



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

SIGN (PERMANENT) APPLICATION

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

Name: Fastsigns Medina - Paul Brilla
Company Name: D.B.A Apex Signs LLC

Address: 2755 Medina Rd Medina, Ohio 44256

Telephone No.: 330.391.2122 Email: paul.brilla@fastsigns.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: 787 WYE Rd Akron, OH 44333

Owner(s): Keytech Properties LLC, Brian Fontanella, Greg Cordray 50/50

Owner Address: same as above (787 Wye rd.)

Telephone No.: 330.990.9889

Is this a corner lot? ☒ Yes ☐ No

Shopping Center or Multiple Occupancy Building ☐ Yes* ☒ No

*Plaza/Building Name: n/A

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

Applicant Certification

By initialing, the applicant has read, understands, and agrees to the following:

- pb 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.
- pb 2. The applicant agrees to allow the Zoning Inspector access to the property for on-site inspection(s).
- pb 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.
- pb 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: 2-21-26

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: _____

FASTSIGNS[®]

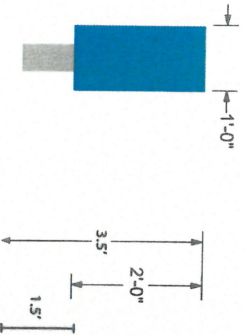
Make Your Statement[™]

Proof #5
Date: 01/21/2026
Consultant(s):
Paul B.

Customer:
Keystone Technology Consultants
Order/Estimate #
20978

2755 Medina Road
Medina, OH 44256
Phone 330.952.2626
Fax 330.952.2629
2022@fastsigns.com

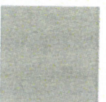
End View



Front and Back View



Keystone blue
C: 97 M: 0
Y: 46 K: 39



SW7068 Grizzle Gray
C: 0 M: 0
Y: 0 K: 62



SW7065 Argos
C: 20 M: 22
Y: 18 K: 27



DESCRIPTION: (1) 24" x 96" x 12" Single Face Alum. Sign Cabinet with Routed Push Thru acrylic Face & SLS UL listed LED Lighting white 24 volt-100 watt, Painted Back with a 2" Pole Cover landscaping to remain (mulch and box elders) logo= 14" high Keystone = 7" high Technology = 2.6" high

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



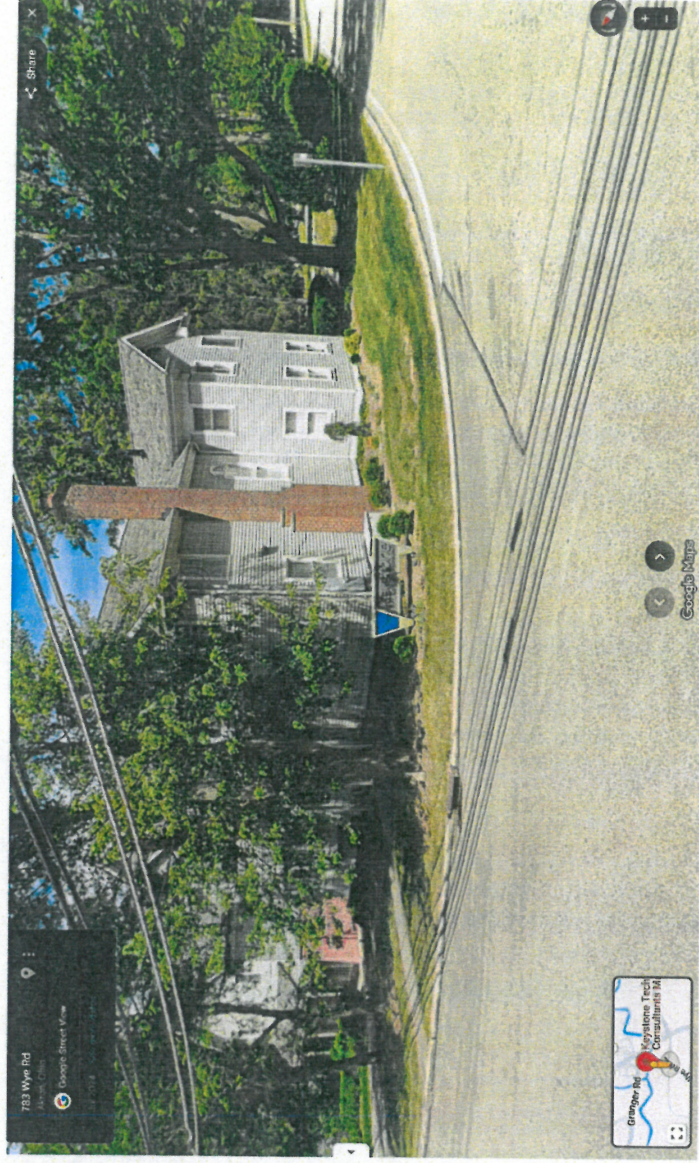
Red circle = Sign location
Yellow arrow = North



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paul.brilla@fastsigns.com | www.fastsigns.com/2022 | [Facebook](https://www.facebook.com/fastsigns)

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

Street view existing sign location



FASTSIGNS | Medina
More than fast. More than signs.



