



# BATH TOWNSHIP ZONING

Summit County, Ohio

3864 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.:	BZA File No.:
Associated permits:		

### Applicant Data

Name: HYDE PARK PRIME STEAKHOUSE c/o MIKE BIZJAK / CESCO IMAGING

Company Name: CICOGNA ELECTRIC & SIGN CO d/b/a CESCO IMAGING  
Address: MAIN OFFICE 4330 N. BEND RD. ASHTABULA, OH. 44004

Telephone No.: 216.392.8416 Email: MBIZJAK@CESCOIMAGING.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: 4013 MEDINA RD. Parcel No.: 0500737

Allotment Name: MONTROSE DEVELOPMENT Lot No.: 1  
(RESTAURANT) (PROP. TRAPHOTS LLC)

Owner(s): HP GROUP LLC / CONTACT JOE SACCONI

Owner Address: 21945 CHAGRIN BLD., BEACHWOOD, OH. 44122

Telephone No.: 216.272.8317

### 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-B(2) Description: ADDITIONAL 25 SF OF SIGN AREA PER TENANT FRONTAGE - ABOVE 40 SF CAP.

2. Section: 1309-B Description: SECOND WALL SIGN ON FRONT ELEVATION

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

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

Contiguous Property Owners

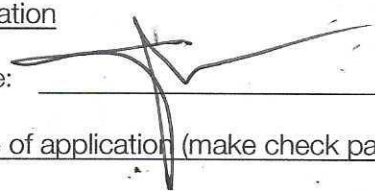
The Township will notify all property owners within a 300' buffer of the parcel in question.

Required Site Plan Data and Architectural/Construction Drawings

1. 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
2. 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).
3. The "Bath Township Area Variance Supplemental Form" shall be filled out completely for each variance requested.
4. Digital copy of all required documents (i.e. emailed .pdf file)

Applicant Certification

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



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

9.18.2025

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 SIGNAGE FOR RESTAURANT  
SEE ATTACHED DOCUMENT

## 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):

SEE ATTACHED DOCUMENT

- 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 ATTACHED DOCUMENT

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

SEE ATTACHED DOCUMENT

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.

SEE ATTACHED DOCUMENTS

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

SEE ATTACHED DOCUMENT

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

SEE ATTACHED DOCUMENT

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.

SEE ATTACHED DOCUMENT

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).

SEE ATTACHED DOCUMENT

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

SEE ATTACHED DOCUMENT

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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.*



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Summit County, Ohio

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www.bathtownship.org

## SIGN (PERMANENT) APPLICATION

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

Name: MIKE BIZJAK  
 Company Name: CICOGNA ELECTRIC & SIGN CO. aka CESCO IMAGING.  
MAIN OFFICE  
 Address: 4330 N-BEND RD. ASHTABULA, OH 44004  
 Telephone No.: 216-392-8946 Email: MBIZJAK@CESCOIMAGING.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: 4073 MEDINA RD (HYDE PARK PRIME STEAKHOUSE)  
 Owner(s): RESTAURANT PROPERTY CONTACT  
HA GROUP LLC / PJAF 4073 LLC JOE SACCONI  
 Owner Address: 21945 CHAGRIN BLD. BEACHWOOD, OH 44122  
 Telephone No.: 26-272-8317

Is this a corner lot?  Yes  No

Shopping Center or Multiple Occupancy Building  Yes\*  No

\*Plaza/Building Name: HYDE PARK PRIME STEAKHOUSE / HOTEL

### 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	ID WALL (HPIS)	WALL	2'-7" x 15'-2 3/4" x 3"	39.4 SF	YES INTERNAL LED	1	800 +/-
2	ID WALL (HPIE)		2'-8 1/2" x 7'-3" x 3"	19.65 SF	YES INTERNAL LED	1	1500 +/-
3	ID WALL (HP2S)		5' x 5' x 3"	25 SF	YES EXTERNAL EX-GROWNS LIGHT	1	360 SF +/-
4							
5							

Total area of wall signs: 84.05 SF

Percentage of wall area: 3%

### 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:

- WB 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.
- MB 2. The applicant agrees to allow the Zoning Inspector access to the property for on-site inspection(s).
- MB 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.
- MB 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: \_\_\_\_\_ Date: 9-18-2025

