



City of Green Board of Zoning Appeals

1755 Town Park Blvd * P.O. Box 278 * Green, OH 44232-0278
Telephone: 330-896-6605 Fax: 330-899-0469 Email: zoning@cityofgreen.org

APPEAL / VARIANCE REQUEST APPLICATION

Applications for an Appeal or Variance request must include one copy of each:

- 1) Completed Appeal/Variance Request Application identifying your specific request;
- 2) Fee in the amount of \$300.00;
- 3) Completed Zoning Permit Application for the proposed project, as applicable;
- 4) Optional: Supporting documentation, photos, and/or narrative statements substantiating the request;
- 5) One 11 x 17 scalable site plan showing all dimensions & setbacks, as applicable

Application Date: 2-19-26

Applicant Name: JAMES A. PRESUTTO - FOUR POINTS ARCHITECTURAL Telephone: 330-753-9710

Applicant Mailing: 2850 S. ARLINGTON RD., SUITE 200, AKRON, OH 44312

Subject Property Address: (if different) 3929 S. MAIN ST., AKRON, OH 44319

Subject Property Parcel No.: 2816264

Property Owner: (if not applicant) SELL HOLDINGS, LLC Telephone: 330-687-0678

Property Owner Mailing: 3466 MANCHESTER RD., AKRON, OH 44319

THE SPECIFIC VARIANCE OR APPEAL REQUEST MUST BE STATED BELOW.

Additional supporting documents and pages of photos may accompany your request, but the request with specific information must be stated on this form; failure to include the request statement may render your application incomplete, which may also delay scheduling of your hearing.

THERE IS A NEW, PAVED DRIVE COMING OFF MAGUA DR., RUNNING TO THE SOUTH, THEN TURNING EAST AS AN ENTRY/EXIT DRIVE FOR THE NEW SELF-STORAGE DEVELOPMENT. PORTIONS OF THIS DRIVE ENCRDACH ON THE 50'-0" PARKING SETBACK REQUIRED BECAUSE THIS PROPERTY ABUTS A RESIDENTIAL DISTRICT. VARIANCE REQUESTS: 18'-0" ON EAST SIDE OF MAIN DRIVE; 44'-2" (MAX.) AT CURVE IN DRIVE; 25'-0" ON NORTH SIDE OF ENTRY/EXIT DRIVE. THE NEW DRIVE IS SCREENED FROM RESIDENTIAL PROPERTY BY EVERGREEN AND FENCING.


Applicant Signature

2-19-26
Date

- Adjacent property owners and the applicant will be notified by US mail 10 days prior to the hearing.
- Supporting documentation and/or photos of the subject property/project may be brought to the hearing.
- Hearings are held at the: Central Administration Building, 1755 Town Park Blvd (located off Massillon Rd, north of Steese Rd)
- Doors open at 6:30 p.m. Hearings are scheduled consecutively in the order received, starting promptly at 7:00 p.m.

Non-refundable Fee: \$300.00 Check No: _____ Visa MC Conf. No.: _____

Hearing Date: _____ Hearing Time: BZA17-

Received By: _____

COMMERCIAL ZONING PERMIT APPLICATION

PARCEL NO. 2816264

Complete all areas of this form and submit 2 copies along with:

- * 3 - 11" x 17" site plans
- * DOES/EPA approval
- * street address approval, for new construction
- * 1 set Building plans

Project Address: <u>3929 S. Main St.</u> <small>As assigned or approved by Summit County Planning</small>	Parcel No: 28- 16264
Project / Business Name: <u>PLX Storage Solutions - Phase I / SELU Holdings, LLC</u>	
Project Manager/Contact: <u>Steve Rector - Owner</u>	Phone: <u>330-687-0678</u>
Contractor / Applicant: <u>Jim Presutto - Four Points Architectural Services</u>	Phone: <u>330-753-9710</u>
Contractor / Applicant Address: <u>2850 S. Arlington Rd., Suite 200</u> City State ZIP <u>Akron, OH 44312</u>	
Contractor Email: <u>jpresutto@4points.net</u>	Cell: <u>330-324-3940</u>
Property Owner Name, if not applicant: <u>SELU Holdings, LLC</u>	Phone: <u>330-687-0678</u>

ZONING DISTRICT: B-1 198'-4" FRONT SETBACK - PROPERTY LINE TO FOUNDATION
28'-0" RIGHT SETBACK - PROPERTY LINE TO FOUNDATION
 PZC APPROVAL: Date: _____ No. _____
60'-6" LEFT SETBACK - PROPERTY LINE TO FOUNDATION
 BZA VARIANCE: Date: _____ No: _____
157'-2" REAR SETBACK - PROPERTY LINE TO FOUNDATION
 Variance granted: _____

Check all that apply:

- NEW CONSTRUCTION
- ADDITION
- STORAGE BUILDING
- ACCESSORY USE attached detached
- OTHER: _____

OVERHANG SIZE FR in / L in / R in / RR in

266'-0" WIDTH OF STRUCTURE, at widest point
60'-0" DEPTH OF STRUCTURE, at widest point
17'-9" OVERALL HEIGHT, at highest point

Does your project include:

- Fence or Walls - include COU fence application
- New access to public street - attach RO Permit Application
- Signage - include details & Sign Permit Application

First Floor	<u>53,670</u> sf	basement, finished	<u> </u> sf
2 nd Fl	<u> </u> sf	basement, unfin	<u> </u> sf
3 rd Fl	<u> </u> sf	deck	<u> </u> sf
4th Fl	<u> </u> sf	patio	<u> </u> sf
	<u> </u> sf		<u> </u> sf
	<u> </u> sf		<u> </u> sf

Estimated Construction Cost: _____

Estimated Value of Improvement: _____

DOES or EPA APPROV: No: _____

TOTAL SQ FT 53,670

MUST OBTAIN BUILDING PERMIT: SUMMIT COUNTY DEPT. OF BUILDING STANDARDS 1030 E. TALLMADGE AVE. 330-630-7280

THE UNDERSIGNED HEREBY CERTIFIES THAT THE INFORMATION IN AND WITH THIS APPLICATION IS TRUE AND ACCURATE, AND CONSENTS TO AGENTS OF THE CITY ENTERING PREMISES FOR INSPECTION AND VERIFICATION OF INFORMATION SUBMITTED, AND IF THIS APPLICATION IS APPROVED, TO VERIFY CONFORMANCE TO REQUIREMENTS AND CONDITIONS OF SUCH APPROVAL.

I UNDERSTAND THAT I MUST PROVIDE A SURVEYOR'S STATEMENT CONFIRMING THE LOCATION / STAKING OF THE BUILDING IN THE APPROVED LOCATION, OR WILL CONTACT GREEN ZONING FOR SETBACK APPROVAL PRIOR TO INITIATING THIS PROJECT.


 Applicant signature