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

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Parcel# 0401994, 0402975



All work to be done in a workmanship like manner.
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Keystone
TECHNOLOGY CONSULTANTS



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ZONING VARIANCE APPLICATION

For office use only:	ARC File No.:	BZA File No.:
Associated permits:		

Applicant Data

Name: Fastsigns Medina - Paul Brilla
DBA: Apex Signs Inc.
Company Name: _____
Address: 2755 Medina Rd Medina Ohio 44256
Telephone No.: 330.391.2122 Email: paul.brilla@fastsigns.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: 787 WYER Rd Akron Oh 44333 Parcel No.: _____

Allotment Name: _____ Lot No.: _____

Owner(s): Keystone Properties LLC. Brian Fontenella, Greg Cordery 50/50

Owner Address: (same as above)

Telephone No.: 330.990.9888

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.

1. Section: 1305-J-3-A Description: Illumination unless otherwise permitted or restricted in this resolution. (See Attached.) (A)

2. Section: _____ Description: _____

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: 7.14.21

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: _____



Sec. 1305-J Illumination

- (1) Any illuminated sign or lighting device shall employ only light emitting a constant intensity. Lights or lighting that flashes or otherwise portrays movement is specifically prohibited.
- (2) All wiring, fittings and materials used in the sign shall be in accordance with the provisions of the electrical code in effect at the time of installation, modification or repair of the sign.
- (3) Unless otherwise permitted or restricted in this resolution, signs that are illuminated shall use lighting in which the source of light shall not be visible from the road and shall not shine on adjoining properties. No flashing, revolving, or intermittent illumination shall be employed. In addition, the following illumination requirements shall apply:
 - (A) In the B-1 and B-5 Zoning Districts: Only external lighting to a level of 20 foot-candles on the surface of the sign.
 - (B) In the B-2, B-3, and B-4 Zoning Districts: Internal or external lighting with a maximum illumination of 50 foot-candles on the surface of the sign.



BATH TOWNSHIP AREA VARIANCE SUPPLEMENTAL FORM

PROJECT OVERVIEW

Provide an overview of the project:

* (See Attached for (B) All) *

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):

- 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.

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

- 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.

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

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

- 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).

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

**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.*



Attached Answers:

Request for an area variance to permit installation of a routed push-through LED business identification sign that utilizes low-intensity internal illumination.

The proposed sign is a **24" × 96" × 12" single-face sign cabinet** with routed push-through acrylic lettering and logo illuminated by low-output LED modules. The illumination is limited to the routed graphics and produces a soft, even glow rather than a brightly illuminated cabinet face or bright spot lighting.

PROJECT OVERVIEW

Keystone Technology Consultants is requesting approval to install a professionally designed business identification sign at 787 Wye Road.

The proposed sign utilizes routed push-through acrylic lettering and logo illuminated with low-output LED lighting. Unlike a conventional internally illuminated cabinet sign, the sign face is not brightly illuminated. Only the routed letters and logo emit a soft, even glow that provides tasteful nighttime visibility while minimizing glare and light trespass.

The sign has been designed to complement the building architecture and provide safe, attractive business identification.

SUPPLEMENTAL FORM

A.

The property requires an effective business identification sign that is visible during evening hours. The proposed routed push-through LED sign has been specifically designed for this property and business and differs substantially from traditional internally illuminated cabinet signs.

B.

Without the requested variance, the property cannot reasonably utilize the proposed business identification sign. A non-illuminated sign would significantly reduce visibility after dark and diminish effective identification for customers and visitors.

C.

The requested variance is limited and represents the minimum relief necessary. The request applies only to allowing the low-intensity push-through LED illumination incorporated into this specific sign design.

D.

Granting the variance will not substantially alter the character of the neighborhood. The proposed sign has a professional appearance, muted colors, and soft, evenly diffused illumination. The lighting is subtle, minimizes glare, and is not expected to negatively impact adjoining properties.

E.

The requested variance will have no adverse effect on governmental services, including traffic, fire protection, police protection, utilities, sanitation, or emergency access.

F.

The owner was not aware of the applicable sign regulations when pursuing the project.

G.

The need for the variance was not created to circumvent the zoning code. Rather, it results from the desire to install a professionally designed sign utilizing modern push-through LED technology that provides subtle illumination while maintaining compatibility with the surrounding area.

H.

Alternative non-illuminated designs were considered; however, they would substantially reduce nighttime visibility. The proposed push-through LED design provides only the minimum illumination necessary for effective business identification while minimizing visual impact.

I.

The original sign application was denied because Bath Township does not permit internally illuminated signs.

However, the proposed sign is materially different from a traditional illuminated cabinet sign. Rather than a brightly illuminated face, the routed push-through acrylic letters and logo produce a **soft, even, low-intensity glow**. This design minimizes glare, reduces light trespass, and avoids the intrusive appearance commonly associated with conventional internally illuminated signs.

Granting this limited variance would preserve the intent of the zoning regulations by preventing excessive or distracting signage while allowing a tasteful, professionally designed business identification sign that is compatible with surrounding development.