Fee (make check payable to Bath Township Trustees)

\$50.00 for each sign

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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: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Hyde Park Prime Steakhouse – 4073 Medina Rd. –**  
**General Project Description and Zoning Variance Request Outline – Pg 1**

**General Project Description**

The property is undergoing a multi phased update including reopening of the Hyde Park Restaurant and Hotel affiliation, ID and Exterior of the building overall. As part of this overall project and due to specific hotel affiliation requirements certain interior aspects of the building are shifting from the hotel to the restaurant with regards to management and operation. This is specifically regarding the ballroom/event center/ conference area in the space adjoining the two businesses within the buiding.

The subject of this request is to update signage and awnings for new owners of business. The building is located on east side of I77/SR21, north side of Median Rd and west side of Springside Dr. within the Montrose area business district. The property is zoned B-2. As part of the re-opening HP Group is re-branding this as Hyde Park Prime Steakhouse. The overall restaurant project includes a complete interior and exterior renovation of the building. The subject portion of this project consists of updating the building signs and awnings.

The following is a general outline of the signs and awnings:

**Sign 1 – (HP1S) Wall Sign** – A set of individual channel letters with LED halo illumination reading Hyde Park Prime Steakhouse. This sign has a size of 39.4 SF and replaces a similar sign of 34 SF on the south elevation of the building facing Medina Rd. This sign is code conforming.

**Sign 2 – (HP1E) Wall Sign** – A cabinet sign with routed metal face and displaying the Hyde Park Prime Steakhouse logo with border. This sign is LED internally illuminated This sign has a size of 19.65 SF and replaces a similar sign of 34 SF on the east elevation of the building facing Springside Dr. This sign is code conforming.

**Sign 3 – (HP2S) Wall Sign** – An HP emblem sign consisting of 2” depth fabricated aluminum pieces and with ground illumination with the HP monogram. This sign has a size of 25 SF on the south elevation of the building facing Medina Rd. The location currently has a Holiday Inn sign (HI1S). As Hyde park is expanding within the building as described in the preceding this is now part of space operated by HP Group. This sign requires variances for additional sign and area of wall sign.

**Awnings – (A1/A2/A3/A4/A5/A6/A7/A8/A9)** – The existing awnings are being removed and completely refurbished including new paint finish on frames and new covers. The awnings will be reinstalled on the existing mounts in the wall. With the awning update there will be no HP emblem included. Currently there is a 20” x 20” (2.77 SF) emblem graphic on each of the nine awnings. This update includes a removal of 25 SF of signage.

As presented this application shows all existing signs on the property. All existing signs will ultimately be removed. The plans depict the new signage by keynote and with all details and respective locations in plan and elevation form.

**Hyde Park Prime Steakhouse – 4073 Medina Rd. –  
General Project Description and Zoning Variance Request Outline – Pg 2**

**Sign HP2S Variance Details, Request and Additional Information**

As stated the restaurant is undergoing a substantial renovation as it reopens. The interior footprint is changing as the restaurant has expanded operations as outlined in the project description which also results in additional frontage. As part of the overall rebranding the HP emblem sign is a part of the marketing and site ID of operations of HP Group.

The additional sign has a 25 SF size (per Bath ordinances) and is requested as part of this new project and rebranding effort of the operations of Hyde Park.

As outlined in the preceding, with this project there will be a slight overall reduction of OA wall sign size associated with Hyde Park from 89 SF to 84.05 SF and a reduction in the quantity of times the Hyde Park associated brand is shown on the building from eleven (11) to three (3).

