



BATH TOWNSHIP ZONING

Summit County, Ohio

3864 West Bath Road - P.O. Box 1188 - Bath, Ohio - 44210-1188

Phone: 330.668.4007 - Fax: 330.668.0305

www.bathtownship.org

APPEARANCE REVIEW COMMISSION

For office use only:	ARC File No.:	BZA File No.:
Associated permits:		

Applicant Data

Name: Brian Becker FOR Kipp Krosky
 Company Name: Becker Signs Inc. Arcadian Detailing Supply
 Address: 6381 Chittenden Rd, E9, Hudson, OH 44236
 Telephone No.: 330-659-4504 Email: brian@becker-signs.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: 1864 N. Cleveland - Massillon Rd.
 Allotment Name: _____ Parcel No.: 0403975
 Owner(s): Iso Capital Group LLC (Jeanne Thomassias)
 Owner Address: 837 N. Cleveland - Massillon Rd, Akron, OH 44333
 Telephone No.: 330-714-5556

Type of Review (check all that apply)

- Site Plan
- Building/Elevation
- Sign
- Other (explain): _____

Required Site Plan Data and Architectural Drawings

The following items must be submitted with the application in order to be reviewed. A digital copy of site plan and plans will be required upon submission. (The application will be reviewed and placed on the agenda for review by the ARC once the application is deemed complete)

- 1 copy of site plan – must show existing structures, proposed structures, all setbacks and lot dimensions, driveway access location, all easements, septic system and well location (if applicable), and any unusual topography (include streams, lakes, ponds, ravines, steep slopes, etc.)
- 1 copy of elevations, signs, landscaping, lighting, parking, etc.
- Digital copy of all required documents (i.e. .pdf file)

Fee – Due at time of application (make check payable to Bath Township Trustees)

- For Site Plan - \$100.00

Applicant Signature: [Signature] Date: 9/17/25



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ARC Sign Checklist

Items Required:

- Current, complete Permanent Sign Application (obtain from office or internet).
- Digital copy of all required documents (i.e. .pdf file).

Submit copy of the required information listed: (also, see application for details).

- SITE PLAN
 - Boundaries of property dimensioned.
 - Setback dimensions for free standing signs.
 - Topography, proposed and existing denoted with contours no greater than two feet (2'). (Not required if no topographical change)
 - Structures, new and existing, located and labeled.
 - Signs located and keyed to respective plans and elevations.
- BUILDING ELEVATIONS (If submitting for a wall mounted sign)
 - Floor plans and elevations denoting doors, glazing, materials (with sizes), and dimensions.
 - Sign details and location on elevation noted with sign area (area of lettering if lettering has no background).
 - Illumination method.
- FREE STANDING SIGNS (If submitting for a free standing sign)
 - Plans and elevations (front, back, side) with vertical and horizontal dimensions, material type, and area of sign noted on drawing.
 - Landscape at base of sign denoting plant species and quantities. *existing*
 - Illumination method. *Non-Illuminated*
- CONTEXT in relation to the surrounding area.
 - Building: sign has unity of character and design with building.
 - Surrounding area: sign is compatible with surrounding area.
- Material Board, photographs or true color rendering
 - Base material.
 - Lettering and background material.

Notes:

1. Setbacks along roads are measured from the road right-of-way, NOT from pavement.
2. Report building heights as the vertical distance from the grade to the highest point of the coping of a flat roof or the deck line of a mansard roof, or to the mean height level between eaves and ridge of gable, hip and gambrel roof.
3. Contractor signs are allowed provided they do not exceed five square feet overall, are less than four feet high overall, are at least 10 feet from the road right of way and 20 feet from property lines, are not illuminated, and are well maintained.



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SIGN (PERMANENT) APPLICATION

For office use only:	Permit No.:	ARC File No.:	BZA File No.:
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Applicant Data

Name: Brian Becker FOR Kipp Krosky
 Company Name: Becker Signs Inc. Arcadian Detailing Supply
 Address: 6381 Ch. Henden Rd., E9, Hudson, OH 44236
 Telephone No.: 330-659-4504 Email brian@beckersigns.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

Site Address: 1864 Cleveland Massillon Rd.

