



# 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](mailto: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: 10/08/2024

Applicant Name: Johnny Brost

Telephone: (330) 354-6279

Applicant Mailing: 1240 Selena Grove Uniontown Ohio 44685

Subject Property Address: *(if different)*

Subject Property Parcel No.: 2816932

Property Owner: *(if not applicant)*

Telephone:

Property Owner Mailing:

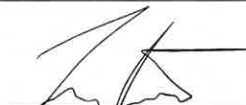
### THE SPECIFIC VARIANCE OR APPEAL REQUEST MUST BE STATED BELOW.

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 the lot for 1240 Selena Grove being a corner lot, it is considered to have two front yards.

According to § 157.141.(C)1a: In a front yard, a fence or wall shall not exceed 36 inches in height, except that within 20 feet of a public right-of-way, a fence shall not exceed 24 inches in height.

We are requesting a 12" variance for the fence to allow us to fence our side yard towards Ponderosa Trail. Fence will be 4' black aluminum & will be maintaining a 20' setback from the road.

  
Applicant Signature

10/08/2024  
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.

Non-refundable Fee: \$300.00

Check No:

10/8/24  
Visa

MC

Conf. No.: 023660

Hearing Date: 11/21/24

Hearing Time: 6pm

BZA22-

BZA24-30

Received By: MT



## City of Green Zoning Division

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### CERTIFICATE OF USE & COMPLIANCE APPLICATION

A Certificate of Use & Compliance must be obtained prior to initiating the subject activity. Complete this form for a Home Occupation, a Fence or Wall, Roadside Stand, or for Chicken Hens. Submit completed applications & site plans to Green Zoning in person, by mail, or email; we will contact the applicant when the Certificate has been processed and is ready to be picked up; the \$10.00 fee is paid at that time.

#### HOME OCCUPATION:

GCO Chapter 1226.03 has established that a home occupation may be conducted in a dwelling unit under the following standards: only family members residing in the dwelling can be employed, must be conducted within the dwelling and space used for the business cannot occupy more than 35% of the total floor area of the dwelling, cannot generate a significantly greater volume of traffic, no change in the outside appearance of the home, no aspect of the business can be conducted in an accessory building - no outside storage.

Location Address:		ZIP:
Applicant:		Applicant phone:
Business Name:		
<input type="checkbox"/> Home Occ. Floor area: _____ sf	Total home floor area: _____ sf	35% of total floor area: _____
Specific description of proposed operation, service or product(s) sold:		

#### ROADSIDE STAND:

GCO Chapter 1226.03 has established that Roadside Stands are permitted to be used for the sale of products grown on the property, and must be set back a minimum of 30 ft from the front property line in the front or side yard, maximum size of 100 sq ft.

Applicant:		Applicant phone:
Location Address:		ZIP:
<input type="checkbox"/> Home Occ. Floor area: _____ sf	Total home floor area: _____ sf	35% of total floor area: _____
<input type="checkbox"/> Roadside Stand: _____ ft x _____ ft = _____ sf	Setback from street:	Products grown on premises? _____
Specific description of proposed operation, service or product(s) sold:		

#### FENCE / WALL - attach site plan indicating fence/wall location

GCO Chapter 1226.03 has established regulations for fences & walls. In a front yard, a fence or wall shall not exceed 3 ft in height, except that within 20 ft of the front property line, a fence cannot exceed 2 ft in height; in residential side or rear yards, a fence or wall can be a maximum of 6 ft tall. In B-1, 2, or 3 districts, fencing in side or rear yards can be a maximum of 8 ft tall. In B-4, B-5, or I-1 districts, side or rear yard fencing cannot exceed 10 ft in height. Barbed or razor wire must be approved by the PZC. Fencing with a single, finished side must be installed with the finished side facing out - toward adjacent property, with posts placed on the inside of the fence.

Complete this portion of the form and submit along with a site plan of the property showing where the fencing / wall will be installed.

Property Address: 1240 Selena Grove		ZIP: 44685
Applicant / Contractor: D & K Fence		Phone: 330-620-5226
Applicant mailing: 3950 Eastern Rd Doylestown		ZIP: 44230
Property Owner: Johnny Brost		Phone: 330-354-6279
<input checked="" type="checkbox"/> Fence	<input type="checkbox"/> Retaining Wall	Height: 4'
Additional Info: 176'		Material: Aluminum

#### CHICKEN HENS:

GCO Chapter 1226.02 requires a minimum lot size of 2 acres for chicken hens; roosters are prohibited. All structures must be located in the rear yard with a minimum setback of 30 ft to side & rear property lines, and fenced enclosures must have a 20 ft setback. Chickens must be housed in a wholly enclosed, floored structure; hens cannot run at-large. A maximum of 8 hens are permitted. Complete this portion of the form and submit along with a site plan of the property showing where the structure and fencing will be located, and include an image of the proposed henhouse.

Applicant:		Applicant phone:
Location Address:		ZIP:
<input type="checkbox"/> Chicken hens (max 8) _____ hens proposed	Parcel size: _____	<input type="checkbox"/> 30 ft setback for structures
		<input type="checkbox"/> 20 ft setback for fenced enclosures



**Miranda Terry**

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**From:** Miranda Terry  
**Sent:** Tuesday, October 1, 2024 10:27 AM  
**To:** David Patterson  
**Subject:** 1240 Selena Grove  
**Attachments:** 1240 Selena.jpg; FORM - BZA Application 2022.pdf; FORM - BZA Hearing Instructions.pdf

Good afternoon,

I received the fence permit application for 1240 Selena Grove.

Your application for the 176 LF X 4'H fencing cannot be approved because it is not compliant with our code.

Due to the lot for 1240 Selena Grove being a corner lot, it is considered to have two front yards. According to § 157.141.(C)1a: In a front yard, a fence or wall shall not exceed 36 inches in height, except that within 20 feet of a public right-of-way, a fence shall not exceed 24 inches in height.

You do have a couple of options.

1. Adjust the plan / layout of the fence so that the fence does not come out towards Ponderosa Trail and instead go straight back from the corner of the house to meet the rear property line.
2. Request a 12" variance for the fence.

I also would suggest double checking the property lines. The site plan that our office has on file when the house was built and the measurements of the fencing you have on your site plan, suggests that the fence will be going onto other properties. I have attached a rough sketch to show you some of your options. I also have included information on our setbacks that were surveyed when the house was built. Two main setbacks that I tried to highlight was the 5'5" right setback where your site plan shows a 6 LF portion and the rear setback.

I have attached the Variance Request Application and Instructions for you. Our meetings are once a month and in order to be on the agenda for November 21, 2024, you must submit the application and \$300 non-refundable fee by Friday, October 18, 2024 at 4pm.

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

**Miranda Terry**  
**Zoning Inspector**



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