**The following information is a brief overview and response to the questions on the application:**

- A). The property does not have unique shape or topographical issues. The primary issue this attempts to address is the building design with feature wall and interior footprints of the respective entities within the building and the expanded efforts undertaken by Hyde Park and respective expansion to include the feature wall. If nothing else the feature wall will odd without a feature – with all other things being improved and otherwise generally equal.
- B). This will provide for reasonable and appropriate branding and ID of the business of Hyde Park.
- C). The variance is not substantial. As described in the project overview and sign descriptions this will actually be a slight overall reduction in overall size and quantity of Hyde Park associated building sign ID.
- D). The property is located within a business district surrounded by businesses. The variance will not substantially alter the adjacent properties or the general surrounding areas.
- E). The variance would have no effect on delivery of governmental services.
- F). The applicant/owner did not have knowledge of the specifics of the applicable zoning restrictions as it relates to this request.
- G). The variance request is simply part of a general evolution of the property, the Hyde Park business interests and the general business climate. To that extent this is a result of owner actions however this is not in a negative manner in our opinion.
- H). We do not believe this can be reasonably resolved without a variance aside from a complete building redesign. This is simply a result of the described evolution of the property and varying interior footprints and impact on the overall building design from the exterior.
- I). This sign is generally within the overall allowances of signage for Hyde Park in the building and is actually a slight overall reduction in size and quantity of Hyde Park associated branding. This is within the spirit and intent of the ordinance as it provides reasonable identification of Hyde Park entity and completes in a tasteful manner within the area of the Township and as per the high standards of Bath Township.

**Please review this information and accompanying photos, plans and miscellaneous information and contact Mike Bizjak of CESCO Imaging with any questions or discussion on this project at 216.392.8946 or [mbizjak@cescoimaging.com](mailto:mbizjak@cescoimaging.com).**

