



# BATH TOWNSHIP ZONING

Summit County, Ohio

3964 West Bath Road - P.O. Box 1198 - Bath, Ohio - 44210-1198  
Phone: 330.666.4007 - Fax: 330.666.0305  
www.bathtownship.org

## ZONING VARIANCE APPLICATION

For office use only:	ARC File No.:	26-10	BZA File No.:	26-08
Associated permits:				

### Applicant Data

Name: Linda Nichols

Company Name: AAA Sign & Lighting Inc

Address: 3097 54th St Parma OH 44134

Telephone No.: 330-379-2297 Email: ofredwin@baasignandlighting.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: 3979 Malone Rd Parcel No.:

Allotment Name: (New East Market Fowl Pharmacy) Lot No.:

Owner(s): Albacht Tr

Owner Address: Andrew Sands Dr of Construction and Facilities

Telephone No.: 330-344-9077 a.sands@albachttr.com

### Variance(s) Requested

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](http://www.bathtownship.org) through the zoning link.

1. Section: 1309-B2 Description: maximum of 40 sq ft for a wall sign, per individual tenant

2. Section: \_\_\_\_\_ Description: \_\_\_\_\_

3. Section: \_\_\_\_\_ Description: \_\_\_\_\_

4. Section: \_\_\_\_\_ Description: \_\_\_\_\_

Contiguous Property Owners

The Township will notify all property owners within a 300' buffer of the parcel in question.

Required Site Plan Data and Architectural/Construction Drawings

- Six (6) copies of site plan and plans along with a digital copy (ex: .pdf) of site plan and plans (11 x 17 preferred). The site plan must show the following:
  - A North arrow and scale
  - Existing structures and dimensions
  - Driveway and road access locations (existing and/or proposed)
  - Proposed structure(s) and dimensions
  - All setbacks
  - Roads
  - Lot dimensions
  - Easements and details
  - Septic system and well location (if applicable)
  - Indicate the location of lakes, ponds, wetlands, ravines, or other unusual topography
  - Riparian Corridor(s) must be clearly indicated on all lots containing applicable watercourses
  - All slopes greater than 18% must be indicated on a two (2) foot contour interval map with the contours extending at least 100 feet beyond the lot lines
- If applicable, Six (6) copies of the building/construction plans along with a digital copy (ex: .pdf) showing major details including height data must be submitted with the application (11 x 17 preferred).
- The "Bath Township Area Variance Supplemental Form" shall be filled out completely for each variance requested.
- Digital copy of all required documents (i.e. emailed .pdf file)

Applicant Certification

Applicant Signature: \_\_\_\_\_

*Steve Pridde*

Date: \_\_\_\_\_

*4-22-26*

Fee -- due at time of application (make check payable to Bath Township Trustees)

- for residential applications -- two hundred and fifty dollars (\$250.00)
- for commercial/business applications -- three hundred and fifty dollars (\$350.00)
- for major subdivisions or use variances -- five hundred dollars (\$500.00)

For Office Use Only

Appearance Review Commission File No.: ARC - \_\_\_\_\_

Board of Zoning Appeals File No.: BZA - \_\_\_\_\_

Hearing Date: \_\_\_\_\_ Public Notice Date: \_\_\_\_\_

Published In: \_\_\_\_\_ Abutting Property Owners Notification Date: \_\_\_\_\_

- Approved     Approved with Conditions     Denied

Comments: \_\_\_\_\_

Zoning Inspector Signature: \_\_\_\_\_ Date: \_\_\_\_\_



BATH TOWNSHIP AREA VARIANCE SUPPLEMENTAL FORM

PROJECT OVERVIEW

Provide an overview of the project:

New wall signage for Norstrom Rack.

Blank lines for project overview.

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):

Norstrom Rack is going into the retail space where John Edwards was previously. John's signage was similar size to the proposed Norstrom Signage

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.

The space is a substantial portion of the plaza. Signage that would be any smaller than proposed would appear too small for the space

C. Explain whether the variance is substantial or not:

Blank lines for explanation of variance.

D. Explain whether the essential character of the neighborhood would be substantially altered or if adjoining properties would suffer a substantial detriment as a result of the variance.

