



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: 6/17/26
Telephone: 406-633-3546

Applicant Name: Micah Done

Applicant Mailing: 980 E. Nimisila Rd, Green, OH 44319

Subject Property Address: (if different) _____

Subject Property Parcel No.: 28-07643

Property Owner: (if not applicant) same

Telephone: _____

Property Owner Mailing: same

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.

Due to our yard being steep, the only flat areas are next to our house or back by the septic fields. Our yard drops about 10 feet right behind the house. I will attach more info and pictures.
157.087 states accessory structures must be located in rear yard.
Request for shed to be placed in the side yard.

M Done 6/17/26
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: _____

6118126
☒ Visa

MC

Conf. No.: 621497

Hearing Date: 7/16/2026

Hearing Time: 6:00pm

BZA26-0018

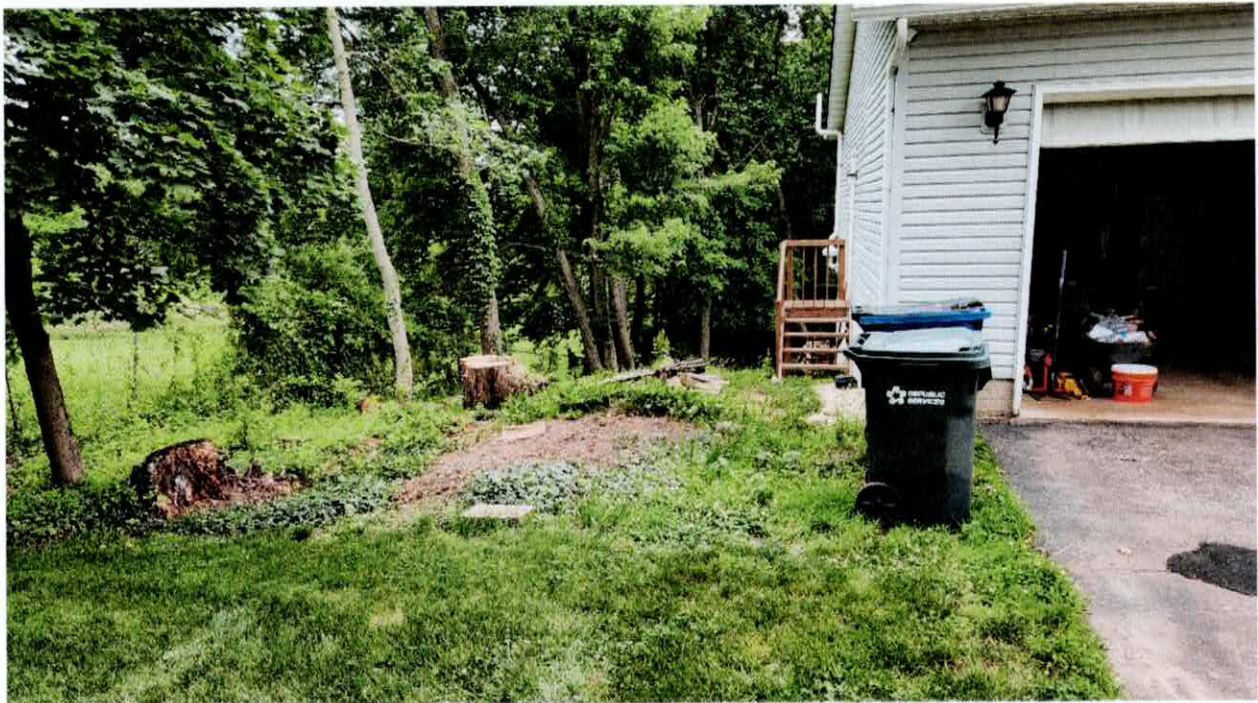
Received By: RW/MT

This is for Micah Done @ 980 E Nimisila Rd.