**4370 Medina Rd – Hyde Park Prime Steakhouse Site Photos Pg 1**

**Photo 1 – South Elevation – HP1S Sign Location – Awning A3/A4/A5 Location**



**4370 Medina Rd – Hyde Park Prime Steakhouse Site Photos Pg 2**

**Photo 2 – East Elevation – HP1E Sign Location – Awning A6/A7/A8/A9 Location**



**4370 Medina Rd – Hyde Park Prime Steakhouse Site Photos Pg 3**

**Photo 3 – Partial West Elevation of Hyde Park – Awning A1/A2 Location**



**4370 Medina Rd – Hyde Park Prime Steakhouse Site Photos Pg 4**

**Photo 4 – South Elevation – Previous Holiday Inn Sign Location – New HP2S Sign Location**



**4370 Medina Rd – Hyde Park Prime Steakhouse Site Photos Pg 5**

**Photo 5 – West Elevation – Previous Holiday Inn Sign Location**



**4370 Medina Rd – Hyde Park Prime Steakhouse Site Photos Pg 6**

**Photo 6 – Medina Rd Frontage – Ex. Sign M1 Location**



**4370 Medina Rd – Hyde Park Prime Steakhouse Site Photos Pg 7**

**Photo 7 – Springside Dr Frontage – Ex. Sign M2 Location**



MAIN BUILDING ID - CHANNEL LETTERS - SOUTH 1

CODE CONFORMING IN  
ZONING DISTRICT 39.4 SQF

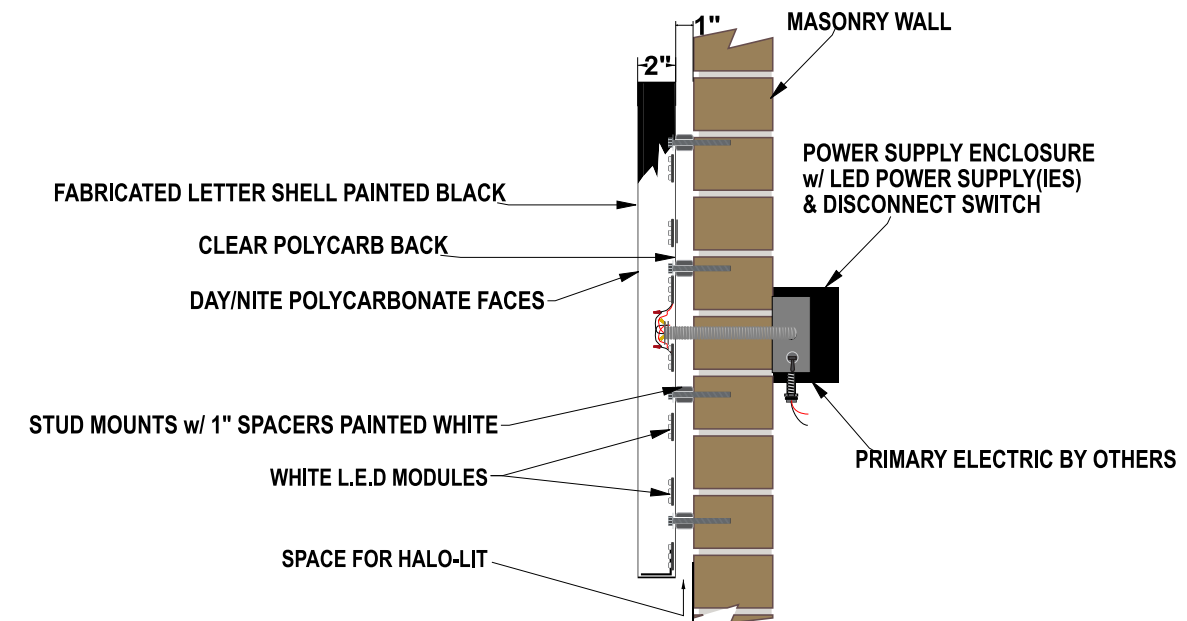
HP1S



NIGHT VIEW



CONSTRUCTION DETAIL



CONSTRUCTION STANDARD - HALO LIT:

BLACK FABRICATED REVERSE CHANNEL LETTERS.

WHITE LED ILLUMINATION HALO/SILHOUETTE



Serving Ohio and This Nation For 59 Years!  
MAILING ADDRESS: P.O. BOX 234 ASHTABULA, OH, 44005  
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1 (800) 242-6462 FAX: 1 (440) 992-8021  
www.cescoimaging.com



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PROJECT: HYDE PARK/SPARK LOCATION: BATH, OH

SALEMAN: M.BIZJAK TYPE OF SIGN: ...

DRAWN BY: L.SHOLTIS  
FONT(S): FONT TYPE

VOLTAGE:  120  277

DESIGN APPROVAL SIGNATURE

X

DATE OF DRAWING: 09/17/2025

PRINT #

HYDE PARK BUILDING ID-2500REV1

MAIN BUILDING ID - CHANNEL LETTER RENDERING



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IMAGING

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PROJECT: HYDE PARK/SPARK | LOCATION: BATH, OH

SALEMAN: M.BIZJAK | TYPE OF SIGN: ...

DRAWN BY: L.SHOLTIS

FONT(S): FONT TYPE

VOLTAGE:  120  277

DESIGN APPROVAL SIGNATURE

X

DATE OF DRAWING: 09/17/2025

PRINT # HYDE PARK BUILDING ID-2500R

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MAIN BUILDING ID - SIGN - EAST

HP1E



**SCOPE OF WORK:**

MANUFACTURE & INSTALL ONE(1) SINGLE LED ILLUMINATED WALL SIGN

**COLORS**

- MP BLACK
- 7328 WHITE ACRYLIC



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<p>SALEMAN: M.BIZJAK</p>	<p>TYPE OF SIGN: ...</p>
<p>DRAWN BY: L.SHOLTIS</p>	<p>DESIGN APPROVAL SIGNATURE</p>
<p>FONT(S): FONT TYPE</p>	<p>X</p>
<p>VOLTAGE: <input type="checkbox"/> 120 <input type="checkbox"/> 277</p>	<p>DATE OF DRAWING: <b>09/17/2025</b></p>
<p>PRINT #</p>	<p><b>HYDE PARK BUILDING ID-2501REV1</b></p>

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 CONFORMS TO  
 ANSI/UL STD 48