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E. Explain whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, garbage, fire, street services.).

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F. Did the applicant purchase the property with or without knowledge of the applicable zoning restriction?

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G. Explain whether the special conditions or circumstances (listed in response to question A above) were a result of actions of the applicant or prior owners.

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H. Demonstrate whether the applicant's predicament feasibly can be resolved through a method other than a variance (e.g., a zone-conforming but unworkable example, or by minimizing the variance).

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

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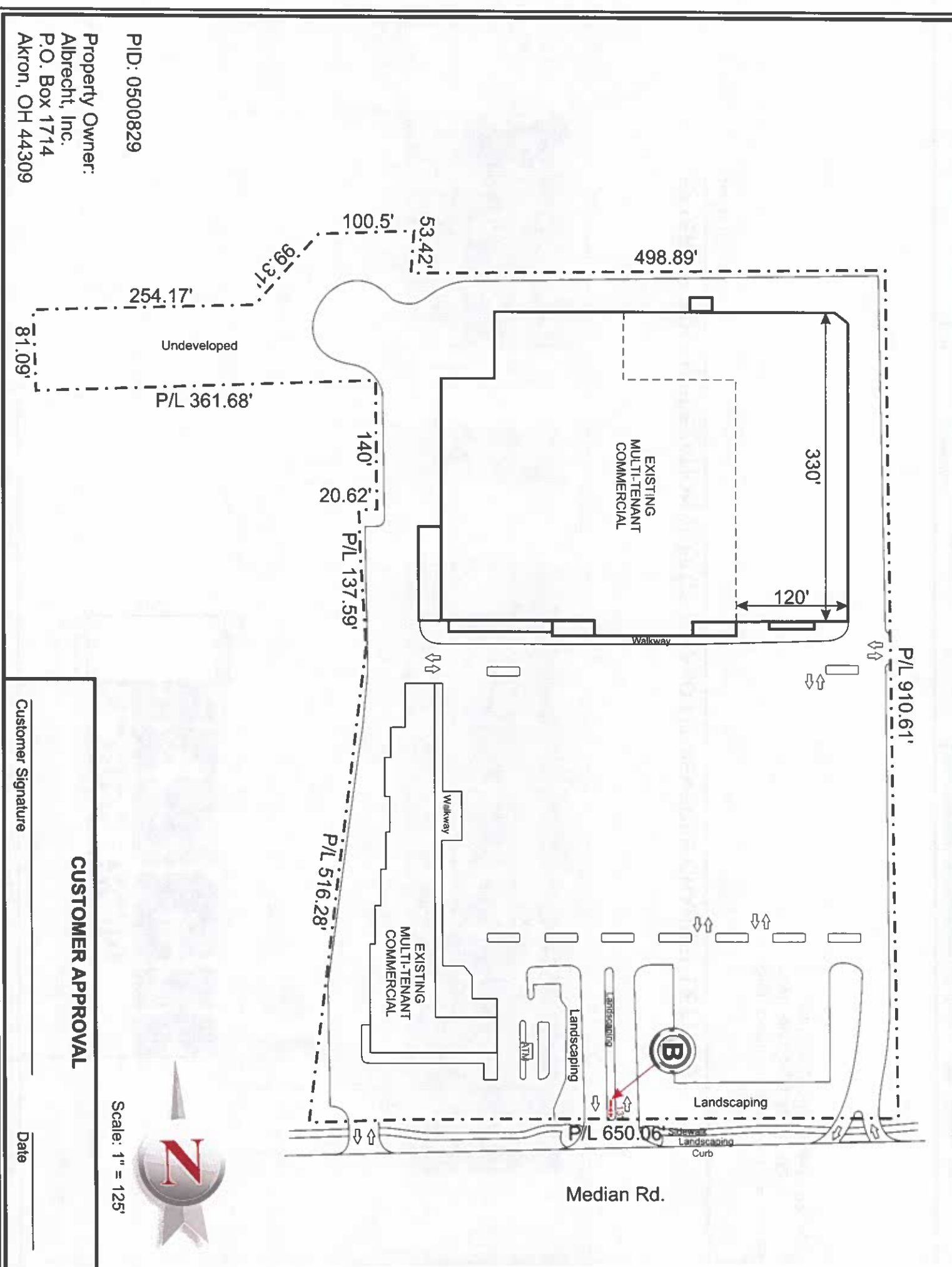
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*\*No single factor listed above may control, and not all factors may be applicable in each case. Each case shall be determined on its own facts.*

