



City of Green

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

Agenda Board of Zoning Appeals

Thursday, October 17, 2024

6:00 PM

Council Chambers

I. Call To Order

II. Pledge of Allegiance

III. Roll Call

IV. Business Items

[TMP-4750](#)

BZA2024-0027 Charlene Atha, 198 E. Comet Rd., Green, OH 44216

The Appellant, Charlene Atha, 198 E. Comet Rd., requests the following, a variance to permit an accessory structure, a detached garage, in the side yard which does not comply with GCO Chapter 157, Planning & Development Code, specifically Table 157.087-1 Allowed Accessory Uses.

Attachments:

[Zoning Notes](#)

[Applications](#)

[Plans](#)

[Site Plan](#)

[GIS Map](#)

[GIS Map \(2\)](#)

[TMP-4751](#)

BZA2024-0028 Julie & Ross Goldman 3450 Ashton Dr., Green, OH 44685

The Appellants, Julie & Ross Goldman, 3450 Ashton Dr., is requesting a 28" front yard setback variance to build a garage addition. This would give the property a 37'8" front yard setback, which is not compliant with GCO Chapter 157, Planning & Development Code, specifically Table 157.101-1, Residential Site Development Standards For Residential Districts.

Attachments:

[Zoning Notes](#)

[Applications](#)

[Plans](#)

[Site Plan](#)

[HOA approval](#)

[GIS Map](#)

[TMP-4752](#)**BZA2024-0029 Sgt Clean Car Wash, 3673 Massillon Rd., Green, OH 44685**

The Appellant, Sgt Clean Car Wash, 3673 Massillon Rd., is requesting the following variances. (1) A 124 sq ft total sign variance to permit 386 sq ft of signage where 262 sq ft is the maximum allowed, which does not comply with GCO, Chapter 157, Planning & Development Code, specifically 157.135(8)(A) (1), Signs Permitted in Nonresidential Zoning Districts; and (2) a variance to permit a directional sign that is 17 sq ft where the maximum size is 4 sq ft, which is not compliant with GCO Chapter 157, Planning and Development Code, specifically 157.135(8)(C)(3), Directional Signage.

Attachments:[Zoning Notes](#)[Application](#)[Plans](#)[Site Plan](#)[GIS Map](#)[Revised Sign Plan](#)**V. Unfinished Business****VI. Approval of Minutes**

Approval of Meeting Minutes from September 19, 2024.

VII. Adjournment