MAIN BUILDING ID - SIGN RENDERING - EAST



**CESCO**  
IMAGING

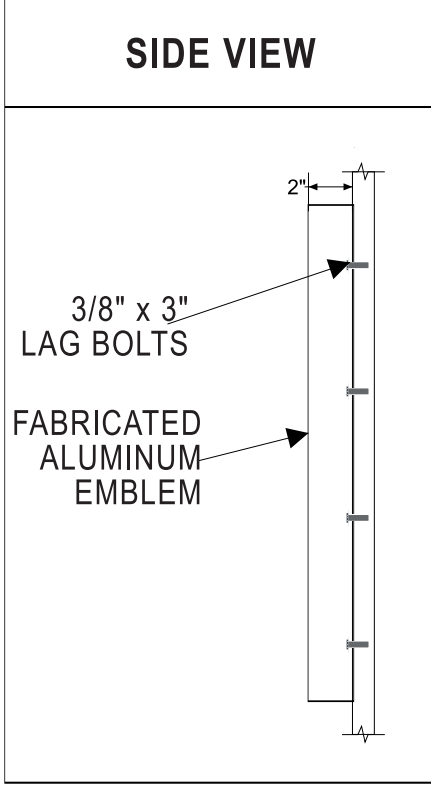
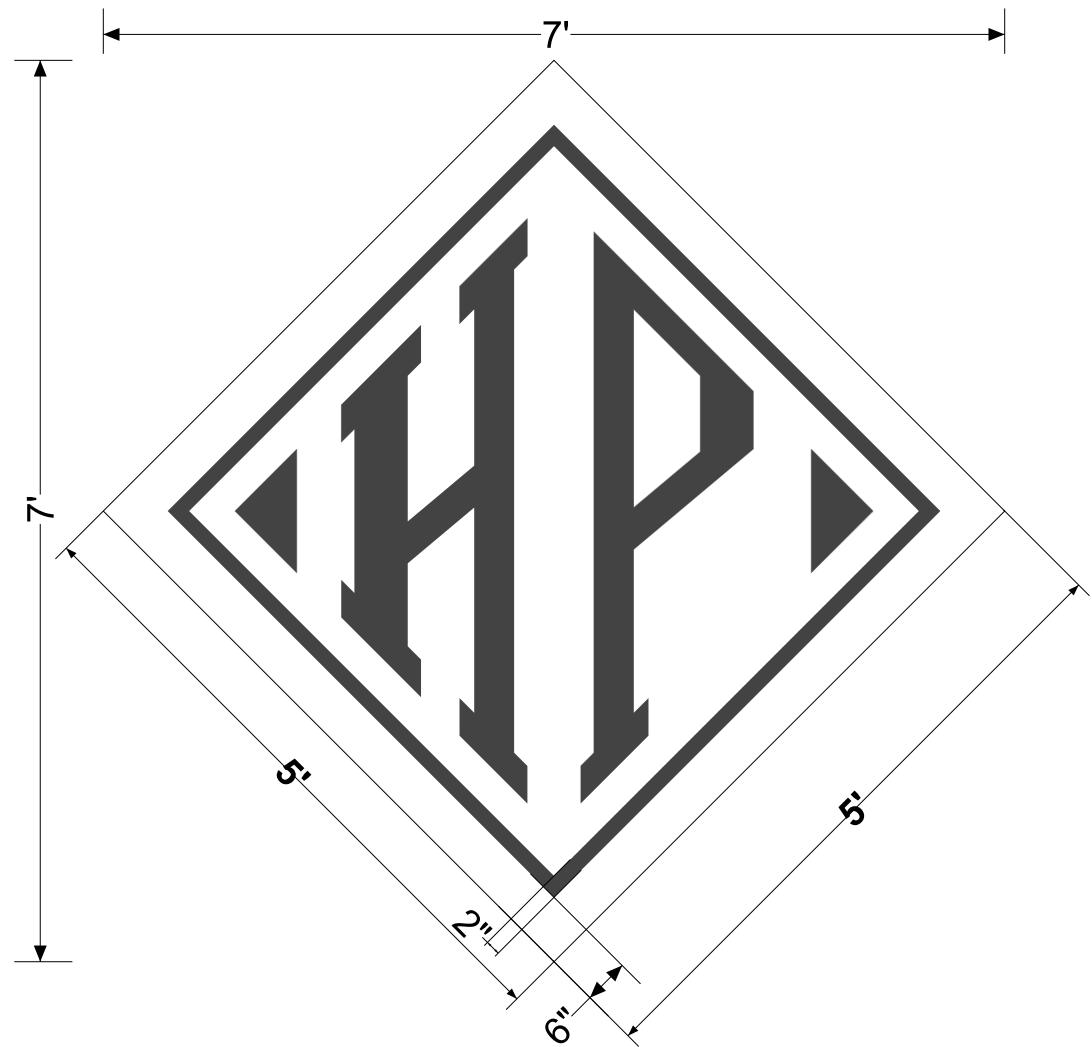
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PROJECT: HYDE PARK/SPARK	LOCATION: BATH, OH	X
SALESMAN: M.BIZJAK	TYPE OF SIGN: ...	DATE OF DRAWING: <b>09/17/2025</b>
DRAWN BY: L.SHOLTIS		PRINT #
FONT(S): FONT TYPE		<b>HYDE PARK BUILDING ID-2501R-REV1</b>
VOLTAGE: <input type="checkbox"/> 120 <input type="checkbox"/> 277		

