



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: 9/17/25

Applicant Name: KATHY CLARKE

Telephone: 440-695-0367

Applicant Mailing: 1260 MOORE Rd SWITCH, AVON OH 44011

Subject Property Address: (if different) 3705 MASSILLON Rd

Subject Property Parcel No.:

Property Owner: (if not applicant) PEARL Forest, LLC

Telephone:

Property Owner Mailing: 3433 ROSEMAN LANE, DEKALB, IL 60115

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.

SEEKING A VARIANCE FOR additional signage.
REQUEST 56.31 FOR A TOTAL OF 139.11 sq, where
82.8 is the maximum allowed by GCO 157.135.

**See email from 9/24/25
re: changes.**

Kathy Clarke 9/17/25
Applicant Signature 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.

Non-refundable Fee: \$300.00

Check No: 20898

9/19/2025
Visa MC Conf. No.:

Hearing Date: 10/16/25

Hearing Time: 6:00pm

BZA25-0025

Received By: JB

Renee Wilcox

From: kathy@getlitwithus.com
Sent: Wednesday, September 24, 2025 4:18 PM
To: Renee Wilcox
Subject: RE: Variance for 7 Brew signage
Attachments: GREEN OH R9.pdf

See below, sorry for the confusion.

From: Renee Wilcox <rwilcox@cityofgreen.org>
Sent: Wednesday, September 24, 2025 2:48 PM
To: kathy@getlitwithus.com
Cc: Jason Blackburn <jblackburn@cityofgreen.org>
Subject: RE: Variance for 7 Brew signage

Okay. I am not clear so I am going to spell it out below so I can make sure we are all on the same page.

Wall Cabinet 6' x 6' = 28.27 sq ft Quantity: 1

Wall Channel 10' x 3'2 1/8" = 31.76 sq ft Quantity: 1

Wall Drive Thru 4'9" x 1'7 3/8" = 7.66 sq ft Quantity: 2

Monument (2 sided) 4' x 4' x 2 = 32 sq ft Quantity: 1

We currently have 1 wall cabinet, 2 wall channels, 2 drive thru, and 1 monument.

The total signage on the current application is 139.11, which requires a 56.31 sq ft variance.

Thank you,

Renee Wilcox

Secretary

Zoning Division | City of Green



(330) 896-6605



rwilcox@cityofgreen.org
zoning@cityofgreen.org



cityofgreen.org



[1755 Town Park Blvd](#)



City of Green



From: kathy@getlitwithus.com <kathy@getlitwithus.com>
Sent: Wednesday, September 24, 2025 2:32 PM
To: Renee Wilcox <rwilcox@cityofgreen.org>
Subject: RE: Variance for 7 Brew signage

Actually, one circle cabinet and one channel letter on the side elevation.

From: Renee Wilcox <rwilcox@cityofgreen.org>
Sent: Wednesday, September 24, 2025 2:23 PM
To: kathy@getlitwithus.com
Subject: Variance for 7 Brew signage

Hey Kathy,

Jason wanted me to verify with you that there are two (2) wall channels signs and not just one. He added it to the application and the numbers you sent reflect the second wall channel sign, but just checking before we sent it to press. Let me know.

Renee Wilcox
Secretary
Zoning Division | City of Green

 (330) 896-6605
 rwilcox@cityofgreen.org
zoning@cityofgreen.org
 cityofgreen.org
 1755 Town Park Blvd



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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: 3705 Massillon rd Suite or Unit:
2. Company name (location): Seven Brew Drive Thru CoffeeKathy Location phone:
3. Applicant: Kathy Clarke Phone:
4. Applicant mailing: 1260 Moore Rd Suite H, Avon OH 44011
5. Applicant email: Kathy@getlitwithus.com Contractor Contact: Kathy Clarke
6. Building or tenant frontage 49' 11" ft. 1st 35 LF (Thru) 2nd 16 LF (Mass) = 70 LF + (32 x 40) = 828 LF
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

☐ 1 Wall cabinet	Sign Face	6' X 6' = 28.27 sq ft x 1 sides = 28.27 total sf / HT: 28.27 Setback: <u> </u>
☐ 2 Wall channel	Sign Face	10' X 3'2 1/8" = 31.76 sq ft x 1 sides = 31.76 total sf / HT: 31.76 Setback: <u> </u>
☐ 3 Wall drive thru	Sign Face	4'9" X 1'7 3/8" = 7.66 sq ft x 2 sides = 7.66 total sf / HT: 15.32 Setback: <u> </u>
(5) ☒ m Monument	Sign Face	4' X 4' = 16 sq ft x 2 sides = 32 total sf / HT: 32 Setback: <u> </u>
☐ 4 Wall drive thru	Sign Face	4'9" X 1'7 3/8" = 7.66 sq ft x 1 sides = 7.66 total sf / HT: <u> </u> Setback: <u> </u>
☐ 2 Wall channel	Sign Face	10' X 3'2 1/8" = 31.76 sq ft x 1 sides = 31.76 total sf / HT: <u> </u> Setback: <u> </u>
☐ <u> </u>	Sign Face	<u> </u> X <u> </u> = <u> </u> sq ft x <u> </u> sides = <u> </u> total sf / HT: <u> </u> Setback: <u> </u>

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: Kathy Clarke

DATE: 9/12/25

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:

August 2014