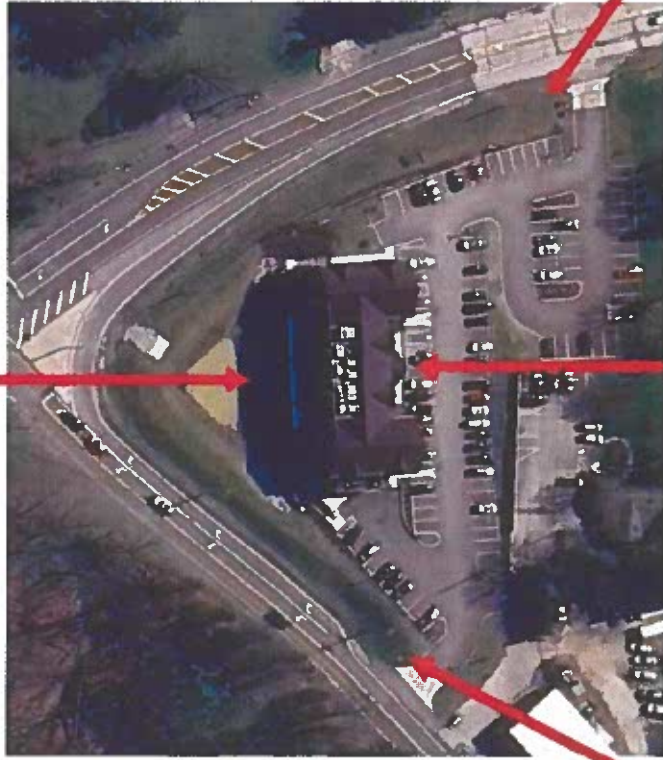
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**Restaurant Patio Rear Sign:
Facing Intersection N. Cleveland Massillon Rd & Ghent Rd**



**Driveway Monument Sign
off of Cleveland Massillon Rd.**

**Driveway Monument Sign
off of Ghent Rd.**

**Restaurant Entry Sign:
Facing Parking Lot / 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

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Ghent Rd.



Cleveland Massillon Rd.