**MAIN BUILDING ID - BUILDING SIGN - SOUTH 2**

HP2S



EMBLEM PIECES - WHITE  
VOIDS/SPACES - WALL COLOR

**OPTION 1**  
NON ILLUMINATED REVERSE  
CHANNEL FABRICATED ALUM EMBLEM PIECES.



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DATE OF DRAWING: 09/17/2025

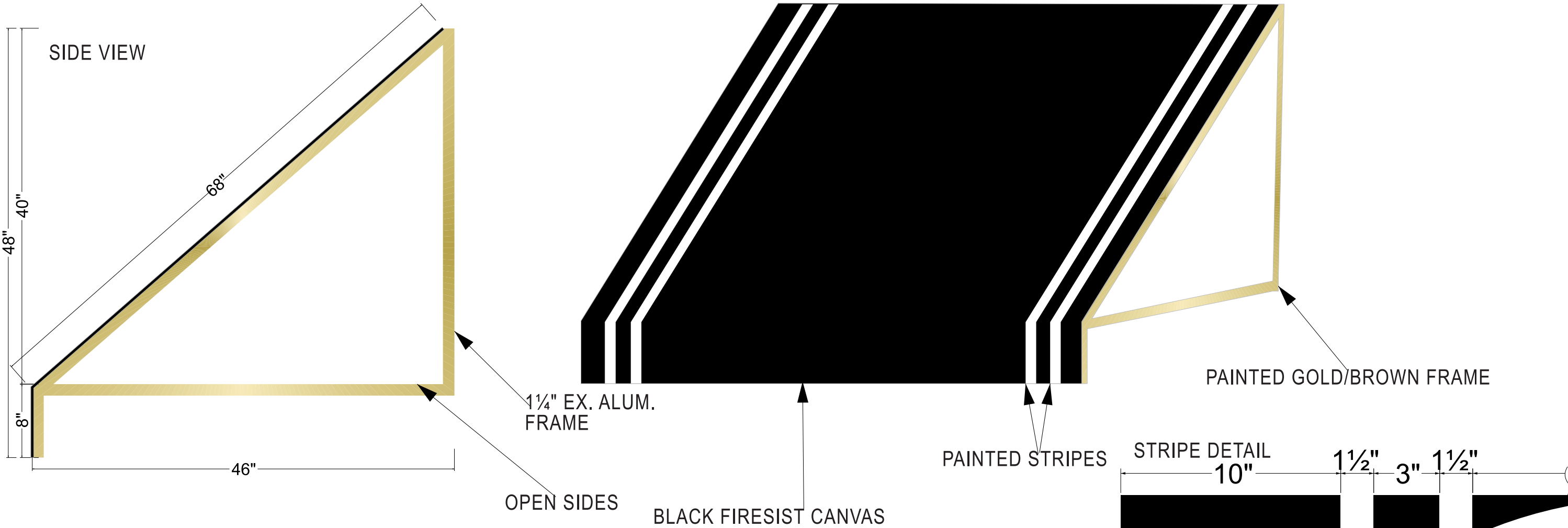
PRINT #  
HYDE PARK BUILDING ID-2503REV1

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DESIGN APPROVAL SIGNATURE  
X

