



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: TOM GILTNER & JAMY BOLLING

Company Name: TOWNSHIP TASTING ROOM LLC dba CORNER PROVISIONS

Address: 1070 GHENT RD BATH OH 44333

Telephone No. 330-254-2551 Email: JAMY@VISITCORNERPROVISIONS.COM
& TOM.GILTNER@GMAIL.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 GHENT RD OH 44333 Parcel No.: _____

Allotment Name: _____ Lot No.: _____

Owner(s): TOM GILTNER

Owner Address: 1070 GHENT RD BATH OH 44333

Telephone No.: 704-620-4567

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 through the zoning link.

- PERMANENT WALL SIGNS
- Section: 1309-B Description: PERMITTED ONE WALL SIGN PER BUILDING THAT FACES A PUBLIC STREET; MAXIMUM SIGN AREA OF 20 SQUARE FEET PER INDIVIDUAL TENANT SPACE
 - Section: _____ Description: _____
 - Section: _____ Description: _____
 - 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: _____

7/21/25

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:

REQUEST TO INSTALL (2) NON ILLUM. WALL SIGN PANEL AT FRONT/MAIN ENTRANCE OF RESTAURANT AND REAR OF RESTAURANT DUE TO CORNER LOT FACING PUBLIC STREETS. BOTH SIGNS ENHANCES VISIBILITY AND IDENTIFIES LOCATION OF RESTAURANT. INCREASED SQUARE FOOTAGE OF BACK SIGN REQUESTED FOR LEGIBILITY DUE TO SETBACK OF BACK SIGN. IN PARTICULAR REAR SIGN IS FAR FROM INTERSECTION; SEPARATED BY A POND.

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):

Distance from the street - making it difficult to read. Proportional aesthetic - any smaller would look peculiar.

- 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.

Properly identifying the restaurant is critical

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

Not substantial

- 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.

Character would not be substantially altered and neighbors would not suffer any detriment.

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

It would not.

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

The property was purchased with this knowledge but the practical circumstances of the sign now call for this modest variance.

- 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.

Not a result of actions

- 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).

Cannot be resolved without variance.

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

Yes, the spirit of zoning requirements are understood and would be observed.

**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.*

Corner Provisions, 1070 Ghent Rd, Bath, Oh 44333

Facing Parking Lot / Ghent Rd Restaurant Entry Sign:

BEFORE



AFTER



Method of Construction/Installation

Restaurant Main Entry Sign:

- 25" x 120" x 1.25" Thick High Density Urethane Single Sided Panel w/ Sandblasted Background, Raised Text and Raised Border.
- Panel to be screw mounted to Wooden Beam Above using Quantity 4 20" x 1.5" x .25" flat bars painted to Dark Bronze.
- Bottom of Sign Panel Above Grade is 124"
- Sign is Non-Illuminated.

Project: Corner Provisions

Location: 1070 Ghent Rd., Bath, Oh 44333

Drawn By: Fastsigns

File: CP_Zoning 1

Date: 8/11/25

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.

1 of 6

FASTSIGNS

Make Your Statement™

5221-A Northfield Road, Bedford Hts., OH 44146
216.581.4141 www.fastsigns.com/111

Corner Provisions, 1070 Ghent Rd, Bath, Oh 44333

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

BEFORE



AFTER



Method of Construction/Install

Restaurant Rear Patio Sign:

- 32" x 156" x 0.25" Thick Aluminum Faced Single Sided Sign Panels w/ Direct Graphic Print;
Due to length (2) Sign Panels are needed.
- Panels to be butted up against each other and screw mounted to the 2.5" Wide Vertical Metal Railings / Supports.
- Bottom of Sign Panel Above Grade is 124"
- Sign is Non-Illuminated.

Project: Corner Provisions

Location: 1070 Ghent Rd., Bath, Oh 44333

Drawn By: Fastsigns

File: CP_Zoning 1

Date: 8/11/25

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.

2 of 6

FASTSIGNS

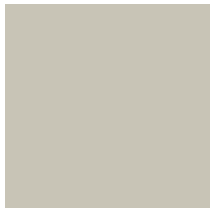
Make Your Statement™

5221-A Northfield Road, Bedford Hts., OH 44146
216.581.4141 www.fastsigns.com/111

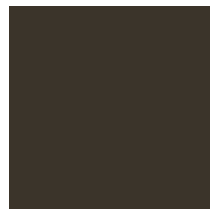
**Restaurant Entry Sign:
Facing Parking Lot / Ghent Rd**



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



Monterey Taupe
Hex # CAC8B8
CMYK 21, 16, 27, 0
PMS 42 39 C



Dark Bronze
Hex #3A322A
CMYK 62, 62, 70, 61
PMS 8 623 C

Entry Sign:	Rear Sign:
Square Feet: 20.8 sq. ft.	Square Feet: 34.7 sq. ft.

Project: Corner Provisions

Location: 1070 Ghent Rd., Bath, Oh 44333

Drawn By: Fastsigns

File: CP_Zoning 1

Date: 8/11/25

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.

