

**FASTSIGNS**  
More than fast. More than signs.™

Proof #1  
Date: 9/27/2019  
Consultant(s):  
Ed G

Customer:  
Blue Heron  
Order/Estimate #  
13148

2736 Medina Road, Suite 109  
Medina, OH 44256  
Phone 330.952.2626  
Fax 330.952.2629  
2022@fastsigns.com



Option 2 - Blue Logo



**DESCRIPTION:** Custom 48" x 57" x 8" Panel Depth Double Sided Foam Monument Sign with Faux Stone Base. Lettering & Graphics will be 1/4" raised nested on stepdown background.

Mockup sizing and placement may appear different than final sign.

**\*\*Please Review Proof Carefully! Once Proof is Approved FASTSIGNS WILL NOT be Held Financially Responsible if Any Mistakes are on Finished Product.**

PICS TO SHOW LOCATION OF SIGN PLACEMENT

**FASTSIGNS**

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Proof #1  
Date: 11/21/2019  
Consultant(s):  
Ed G

Customer:  
Blue Heron  
Order/Estimate #  
13148

2736 Medina Road, Suite 109  
Medina, OH 44256  
Phone 330.952.2626  
Fax 330.952.2629  
2022@fastsigns.com

Looking West on RT 18

Looking East on RT 18



Front View

**DESCRIPTION: Placement for the monument sign**  
Sign Is 6 Feet From Outermost Road Surface.

# SITE PLAN



Red circle = sign location

Proposed



**FASTSIGNS** | Medina  
More than fast. More than signs.



All work to be done in a workmanship like manner.  
In accordance with local zoning laws.

2736 Medina Rd. | Suite 109 | Medina, OH 44256  
330.391.2122 (c) | 330.952.2626 (o) | 330.952.2629 (f)  
[paul.brilla@fastsigns.com](mailto:paul.brilla@fastsigns.com) | [www.fastsigns.com/2022](http://www.fastsigns.com/2022) | [Facebook](#)



# 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.:	20-01	BZA File No.:	20-03
Associated permits:				

### Applicant Data

Name: Chris Rojas

Company Name: LJ Suites, LLC

Address: 4645 Medina Rd Copley, OH 44321

Telephone No.: 330-623-0036 Email: chris@carwashboilers.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: 4645 Medina Rd Copley OH 44321 Parcel No.: 04-07313

Allotment Name: \_\_\_\_\_ Lot No.: \_\_\_\_\_

Owner(s): Chris & Heather Rojas

Owner Address: 632 Sovereign Ln Medina OH 44256

Telephone No.: 330-623-0036

### Variance(s) Requested

Below list the specific section from the Zoning Resolution from which the variance is being sought, a description of each variance being sought, and explain the practical difficulty justifying the application for each variance being sought. The Zoning Resolution is available online at [www.bathtownship.org](http://www.bathtownship.org) through the zoning link.

1. Section: ~~1309-A~~ Description: 20 sq ft sign

1309-A (1)(A)

Practical Difficulty: The ground slopes down so we have to build a sign tall enough to be seen from traffic

2. Section: ~~1309-D~~ Description: Sign Height

1309-A (1)(D)

Practical Difficulty: See section 1

# BATH TOWNSHIP

*Summit County, Ohio*



March 2, 2020

**Bath Township  
Board of Zoning Appeals  
Case No. BZA-20-03**

Notice is hereby given that the Bath Township Board of Zoning Appeals will hold a public hearing at the Bath Township Administrative Offices, 3864 W. Bath Road, Bath, Ohio on Tuesday, March 17, 2020, at 7:00 PM for **BZA-20-03** – Chris Rojas requesting variance from 1) Article 13, Section 1309-A(1)(A) to exceed the permitted square feet, 2) Section 1309-A(1)(D) to exceed the permitted height and Section 1309-A(1)(E) for a reduction in the required public right-of-way setback for a ground mounted sign. Property is located at 4645 Medina Road in the B-4 Business District.

This message is for the purpose of giving abutting property owners and other interested parties a notice of such hearing. However, this hearing is not limited to those persons receiving a copy of this notice. If you know of any property owners or affected neighbors who are interested and have not received a copy of this notice, please have them contact the Zoning Office.

