



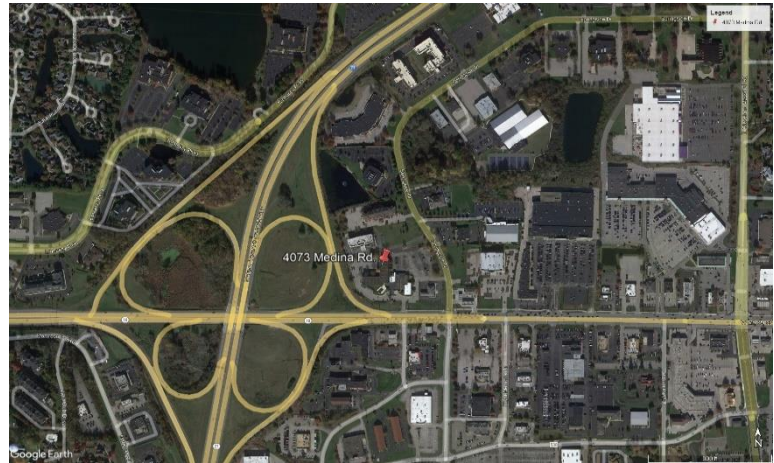
BATH TOWNSHIP BOARD OF ZONING APPEALS

October 21, 2025

Mike Bizjak of CESCO Imaging, for Hyde Park Prime Steakhouse
 Variance to exceed the area and number of wall signs.

Case #: 25-24	Zoning: B-2
Applicant: Mike Bizjak	Adjacent Zoning: B-2, B-3 & Copley
Property Owner: TJAF4073 LLC	Lot Size: 5.2 Acres
Address: 4073 Medina Rd.	Parcel: 0500737

Location/Property: Property is located on the north side of Medina Rd. roughly 300' west of the Springside Dr. and Medina Rd. intersection. The property also has road frontage on Springside Dr. To the north there are hotels, to the east are Huntington Bank, Barnes & Nobles and the True North gas station, to the south is commercial property in Copley Township, and to the west is I-77.



Site Description: The site currently is used as the Holiday Inn and formally Hyde Park. The site is relatively flat and there are no environmental restrictions on the parcel according to the Summit County GIS.

Proposal: The Applicant is proposing to install new signage for Hyde Park Prime that includes the following:

- 15' 2.75" x 31" – 39.4 sq. ft. internally illuminated wall sign for Hyde Park Prime Steakhouse facing Medina Rd.
- 87" x 32.5" – 19.5 sq. ft. internally illuminated wall sign over the main entrance facing Springside Dr.
- 5' x 5' – 25 sq. ft. wall sign facing Medina Rd.

Zoning Comments: The applicant is requesting variance from Article 13, Section 1309-B(2) to exceed the number of wall signs and the allowed maximum sign size. The applicant is permitted one 40 sq. ft. wall sign facing a thoroughfare and they are seeking 64.4 sq. ft. of wall sign facing Medina Rd. which is 61% over the regulation.

Member	Present	Motion	Second	Yes	No	Abstain
JoAnne Bondi						
Nancy Fay						
Thomas Flynn (Chair) (Alt. 1)						
Tim Franklin						
Marci Frederick (Alt. 2)						
Jeff Kerr (V-Chair)						
Michael Mack						