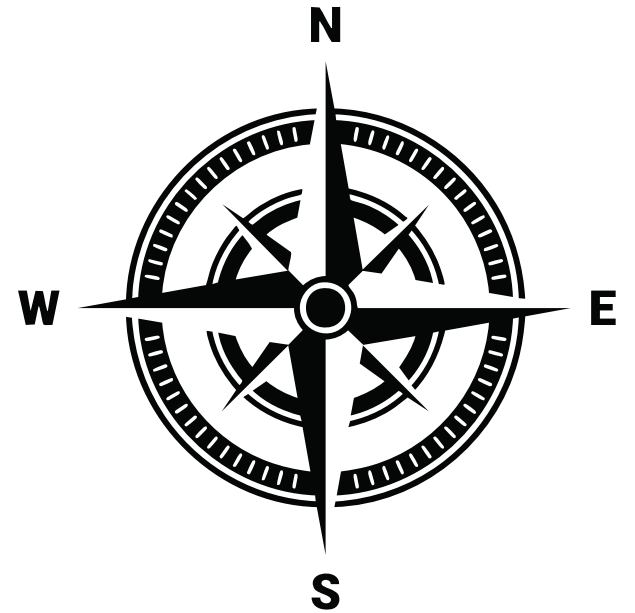
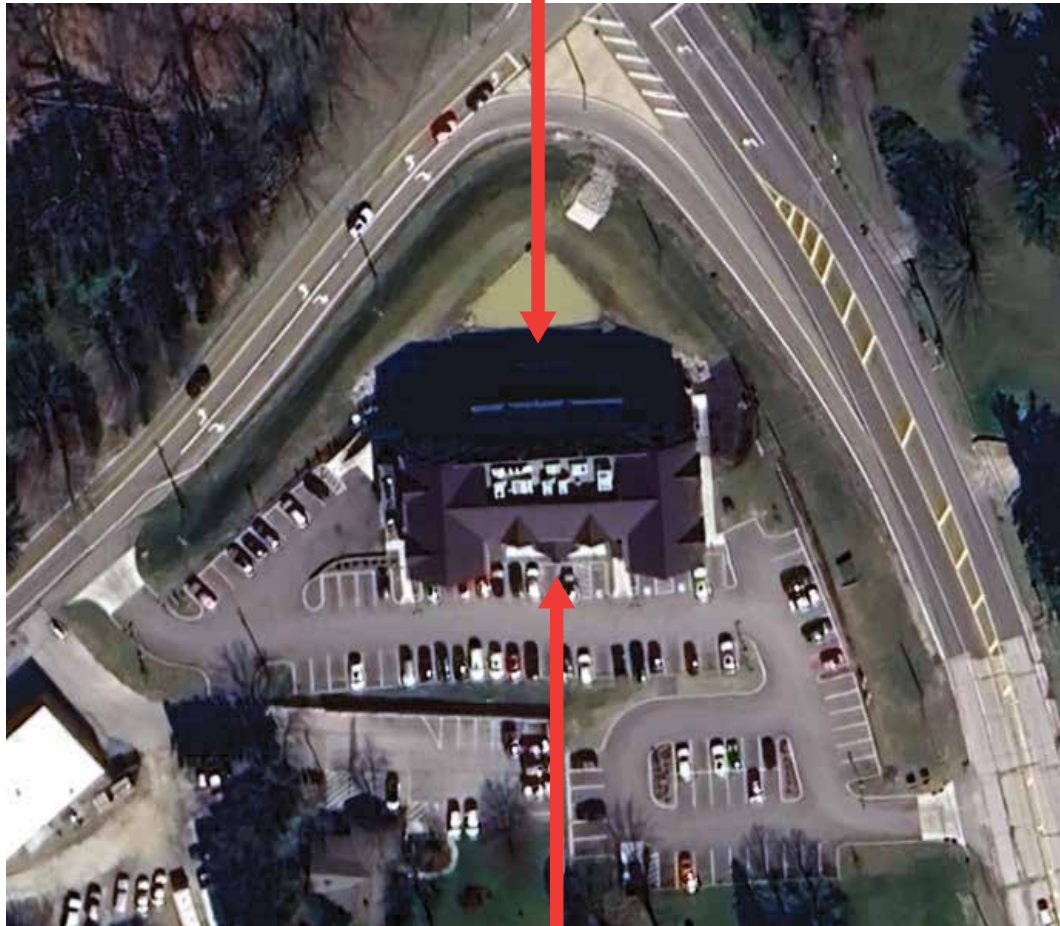
3 of 6

FASTSIGNS

Make Your Statement™

5221-A Northfield Road, Bedford Hts., OH 44146
216.581.4141 www.fastsigns.com/111

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



**Restaurant Entry Sign:
Facing Parking Lot / Ghent Rd**

149 ft linear frontage Front and Rear

Project: Corner Provisions

Location: 1070 Ghent Rd., Bath, Oh 44333

Drawn By: Fastsigns

File: CP_Zoning 1

Date: 8/11/25

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.

4 of 6

FASTSIGNS
Make Your Statement™



25" x 120"



32" x 156"