Additionally, if you have any comments you would like to share regarding the aforementioned case, but are unable to attend the hearing, you may email them to [wfunk@bathtownship.org](mailto:wfunk@bathtownship.org) to be part of the case file.

Applicant or agent for said application must be present for this meeting.

Sincerely,

Bath Township Zoning Office

cc: Board of Zoning Appeals (7)  
File  
Applicant  
Abutting properties per the Summit County G.I.S. map application

ED OF TRSTS OF BATH TOWNSHP & ED OF COOPLEY TOWNSHP  
3864 W BATH RD  
AKRON, OH, 44333

DANKOFF TRACY PAYNE TRUSTEE  
4338 FRYMAN DR  
AKRON, OH, 44333

NOLAND RONALD G  
4640 MEDINA RD  
AKRON, OH, 44321

JOHNSON ANDREW L  
4200 EAST BELTINE AVENUE NE  
GRAND RAPIDS, MI, 49525

MANTEGHI GHOLAM R  
4612 MEDINA RD  
AKRON, OH, 44321

BERLE THOMAS  
P O BOX 93  
BATH, OH, 44210

~~WWRT LLC  
4640 MEDINA RD  
AKRON, OH, 44321~~

NCL INCORPORATED  
4651 MEDINA RD  
AKRON, OH, 44321

~~NOLAND RONALD G  
4640 MEDINA RD  
AKRON, OH, 44321~~

LJ SUITES LLC - C. ROJAS  
632 SOVEREIGN LN  
MEDINA, OH, 44256

~~NOLAND RONALD G  
4640 MEDINA RD  
AKRON, OH, 44321~~

REILLY MAUREEN E TRUSTEE  
4284 FRYMAN DR  
AKRON, OH, 44313

~~NOLAND RONALD G  
4640 MEDINA RD  
AKRON, OH, 44321~~

FOCUS HOLDINGS INC  
409 NORTH COURT ST  
MEDINA, OH, 44256

VIDAKOVICS KATHY K  
4310 FRYMAN DR  
AKRON, OH, 44333

THOMPSON MARY B TRUSTEE  
4326 FRYMAN DR  
AKRON, OH, 44333

MOLKE LESLIE P  
4700 MEDINA RD  
AKRON, OH, 44321

Sign No.	Reason	Type	Dimensions	Area	Illumination	Number of Sides	Building Face Area
1	New	Monument	TBD	TBD	External	2	
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. Two (2) copies 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. Two (2) copies 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)



Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

2/11/2020, 9:40:16 AM

RoadCenterlines2019 Parcels

Summit County Municipal Outlines

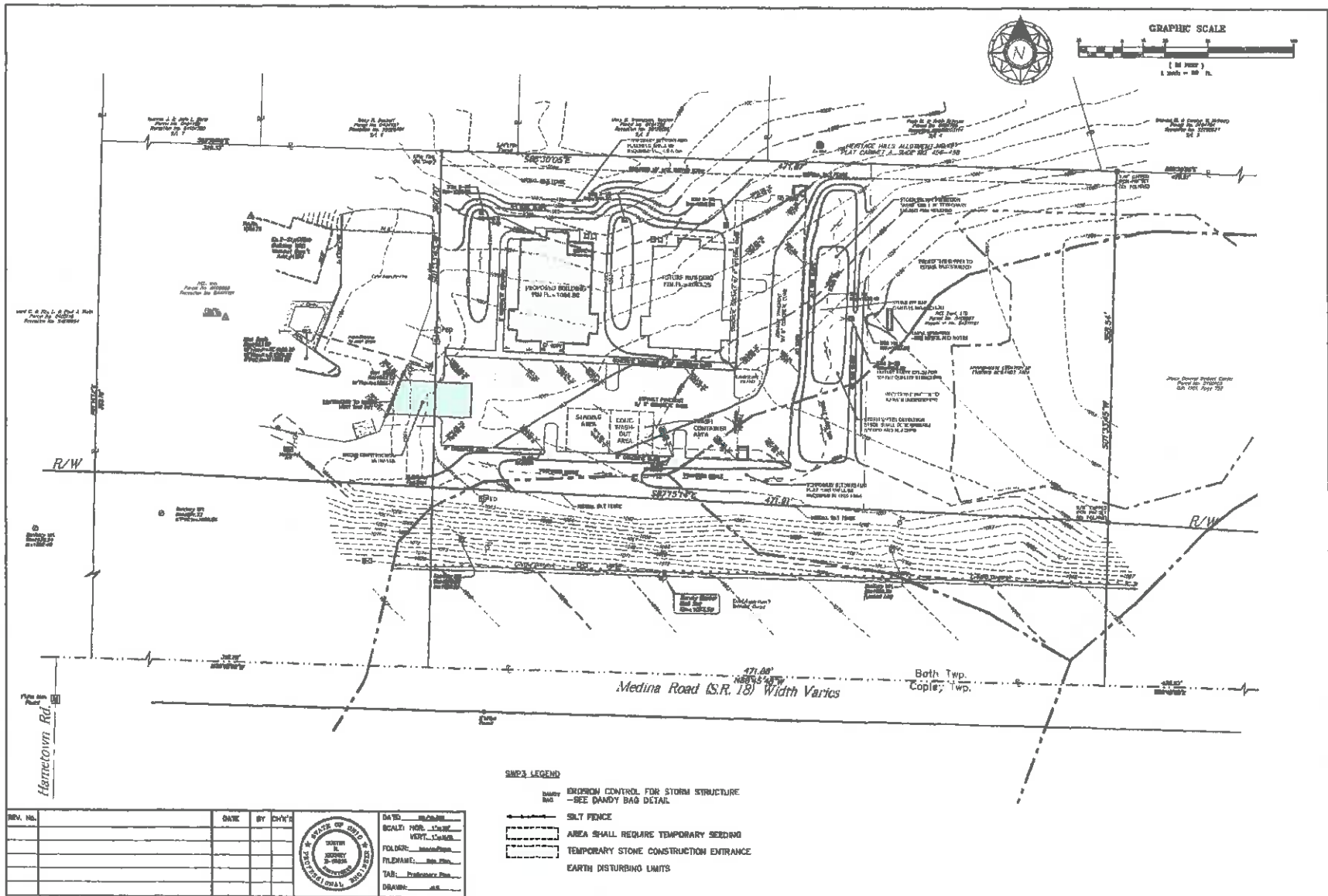
Override 1

1:1,128  
0 0.005 0.01 0.02 mi



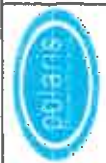
**Disclaimer:**  
The data displayed in this map are provided as a public service for informational purposes only. The County of Summit and its GIS staff, within reason, have made every effort to ensure the accuracy of the map and the data provided. However, we make no guarantee regarding the correctness, accuracy or completeness of the data. No information on this site is intended to serve as professional (i.e. legal, medical, surveying, engineering, etc.) advice. Such information should be sought from a professional licensed to practice such profession in the State of Ohio. Moreover, the County of Summit and its GIS staff do not assume responsibility arising from the misuse or misinterpretations of the data. Users of the map accept all risk.





PROPOSED DENTAL  
OFFICE BUILDING  
BATH TOWNSHIP - SUMMIT COUNTY - OHIO

POLARS ENGINEERING & SURVEYING, INC.  
3400 CHARLES ROAD - SUITE 10  
MARIETTA, OHIO 45750  
(614) 426-2222 (fax)  
www.polars-inc.com



GRADING & STORMWATER  
POLLUTION PREVENTION

CONTRACT NO.		08153	
SHEET	OF	4	6

- SWPS LEGEND**
- EROSION CONTROL FOR STORM STRUCTURE - SEE DANDY BAG DETAIL
  - SILT FENCE
  - AREA SHALL REQUIRE TEMPORARY SEEDING
  - TEMPORARY STONE CONSTRUCTION ENTRANCE
  - EARTH DISTURBING LIMITS

REV. NO.	DATE	BY	CHK'D	DESCRIPTION



DATE: 10/20/11  
SCALE: HOR. 1"=50'  
VERT. 1"=5'  
FOLDER: 10/20/11  
FILENAME: 10/20/11  
TAB: Pollution Pre.  
DRAWN: JLS