



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: Brian Becker FR - Arcadian Detailing Supply
 Company Name: Becker Signs Inc. Kipp Krosky 330-280-5238
 Address: 6381 Chittenden Rd, E9, Hudson, OH 44231
 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**
 Corner Lot: Yes No Note: Corner lots are required to meet the front setback on both streets.
 Property Address: 1864 Cleveland - Massillon Road Parcel No.: 0403975
 Allotment Name: _____ Lot No.: 25
 Owner(s): ISO CAPITAL GROUP LLC (Jeanne Thamaris)
 Owner Address: 837 N. Cleveland - Massillon Rd., Akron, OH 44333
 Telephone No.: (330) 714-5556

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.

- Section: 1309-A Description: One sign per platfcd lot (Parcel)
increase to 2 signs per lot.
- 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: Bob Deak Date: 9/17/25

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:

Parcel 0403975 has two buildings which are 2 separate and unique businesses. Currently Eye of the Needle has a sign for their business but no sign exists for Arcadian Detailing Supply. We are requesting to allow a 2nd sign on the parcel for this business.

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):

As stated above.

- 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 business would have no identification or street presence.

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

It would be substantial in terms of street presence.

- 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.

Would cause no negative impact on neighborhood or adjoining properties. There is already a landscaped area where a sign existed at one point in time.

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

No impact whatsoever. The area already exists.

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

Applicant is renting the property. They were not aware of the sign restriction.

- 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.

Were not result of applicant. See A. and F. above

- 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).

The code specifically states one sign per parcel. There are two unique and not at all related businesses in two separate buildings on the property, each requiring a separate and distinct identity.

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

The second sign would conform to the existing sign requirements.
No additional sign area would be required. As stated,
there is an existing landscaping area where a previous
sign existed. The new sign would be installed in exactly
the same spot as the previous.

**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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Phone: 330.666.4007 - Fax: 330.666.0305

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: 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.

BECKERSIGNS

WE'LL GET YOU NOTICED

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PROJECT

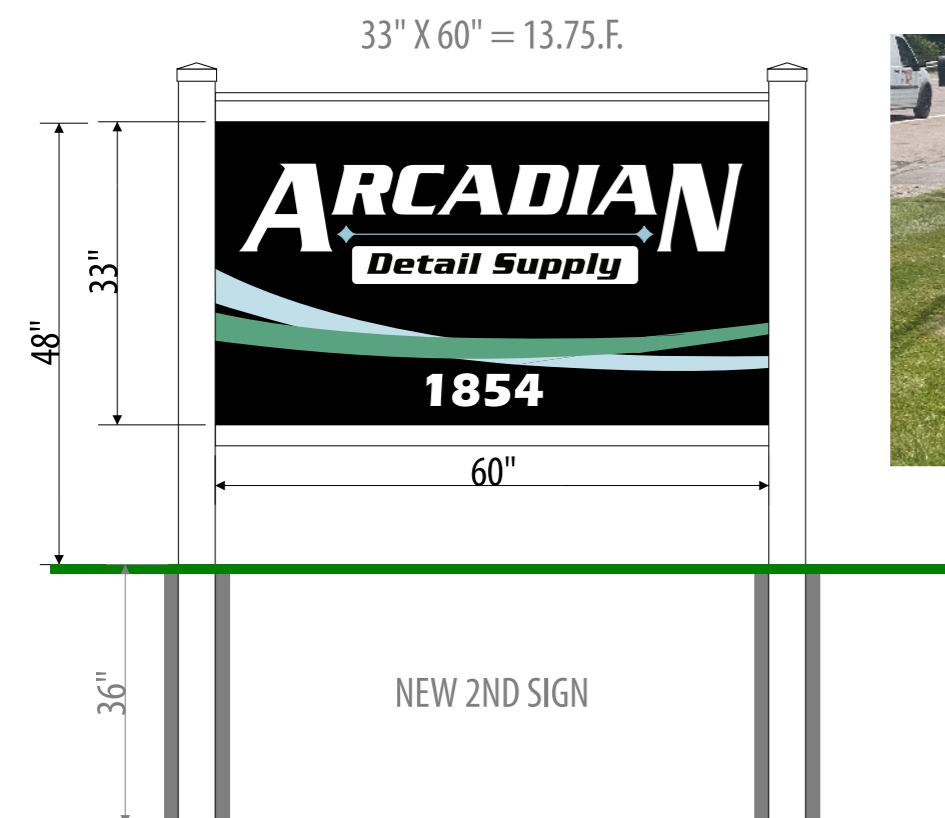
ARCADIAN DETAIL SUPPLY
 1864 CLEVELAND MASSILLON ROAD, BATH

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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HUDSON, OH 44236
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