



## 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: 8/11/2025

Applicant Name: Jack B Runner

Telephone: 330-472-7555

Applicant Mailing: 4919 Mayfair Road, North Canton, Ohio 44720

Subject Property Address: *(if different)* Same

Subject Property Parcel No.: 2811572

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.

We are respectfully requesting a variance for the following:

1. A variance to permit an accessory structure to be built which would be 92 SQ FT in excess of the maximum allowed accessory use
2. A variance to permit an accessory structure to be built which would be 912 SQ FT in excess of the associated primary structure SQ FT
3. A variance to permit an accessory detached garage height of 24 feet where 18 feet is the maximum allowed overall height

We only have a single car garage, with very limited space for storage. Our vehicles, lawnmowers, utility vehicles, classic car and tractor are outside and exposed to the elements. We have almost 3 acres of land in the woods, with ample space for a barn the size we are requesting

 8-11-25  
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: Cash

Visa MC Conf. No.: 80969

Hearing Date: 9/18/2025

Hearing Time: 6:00pm BZA22- BZA25-0023

Received By: JB

## Renee Wilcox

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**From:** Jason Blackburn  
**Sent:** Tuesday, July 22, 2025 3:16 PM  
**To:** Jack Runner  
**Cc:** Renee Wilcox  
**Subject:** RE: 4919 Mayfair Rd - Garage Accessory Permit  
**Attachments:** FORM - BZA Application (Fillable PDF)\_202303061008194708.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Jack,

I have reviewed the Residential Accessory Permit Application submitted 7/21/25 for the subject address. The permit is denied based on conflict with Green Codified Ordinance (GCO) section 157.101 Site Development Standards for Residential Districts (3)(A).

- 1) The subject parcel 2811572 is in excess of 20,000 square feet (SQ FT) and therefore provided a maximum accessory use of 2,500 SQ FT. The existing 12'x16' shed and proposed garage (40'x60') equates to 2,592 SQ FT.
- 2) Per GCO 157.101(3)(B), accessory use cannot exceed cannot exceed the primary structure SQ FT. The existing home on parcel 2811572 is shown by Summit County as 1,680 SQ FT. Accessory use as proposed equals 2,592 SQ FT.
- 3) Last, GCO 157.087(2)(F) Accessory Uses limits the height for accessory detached garage to 18 ft in overall height. You have proposed an accessory detached garage in 24 ft in overall height.

You may seek a variance from the Board of Zoning Appeals for each of the conflicts listed above, application attached. Multiple variances can be address under a single application. Please submit the completed BZA application by 8/22/25 to be placed on the September 18 BZA Agenda.

- 1) A variance to permit an accessory structure to be built which would be 92 SQ FT in excess of the maximum allowed accessory use
- 2) A variance to permit an accessory structure to be built which would be 912 SQ FT in excess of the associated primary structure SQ FT
- 3) A variance to permit an accessory detached garage height of 24 feet where 18 feet is the maximum allowed overall height

### Jason Blackburn

Code Inspector  
Zoning | City of Green



(330) 896-6605, ext 248



[jblackburn@cityofgreen.org](mailto:jblackburn@cityofgreen.org)



[cityofgreen.org](http://cityofgreen.org)



[1755 Town Park Blvd](#)



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**From:** Jack Runner <[jack@richardsfence.com](mailto:jack@richardsfence.com)>  
**Sent:** Tuesday, July 22, 2025 8:09 AM  
**To:** Jason Blackburn <[jblackburn@cityofgreen.org](mailto:jblackburn@cityofgreen.org)>  
**Subject:** Fwd: 4919 Mayfair Rd - BZ Approval

Good morning Jason, here is the approval for the septic from summit county health department for 4919 Mayfair Road. Let me know if you need anything else.

Thanks Jack.

----- Forwarded message -----

**From:** **Jack Runner** <[jack@richardsfence.com](mailto:jack@richardsfence.com)>  
**Date:** Tue, Jul 22, 2025 at 7:49 AM  
**Subject:** Fwd: 4919 Mayfair Rd - BZ Approval  
**To:** <[jackrunner65@gmail.com](mailto:jackrunner65@gmail.com)>

----- Forwarded message -----

**From:** **Ellie Miller** <[emiller@schd.org](mailto:emiller@schd.org)>  
**Date:** Thu, May 29, 2025 at 11:26 AM  
**Subject:** 4919 Mayfair Rd - BZ Approval  
**To:** [jack@richardsfence.com](mailto:jack@richardsfence.com) <[jack@richardsfence.com](mailto:jack@richardsfence.com)>

Hi Jack,

Please see the attached approval report.

Thanks!

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**Ellie Miller, BS, REHS**  
*Environmental Health Specialist*

Summit County Public Health  
1867 West Market Street, Akron, OH 44313  
Office: (330) 812-3974 Mobile: (330) 734-9457 Fax: (330) 923-6436  
[www.scph.org](http://www.scph.org)



# City of Green Zoning Division

1755 Town Park Blvd \* P.O. Box 278 \* Green, OH 44232-0278

Telephone: 330-896-6605  
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## RESIDENTIAL ACCESSORY PERMIT APPLICATION

PARCEL NO. 2811572

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.

**This assessment is NOT REQUIRED for small garden-type sheds.**

### 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 debit & credit cards, and exact cash.

Project Address: 4919 Mayfair Road

ZIP: 44720

Lot No:

Subdivision:

Applicant: Jack Runner

Phone: 330-472-7555

Applicant Address: 4919 Mayfair Road

City/State/Zip: N.Canton/OH/44720

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:

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.

- ☐ SUNROOM / PATIO ENCLOSURE  
☒ GARAGE ☒ detached ☐ attached  
☐ DECK ☐ SHED / STORAGE BUILDING  
☐ OTHER \_\_\_\_\_

185'  
295'  
14'  
24'  
FRONT SETBACK - PROPERTY LINE TO FOUNDATION  
LEFT SETBACK - PROPERTY LINE TO FOUNDATION  
REAR SETBACK - PROPERTY LINE TO FOUNDATION  
RIGHT SETBACK - PROPERTY LINE TO FOUNDATION

Corner Lot? ☐ Yes ☒ No

OVERHANG SIZE FR 12 in / L 12 in / R 12 in / RR 12 in

All Easements Shown on Site Plan? ☐ Yes ☐ No

40'  
WIDTH OF STRUCTURE

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

60'  
DEPTH OF STRUCTURE

Health Dept Needed: ☒ Yes ☐ No

24'  
HEIGHT OF STRUCTURE

Approval Date: 5/29/25

TOTAL SQ FT: 2400

\*Maximum garage height is 18 ft to the peak, other Accessory Uses – max height is 15 ft OAH.

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

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: 7-19-25