Owner(s): ISO Capital Group (Jeanne Thomarios)

Owner Address: 877 N. Cleveland Massillon Rd., Akron, OH 44333

Telephone No.: 330-714-5556

Is this a corner lot? Yes No

Shopping Center or Multiple Occupancy Building Yes* No 2 businesses in two buildings on same lot

*Plaza/Building Name: Arcadian Detailing Supply

Sign Data

All permanent sign applications will be reviewed by the Appearance Review Commission (ARC). The ARC reviews the proposed signage and recommends to the Zoning Inspector and Board of Zoning Appeals, if applicable, as to the:

1. General appearance of the sign and compatibility with the surrounding areas
2. Height & Size
3. Landscaping
4. Other contributing factors

Fill out the table below for each proposed sign with the following information:

1. Reason – new, replacement, alteration, location change, etc.
2. Type – wall, side wall, monument, or canopy
3. Overall sign dimensions – height x width x depth (in feet)
4. Sign area in square feet
5. Illumination – internal or external and candle power
6. Number of sides
7. Building face area in square feet

Sign No.	Reason	Type	Dimensions	Area	Illumination	Number of Sides	Building Face Area
1	New Business	Ground	60"X33"	13.75 SF	None	2	N/A
2							
3							
4							
5							

Total area of wall signs: _____

Percentage of wall area: _____

Required Site Plan Data and Sign Detail Drawings

The following items must be submitted with the application in order to be reviewed. The application will be reviewed by the Zoning Inspector and the Appearance Review Commission. No applications will be reviewed at the time of submittal. *Incomplete applications will delay the review process.* Site inspections will be conducted at the discretion of the Zoning Inspector.

1. One (1) copy of the site plan showing the following:
 - A North arrow and scale
 - Existing structures and dimensions
 - Driveway and road access locations (existing and/or proposed)
 - Proposed sign location(s)
 - Sign area landscaping denoting type and quantity of material (if applicable)
 - All applicable setbacks
 - Roads
 - Lot dimensions
 - 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

2. One (1) copy of the sign drawings showing the major details listed below.
 - Overall size, drawn to scale
 - Sign area calculations, including building wall face area (if applicable)
 - Lighting (if applicable)
 - Landscaping (if applicable)
 - Construction materials
 - Mounting details including height of sign above grade
 - Detailed sign color elevations

3. Digital copy of all required documents (i.e. .pdf file)

Applicant Certification

By initialing, the applicant has read, understands, and agrees to the following:

- BBB 1. Right Of Revocation - It is understood and agreed by this applicant that any error, misstatement, misrepresentation of material fact, with or without intent, such as might and/or would cause a refusal of this application, or any material alteration in the accompanying plans made subsequent to the issuance of a Zoning Certificate without approval of the Zoning Inspector or Zoning Board of Appeals, shall constitute sufficient grounds for the revocation of such certificate.
- BBB 2. The applicant agrees to allow the Zoning Inspector access to the property for on-site inspection(s).
- BBB 3. There may be deed restrictions on the property that differ from the Bath Township Zoning Regulations. Please check your deed to make sure that any proposed project meets any restrictions that may be in effect.
- BBB 4. The zoning certificate shall become void at the expiration of one (1) year after date of issuance, unless the structure or alteration thereof is started, or within two (2) years after the date of issuance, unless the structure or alteration is completed.

Applicant Signature: Bob DeBeke Date: 9/17/25

Fee (make check payable to Bath Township Trustees)

\$50.00 for each sign

For Office Use Only

Appearance Review Commission File No.: ARC - -

Board of Zoning Appeals File No.: BZA - -

- Approved
- Approved with Conditions*
- Denied

*If approved with conditions, attach copy of conditions to this application and Zoning Certificate.

Zoning Certificate File No.: ZP - -

- Approved
- Denied**

Zoning Inspector Signature: _____ Date: _____

** Reason for denial: _____



PARCEL MAP
FROM
SUMMIT COUNTY
GIS

SIGN SETBACKS
150' TO NORTH LOT LINE
140' TO SOUTH LOT LINE
26 FEET TO RIGHT OF WAN

BECKER SIGNS

WE'LL GET YOU NOTICED

330 659 4504 | BECKERSIGNS.COM

ALL ARTWORK AND DRAWINGS ARE PROPERTY OF BECKER SIGNS INC. ANY USE OTHER THAN VIEWING FOR CUSTOMER APPROVAL OR PERMIT APPLICATION IS PROHIBITED UNLESS SPECIFICALLY ALLOWED IN WRITING BY BECKER SIGNS INC. COST OF ART DEVELOPMENT MUST BE PAID TO BECKER SIGNS INC. PRIOR TO ANY OTHER USE.