# MAIN BUILDING ID - AWNING



**SCOPE OF WORK**

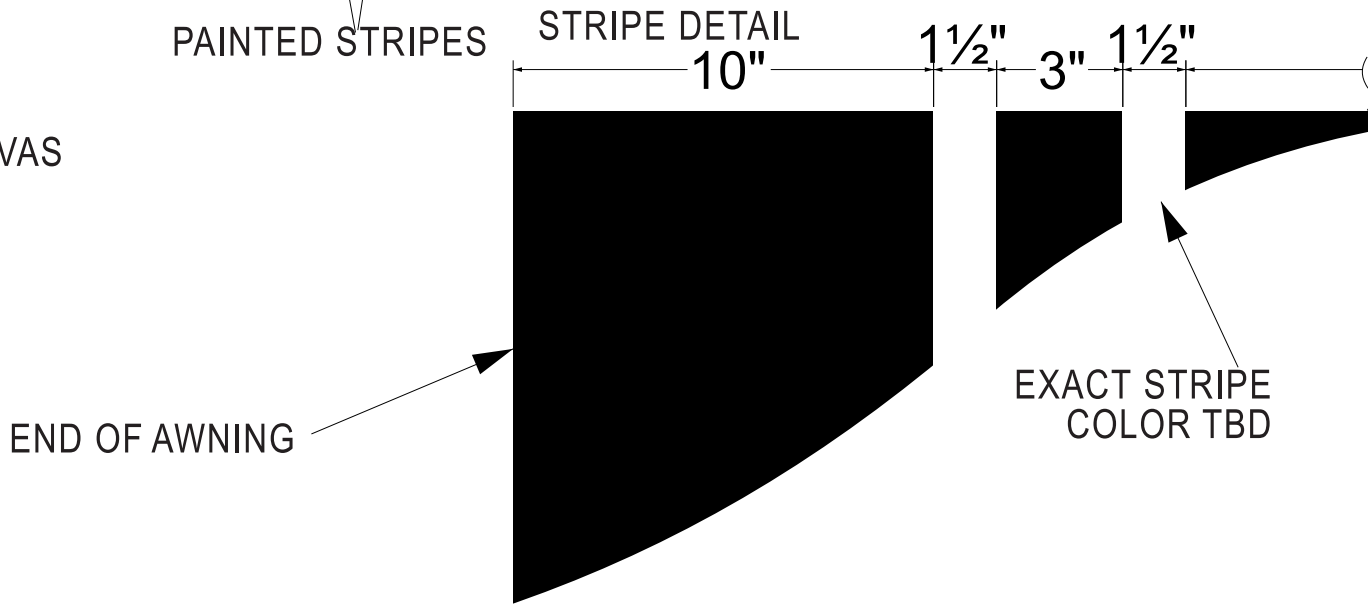
REMOVE EXISTING AWNINGS FROM SITE & BRING BACK TO SHOP.

LEAVE MOUNTS IN WALL.

STRIP AWNINGS-  
PREP & REPAINT FRAMES.  
PROVIDE & INSTALL NEW CANVAS AWNING COVERS  
w/ PAINTED STRIPES.

RE-INSTALL AWNINGS ON EXISTING MOUNTS.

AWNING LENGTHS	
QTY	LENGTHS
7	48"
1	18'-5"
1	11'-6"



**CESCO IMAGING**

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 ANSI/UL STD 48

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PROJECT: **HYDE PARK/SPARK** | LOCATION: BATH, OH

SALEMAN: **M.BIZJAK** | TYPE OF SIGN: ...