**SITE PLAN**



**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

Request Number: **DEV-NORD-00055**

PID: 0500829  
 Property Owner:  
 Albrecht, Inc.  
 P.O. Box 1714  
 Akron, OH 44309

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

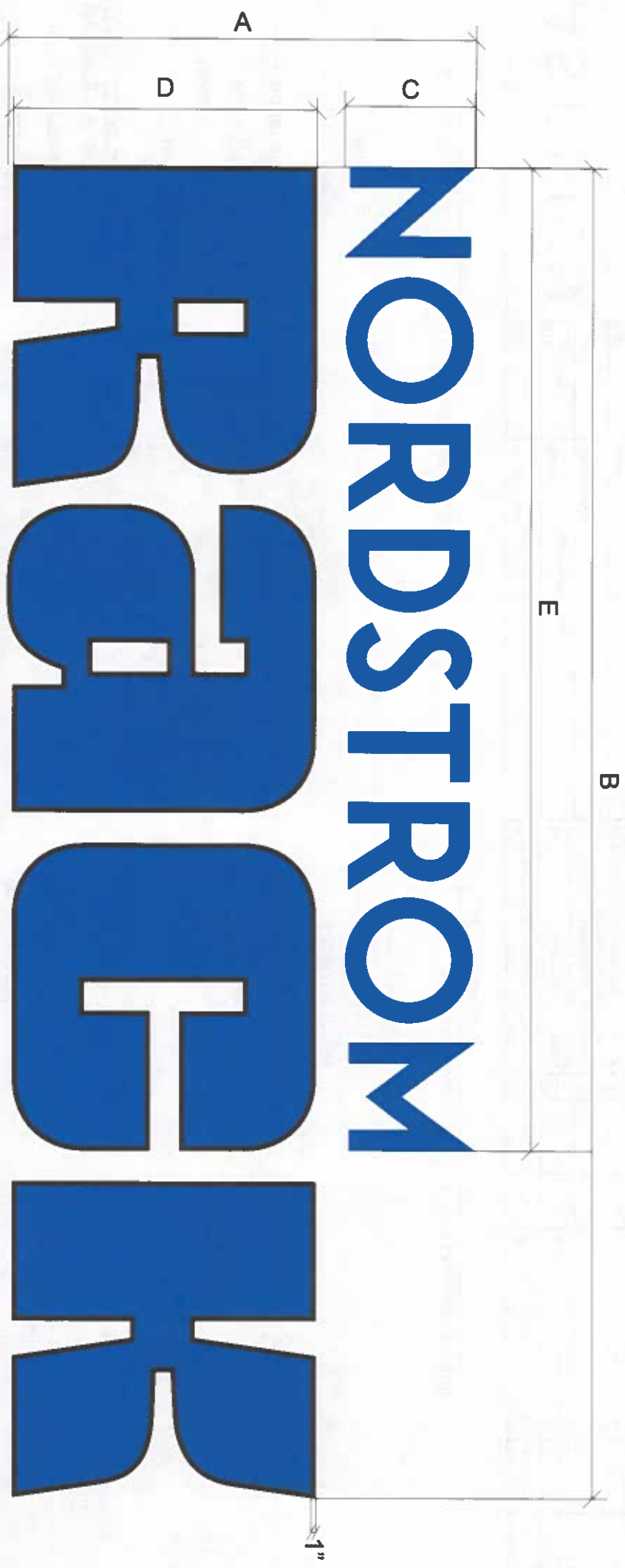
Date: 04.03.2026	Project Name: Nordstrom Rack
Scale: NTS	Address: 3977 Medina Road
Drawn: WA	City/State/Zip: Akron, OH 44333
PH: EP	Notes:

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No.	Designer	Date	Revision Notes
1			
2			
3			
4			
5			
6			