PROJECT
ARCADIAN DETAIL SUPPLY
1864 CLEVELAND MASSILLON ROAD, BATH

DWG
0403975 SITE

DRAWN BY BDB
REV
DATE 09/17/25

BECKER SIGNS INC.
6381 CHITTENDEN ROAD, E9
HUDSON, OH 44236
330-659-4504
BECKERSIGNS.COM



2-SIDED 60" WIDE X 33" TALL SIGN PANEL MOUNTED IN WHITE VINYL FRAME
 VINYL FRAME POSTS ARE BURIED 36" IN GROUND AND CONCRETED
 SIGN PANEL IS MATTE-LAMINATED DIGITAL PRINTS MOUNTED TO 1/4" ACM
 SIGN IS INSTALLED IN EXISTING LANDSCAPED AREA.

13.75 S.F.

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PROJECT

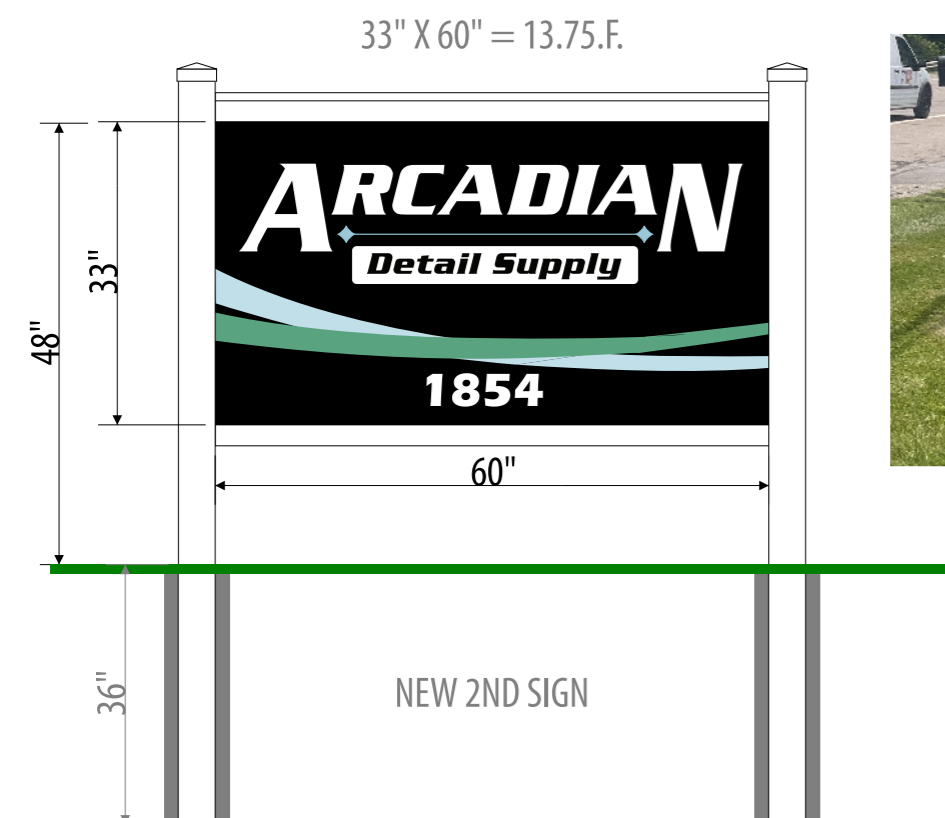
ARCADIAN DETAIL SUPPLY
 1864 CLEVELAND MASSILLON ROAD, BATH

DWG

GROUND SIGN RENDERING

DRAWN BY BDB
 REV
 DATE 8/15/25

BECKER SIGNS INC.
 6381 CHITTENDEN ROAD, E9
 HUDSON, OH 44236
 330-659-4504
 BECKERSIGNS.COM



EXISTING LANDSCAPING, CENTER SHRUB TO BE REMOVED



EXISTING SIGN ON PROPERTY

BECKER SIGNS

WE'LL GET YOU NOTICED

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PROJECT	ARCADIAN DETAIL SUPPLY 1864 CLEVELAND MASSILLON ROAD, BATH		
DWG	PROPERTY PERSPECTIVE	DRAWN BY	BDB
		REV	
		DATE	9/17/25

BECKER SIGNS INC.
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