



City of Green

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

Agenda Board of Zoning Appeals

Thursday, November 21, 2024

6:00 PM

Council Chambers

I. Call To Order

II. Pledge of Allegiance

III. Roll Call

IV. Business Items

[TMP-4791](#)

BZA2024-0030 Johnny Brost 1240 Selena Grv., Green, OH 44685

The Appellant, Johnny Brost, 1240 Selena Grv., is requesting a 1' fence height variance to allow 4' fencing along the second frontage of their property, Ponderosa Trl, more than 20' from the property line, which does not comply with GCO, Chapter 157, Planning & Development Code, specifically, 157.087(5)(C) Use specific standards; Fences.

Attachments:

[Zoning Notes](#)

[Applications](#)

[Plans](#)

[HOA Approval](#)

[GIS Map](#)

[TMP-4792](#)

BZA2024-0031 Andreas Scheks, 2566 Serenity Ln., Green, OH 44685

The Appellant, Andreas Scheks, 3560 Balsamwood Blvd., NW, Uniontown 44685, on behalf of the homeowners at 2566 Serenity Ln., Green, 44685, is requesting a 4.14' rear setback variance to allow for an addition to be located 55.86' off the rear property line where a 60' rear setback is required, which does not comply with GCO Chapter 157, Planning & Development Code, specifically Table 157.101-1, Residential Site Development Standards.

Attachments:

[Zoning Notes](#)

[Applications](#)

[Plans](#)

[SCPH Approval](#)

[GIS Map](#)

[TMP-4793](#)

BZA2024-0033 Havana Smoke Shop, 3939 Massillon Rd. Ste 501, Green, OH 44685

The Appellant, Havana Smoke Shop, 3939 Massillon Rd. Ste 501, is requesting a variance of 12.6 sq ft to permit a wall sign, which has already been installed, that is 44.6 sq ft where 32 sq ft is the maximum allowed. This does not comply with GCO, Chapter 157, Planning & Development Code, specifically 157.135(8) (A)(1), Signs Permitted in Nonresidential Zoning Districts.

Attachments:

[Zoning Notes](#)

[Applications](#)

[Plans](#)

[GIS Map](#)

V. Unfinished Business

VI. Approval of Minutes

VII. Adjournment