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

**DESIGN DRAWING 1 of 5**



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

NORDSTROM RACK ONLY:

A	B	C	D	E	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

**NOTE:**  
LTRS WILL HAVE A  
VERTICAL SEAM LINE \*

**GENERAL SPECIFICATIONS:**

**FACE & HALO LIT REMOTE CH/LTRS:**

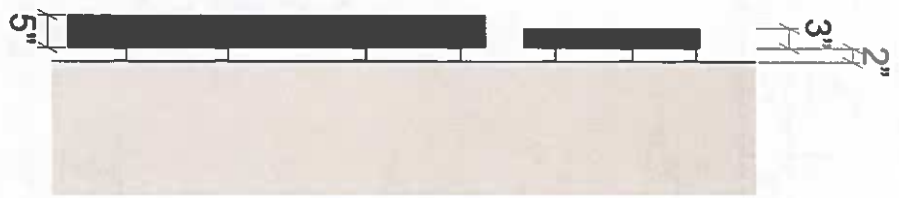
**NORDSTROM:**

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

**SIDE VIEW**



**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 \_\_\_\_\_

**DESIGN DRAWING 3 of 5**

Request Number:  
**DEV-NORD-00055**

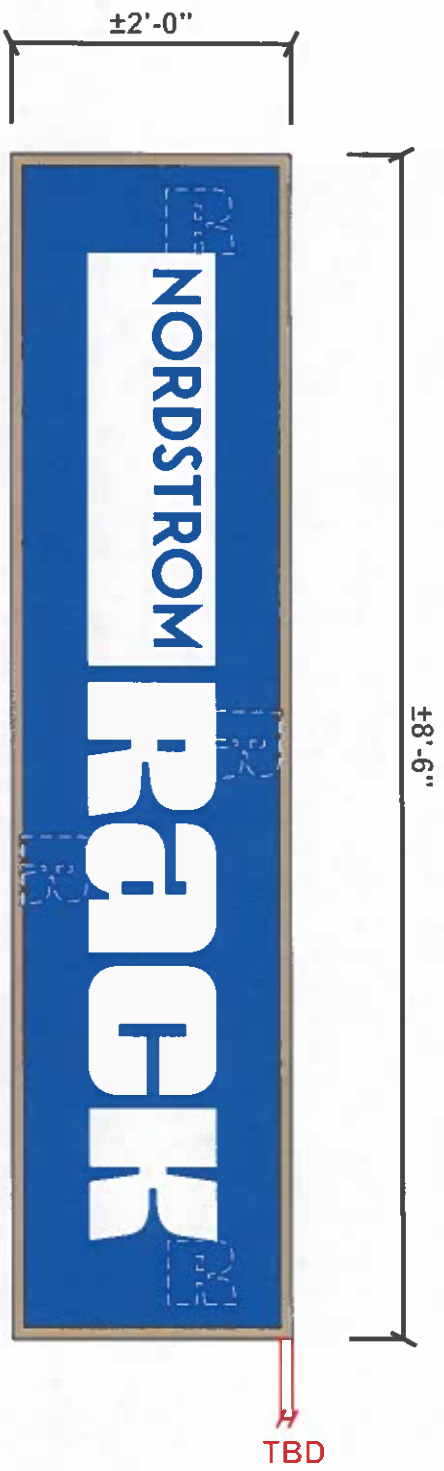