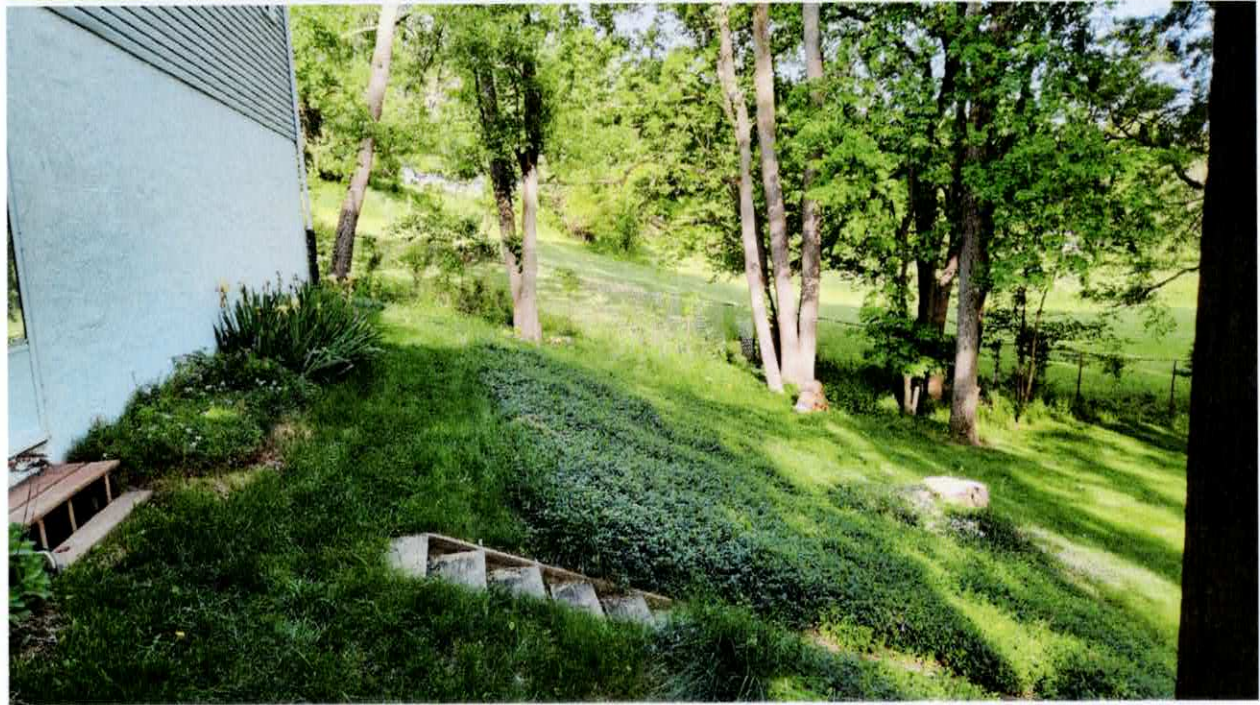
Our yard is a long and skinny property. It is on a hill. Behind our house the elevation drops about 10' pretty steeply. Then there is a flat area where our grass and septic are located. Behind that there is a bit of forest with trees.

I have requested to put the shed on the side of our house since behind the house has such a steep drop off. The idea of having a convenient place to store things would be negated by the hill and distance to access a shed far enough back to be away from the septic tanks and leach field. I will attach photos of the hill. After it rains I cannot even get my mower in and out of the backyard for 2 or 3 days until the yard dries up.

I am attaching a few pictures, the first shows the side of the house that I would put the shed. Then I am showing behind the house with the drop off and the other side of the yard to show there are not other decent options.







Miranda Terry

From: Miranda Terry
Sent: Tuesday, June 16, 2026 5:09 PM
To: micahdone@hotmail.com
Cc: Wayne Wiethe; Zhila Pezeshkpoor; Renee Wilcox
Subject: Shed Permit Application
Attachments: FORM - BZA Application 2026.pdf

Good afternoon,

I received your permit application for the shed installation project at 980 E. Nimisila Road here in the City of Green.

After reviewing the site plan, I can't approve the permit at this time.

Our code, §157.087 Accessory Uses, states that accessory structures, such as the shed you are applying for, must be in the rear yard of your property. According to the site plan you submitted, the shed would be in the side yard of your property.

You do have a couple of different options:

- 1) Relocate the shed to be installed in the rear yard. It must meet the minimum setback of 5' from each property line.
- 2) Request a variance.
 - a. Variances are not guaranteed.
 - b. There is a \$300 non-refundable fee.
 - c. You would submit your Variance Request to our office.
 - i. Applications are due by 4pm on the 3rd Friday of each month. (This Friday, the 19th is the 3rd one for June. However, our offices are closed. I would have to find out if you would need it submitted by Thursday the 18th or Monday the 22nd)
 - ii. \$300 fee is due with the variance applications
 - iii. Meetings are held on the 3rd Thursday of each month. Again, to be on the agenda for July, your application would have to be submitted to our office this week.

