



City of Green

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

Meeting Minutes

Board of Zoning Appeals

Thursday, November 21, 2024

6:00 PM

Council Chambers

I. Call To Order

II. Pledge of Allegiance

III. Roll Call

Present 3 - Board Member Sherry Neubert, Board Member Robert Speight, and Board Member Andrew Shultz

Absent 2 - Board Member Robert Incorvati, and Board Member Samer Awadallah

Also present:

Renee Wilcox, Secretary

Avery Carvill, Student Municipal Representative

Cohen Lynch, Student Municipal Representative

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](#)

Johnny Brost, 1240 Selena Grv., stepped forward and was sworn. Mr. Brost stated he has a corner lot and therefore would only be permitted a 3' fence. He stated they are asking for a 4' fence. He stated they have a dog so they need a fence higher than 3'. He stated the fence will match the neighbors fence exactly. He stated it is black aluminum and there will be a 5' wide gate.

A motion was made by Board Member Shultz, seconded by Board Member Speight, to approve as submitted the Action Item. The motion carried by the

following vote:

Aye: 3 - Board Member Neubert, Board Member Speight and Board Member Shultz

Absent: 2 - Board Member Incorvati and Board Member Awadallah

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](#)

Andreas Scheks, the contractor for the project located at 2566 Serenity Ln, stepped forward and was sworn. Mr. Scheks stated the homeowner's mother and brother want to move in. He stated her brother is in a wheelchair and therefore the project had to be revised to make it handicap accessible. He stated there is supposed to be a 60' rear setback and they would be encroaching the setback by just over 4'. He stated there is a drop off in the back of the property and the addition would not be visible to the property behind this project.

A motion was made by Board Member Speight, seconded by Board Member Shultz, to approve as submitted the Action Item. The motion carried by the following vote:

Aye: 3 - Board Member Neubert, Board Member Speight and Board Member Shultz

Absent: 2 - Board Member Incorvati and Board Member Awadallah

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](#)

Stephanie Marouf, the owner of Havana Smoke Shop, and leasee of 3939 Massillon

Rd., Suite 501, stepped forward and was sworn. Ms. Marouf stated she had a business in another location and that location is closed. She stated she stored the sign from that location and when she and her husband opened the business at 3939 Massillon, they used the sign they had in storage. She stated when the business that was in the location was having their sign removed, they asked the landlord if they could have them put their sign up while they were already there. She stated shortly thereafter her landlord contacted her to see if she obtained a permit from the City of Green. She stated she contacted City of Green and they told her the sign was too big. Board Member Speight asked if she considered taking "Havana" off of the sign so it just said "Smoke Shop". She stated she did not consider it because "Havana" is their brand. Student Municipal Representative Lynch asked if she tried to condense the space between the two lines of the sign. She stated she does not know but believes it had to do with electrical. She stated the sign company chose where to put the sign. Ms. Marouf stated Code Inspector Fazio said the measurement goes from the top of the sign to the bottom, including the space in between the lines. Board Member Shultz asked if this sign is to be the permanent sign and Ms. Marouf stated yes.

A motion was made by Board Member Speight, seconded by Board Member Shultz, to approve as submitted the Action Item. The motion carried by the following vote:

Aye: 3 - Board Member Neubert, Board Member Speight and Board Member Shultz

Absent: 2 - Board Member Incorvati and Board Member Awadallah

V. Unfinished Business

VI. Approval of Minutes

A motion was made by Board Member Speight, seconded by Board Member Shultz, to approve as submitted the Meeting Minutes from October 17, 2024. The motion carried by the following vote:

Aye: 3 - Board Member Neubert, Board Member Speight and Board Member Shultz

Absent: 2 - Board Member Incorvati and Board Member Awadallah

VII. Adjournment