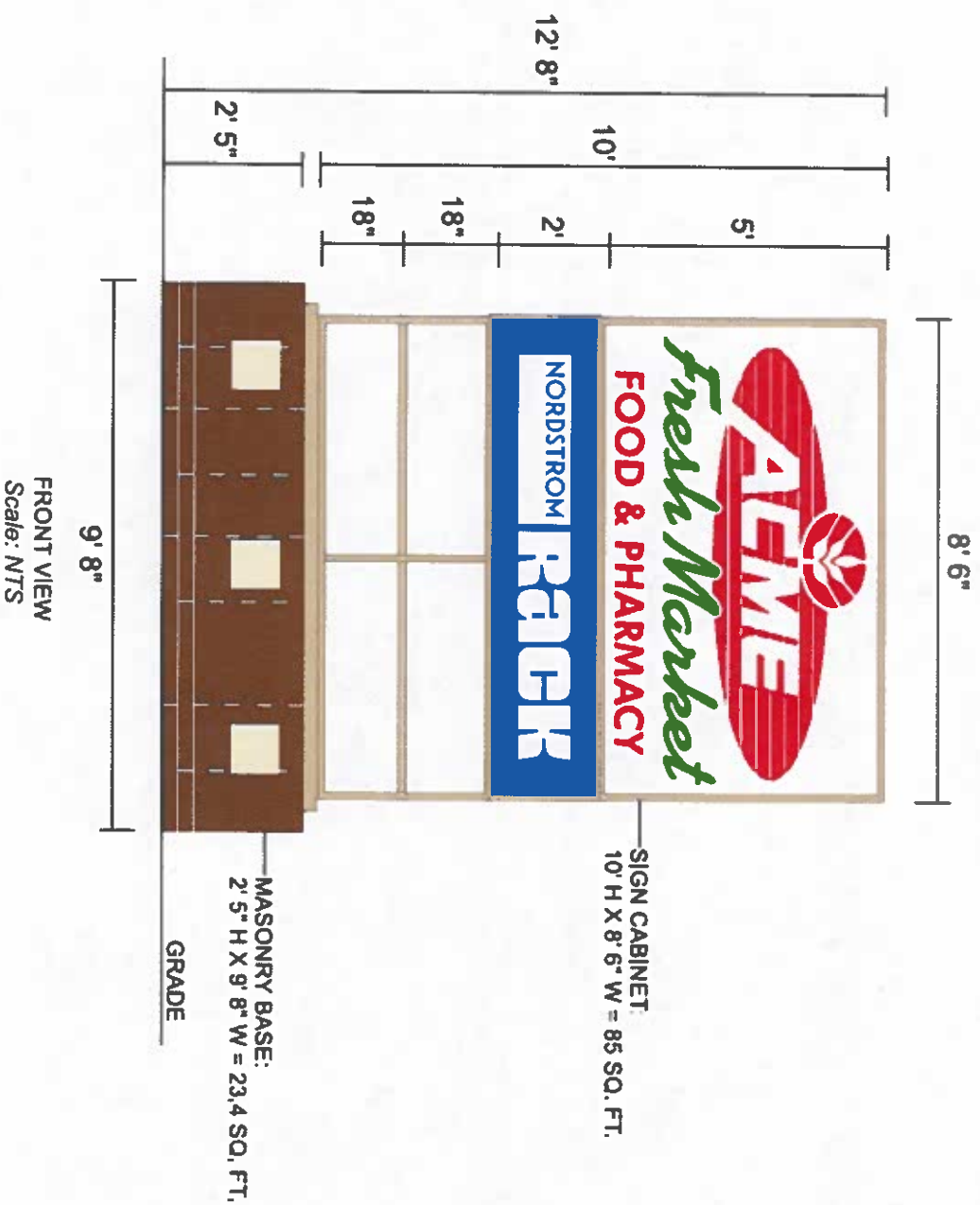
**COAST SIGN**

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
PW: EP	Notes:

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3				9		
4				10		
5				11		
8				12		



**REPLACEMENT FACES**

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

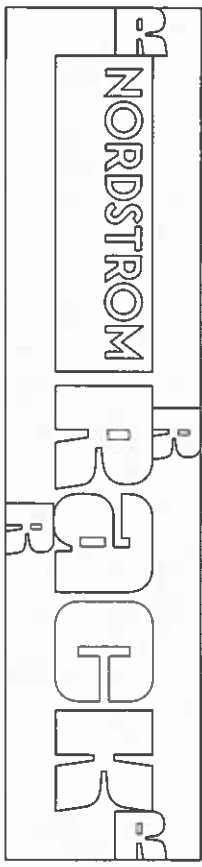
**SPECIFICATIONS:**

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

**QTY: 2**



NIGHT ILLUMINATION VIEW



**CLEAR SPACE**

**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 \_\_\_\_\_

**DESIGN DRAWING 5 of 5**

Request Number:

**DEV-NORD-00055**

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