DRAWN BY: **L.SHOLTIS**

FONT(S): **FONT TYPE**

VOLTAGE:  120  277

DESIGN APPROVAL SIGNATURE: \_\_\_\_\_

DATE OF DRAWING: **09/11/2025**

PRINT # **HYDE PARK BUILDING ID-2502**

# 4073 MEDINA-SITE PLAN

## SIGN/LIGHTING PLAN



### BUILDING SIGNS

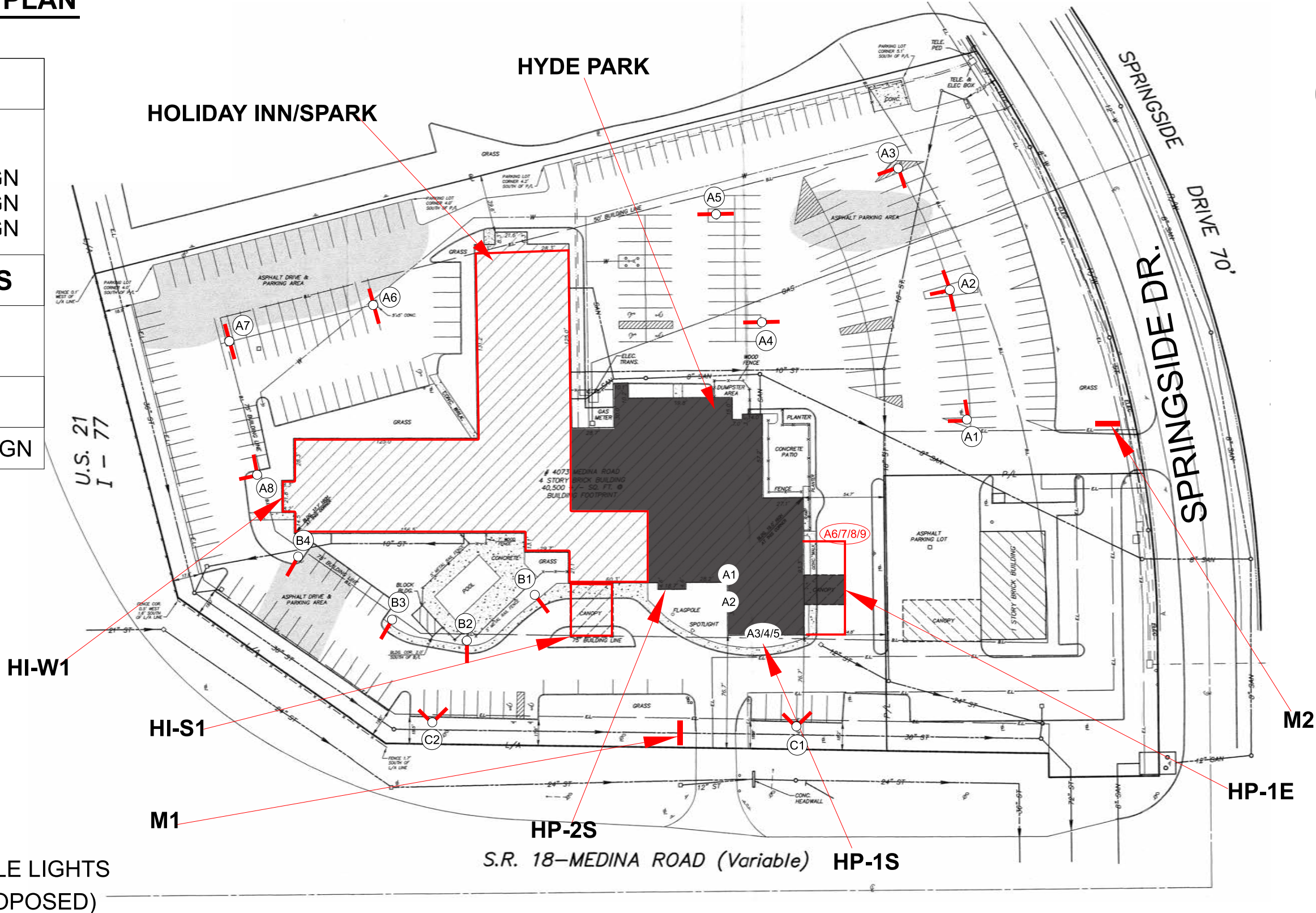
- HI-W1 - EXISTING SIGN
- HI-S1 - EXISTING SIGN
- HP-1S - PROPOSED SIGN
- HP-2S - PROPOSED SIGN
- HP-1E - PROPOSED SIGN

### MONUMENT SIGNS

- M1-EXISTING SIGN
- M2 EXISTING SIGN

### AWNINGS

- A1/2/3/4/5/6/7/8/9 - EX. SIGN



### LIGHT POLES

- TYPE A - 25' HT
- TYPE B - 12' HT
- TYPE C - UTILITY CO POLE LIGHTS  
(NO WORK PROPOSED)



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PROJECT: HYDE PARK | LOCATION: BATH, OH  
 SALESMAN: M. BIZJAK | TYPE OF SIGN: ...  
 DRAWN BY: L. SHOLTIS  
 FONT(S): FONT TYPE

DESIGN APPROVAL SIGNATURE  
 X

VOLTAGE:  120  277

DATE OF DRAWING: **09/17/2025**  
 PRINT # **HYDE PARK SITE PLAN-2504**

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