



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: Oct. 10, 2024

Applicant Name: Stephanie Marouf / Havana Smoke Shop Green

Telephone: (330) 212-2885

Applicant Mailing: 844 Redwood Dr, Akron OH 44312

Subject Property Address: (if different) 3939 Massillon Rd #501, Uniontown OH 44685

Subject Property Parcel No.: 28-00790; 28-02962 and 28-03340 (according to lease) 2815976

Property Owner: (if not applicant) Richard Altman / 2701-2801 Maret Street, LLC Telephone: (330) 456-0777

Property Owner Mailing: 2555 34th Street NE, Canton OH 44705

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.

**** Please see attached variance request**


Applicant Signature

OCT. 10, 2024
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 5:30 p.m. Hearings are scheduled consecutively in the order received, starting promptly at 6:00 p.m.

10/18/24

Non-refundable Fee: \$300.00

Check No: 1082

Visa MC Conf. No.:

Hearing Date: 11/21/24

Hearing Time: 6pm

BZA22- BZA24-33

Received By: TF

FROM THE DESK OF

HAVANA SMOKE SHOP

GREEN

October 10, 2024

City of Green Zoning Division

Central Administration Building
1755 Town Park Blvd
PO Box 278
Green, OH 44232

To Whom This May Concern:

I am writing to propose my request for the permission/acceptance of the installation of my illuminated business sign displaying to the face of the building, located at:

3939 Massillon Rd #501, Uniontown, OH 44685 *(the previous Cigar30 location)*

My business sign is slightly larger than permissible by the zoning code in Green. Unit 501 measures sixteen feet (16') in width, allowing me thirty-two (32) square feet available for signage on the face of the unit. My sign measures slightly over that, at forty-four (44.60) square feet.

I am writing to request a variance for twelve (12.6) additional square feet so that the sign may remain on the face of the building. I have discussed the matter with Richard Altman, (the landlord of the building), who has been to the building personally, to view the posted sign and has given his support as it is in proportion to the other business signs being displayed. Mr. Altman approved of the size, and for it to remain posted, as long as I am provided the necessary variance in order to comply with the City of Green. He stated that the sign is only slightly larger, but upholds the aesthetic provided by the other neighboring businesses in the plaza, without interruption. Please consider my request for this variance, as this sign was very costly to have made and would cause financial distress for a new store that has not yet had the opportunity to open for business with steady and consistent sales.

Respectfully,

Stephanie Marouf



Havana Smoke Shop Green

City of Green Zoning Division
1755 Town Park Blvd * P.O. Box 278 * Green, OH 44232-0278

Telephone 330-896-6605
Fax 330-899-0459
Email zoning@cityofgreen.org

SIGN PERMIT APPLICATION

To obtain a permit for a temporary or permanent sign, submit a completed application and required submittals in person, via mail, fax or email (individual signs). Green Zoning will contact the applicant when the permit has been processed, payment will be made at that time. Visa & Mastercard debit & credit cards, check (payable to City of Green), or exact cash.

Applications must be accompanied by a site plan and/or building elevation indicating location of the proposed sign, along with an illustration of the sign with dimensions. Replacement sign applications must also include a photo/image of the existing sign with dimensions.

Sign Permit fees \$1 per sq ft, minimum fee \$50.00. Fee is calculated on total square footage of all sign faces.

1. Sign Location / Property Address	3739 MASSILLON RD	Suite or Unit	501
2. Company name (location)	HAVANA SMOKE SHOP	Location phone	330 212 2885
3. Applicant	STEPHANIE MAROUF	Phone	
4. Applicant mailing	844 REDWOOD DR AKRON OH 44312		
5. Applicant email	HavanaOfGreen@gmail.com	Contractor Contact	
6. Building or tenant frontage	_____ ft.		
7. As applicable	PZC No.	BZA No.	Variance/exception granted

SIGN INFORMATION & SPECIFICATIONS

When making application for multiple signs for a single parcel or plaza, an application packet including a completed application, site plan & building elevation indicating the location of the sign, illustration with dimensions, and property owner approval must be made for each individual sign. The packets should be accompanied by a general site plan with each sign located using an identifying code.

Tenants must have property owner approval for permanent signs, as indicated below, prior to making application.

☐ **TEMPORARY SIGN** Sign face size: _____ X _____ = _____ sq ft height _____ Sides: 1 / 2
Begin date: _____ Date sign removed: _____
Signs must be located a minimum of 10 ft behind road right-of-way; 30 ft from the intersection of two streets/ rights-of-way

List sign types/identifying information and calculations for each

<input type="checkbox"/>	Sign Face _____ X _____ = _____ sq ft x _____ sides = _____ total sf / HT. _____ Setback _____
<input type="checkbox"/>	Sign Face _____ X _____ = _____ sq ft x _____ sides = _____ total sf / HT. _____ Setback _____
<input type="checkbox"/>	Sign Face _____ X _____ = _____ sq ft x _____ sides = _____ total sf / HT. _____ Setback _____
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<input type="checkbox"/>	Sign Face _____ X _____ = _____ sq ft x _____ sides = _____ total sf / HT. _____ Setback _____
<input type="checkbox"/>	Sign Face _____ X _____ = _____ sq ft x _____ sides = _____ total sf / HT. _____ Setback _____

THE UNDERSIGNED HEREBY CERTIFIES THAT THE INFORMATION IN AND WITH THIS APPLICATION IS TRUE AND ACCURATE, AND CONSENTS TO AGENTS OF THE CITY ENTERING THE PREMISES FOR INSPECTION AND VERIFICATION OF INFORMATION SUBMITTED, AS APPLICABLE; AND IF A PERMIT IS ISSUED, TO VERIFY CONFORMANCE TO REQUIREMENTS AND CONDITIONS OF ISSUANCE.

Signature of Applicant: _____

DATE: 10/10/2024

PROPERTY OWNER / LANDLORD APPROVAL: (Required for tenants' permanent signs)

I HAVE REVIEWED AND APPROVED THE INSTALLATION OF THE PERMANENT SIGN DESCRIBED HEREIN.

Signature of Property Owner: _____

DATE: 10/14/2024

Richard Altman, Manager

August 2014

Renee Wilcox

From: Tom Fazio
Sent: Thursday, October 17, 2024 2:08 PM
To: Renee Wilcox
Subject: 3939 Massillon Rd. Suite 501 Havana Smoke Shop

The sign for the subject property was installed without a permit and is not compliant with code. GCO 157.135 (8)(A)(1) states the maximum sign area for all permanent signage shall be equal to two square feet per each lineal foot of building or tenant frontage. The tenant frontage is 16' allowing 32 sf of signage. The current wall sign is 44.6 sf and 12.6 sf over the allowable and will require a 12.6 sf variance.

Thank you,
Tom Fazio