I have attached the application for the variance. Again, you have the right to request that you install your 12' x 16' x 14'h shed in the side yard where the code requires it to be located in the rear yard. Please remember that variances are case by case and that a hardship should be shown as to why you are not able to meet the code.

If you have any questions, please feel free to contact me.

Miranda Terry
Code Inspector



1755 Town Park Blvd
PO Box 278
Green, OH 44232-0278
PH: 330-896-6605

rec'd 6/12/26

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

Telephone: 330-896-6605
Fax: 330-899-0469
Email: zoning@cityofgreen.org
PARCEL NO. 2807643

RESIDENTIAL ACCESSORY PERMIT APPLICATION

A Zoning Permit through this office is required for all structures over 30 square feet; a building permit through Summit County Dept of Building Standards is required for all accessory structures over 200 square feet. The property owner will ultimately be held responsible if permits are not obtained.

ACCESSORY USES: Complete areas of the application form relative to the specific project:
* 3 site plans - 11 x 17 * 1 set building plans - 11 x 17 * 2 copies of application form

SEPTIC LOT APPROVAL:

For septic lots, the **Summit County Health Department (SCHD)** requires an assessment of the septic system prior to issuance of a building permit by Summit County Building for any residential addition or construction of an accessory use.

SETBACK REQUIREMENTS:

Sheds & storage buildings: minimum of 5 ft from rear and side yard property lines

FEES:

The fee for all Accessory Uses is \$75; checks should be made payable to *City of Green*. We also accept Visa, MasterCard, and Discover debit & credit cards, and exact cash. *Please note there is a 3% fee on credit cards, not on debit cards.*

Project Address: 980 E Nimisila rd	ZIP: 44319	Lot No:	Subdivision:
Applicant: Micah Done		Phone: 406 633 3546	
Applicant Address: 980 E Nimisila Rd		City/State/Zip: Green, OH, 44319	
Contractor, if not applicant:		Phone:	
Contractor Address:		City/State/Zip:	
Contractor Email:			
Field Contact, if a problem would arise onsite:		Cell:	

Property Owner Name, if not applicant:

Phone:

ACCESSORY USES:

☐ SUNROOM / PATIO ENCLOSURE
☐ GARAGE ___ detached ___ attached
☐ DECK ☒ SHED / STORAGE BUILDING
☐ OTHER _____

Setbacks are measured from the structure to the nearest property lines, and are relative to the specific project only, i.e. deck, shed, pergola, etc.

76' _____ FRONT SETBACK - PROPERTY LINE TO FOUNDATION
 7' _____ LEFT SETBACK - PROPERTY LINE TO FOUNDATION
 646' _____ REAR SETBACK - PROPERTY LINE TO FOUNDATION
 81' _____ RIGHT SETBACK - PROPERTY LINE TO FOUNDATION

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

12' _____ WIDTH OF STRUCTURE

16' _____ DEPTH OF STRUCTURE

14' _____ HEIGHT OF STRUCTURE
 *Maximum garage height is 18 ft to the peak, other Accessory Uses - max height is 15 ft OAH.

TOTAL SQ FT: 192

DISTURBING MORE THAN 4,356 SQ FT OF LAND AREA? ☐ Yes ☐ No

Corner Lot? ☐ Yes ☒ No

All Easements Shown on Site Plan? ☒ Yes ☐ No

Creek, drainage area or wetlands on property? ☐ Yes ☒ No

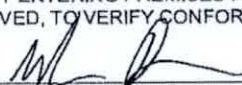
Health Dept Needed: ☒ Yes ☐ No

Approval Date: 6/9/2026

BZA VARIANCE: Date: _____ No: _____ Variance granted: _____

BUILDING PERMIT: SUMMIT COUNTY DEPT. OF BUILDING STANDARDS 1030 E. TALLMADGE AVE. 330-630-7280
 LOCATED 2 MILES EAST OF THE RT. 8 INTERSTATE EXIT.

THE UNDERSIGNED HEREBY CERTIFIES THAT THE INFORMATION IN AND WITH THIS APPLICATION IS TRUE AND ACCURATE, 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.

Applicant Signature: 

Date: 6/11/2026

5/14/2026