



# 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: 8/7/25

Applicant Name: Rembrandt Homes

Telephone: 330-805-0303

Applicant Mailing: 6759 Whipple Ave NW, North Canton 44720

Subject Property Address: (if different) 4730 Pinecrest Dr. Uniontown, OH 44685

Subject Property Parcel No.: 2817316

Property Owner: (if not applicant) Mark + Sandy Hornak

Telephone: 330-606-8616

Property Owner Mailing: 4515 Ridgedale Dr. Akron, OH 44319

### 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.

Request Variance to install a 40x20 Pool in  
near yard - 800 Square feet of accessory use.

Request a 700 Square foot Variance for accessory  
use. Current Zoning Code 157.101 allows a total of  
2500 Square feet of Accessory use. We have a  
2400 Square foot detached garage so the 800 Square  
foot pool takes us over  
by 700 sq ft.

Applicant Signature [Signature]

Date 8/7/25

- 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: 2525

Visa MC Conf. No.:

Hearing Date: 9/18/2025

Hearing Time: 6:00pm

~~BZA22-~~ BZA2025-0022

Received By: JB

# City of Green Zoning Division

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Telephone: 330-896-6605  
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## SWIMMING POOL PERMIT APPLICATION

Date: 7-18-25

Swimming Pools and structures associated with them are permitted in the rear yard when located a minimum of 15 ft from side and rear property lines.

Submit this completed application form along with a site plan of your property, septic system evaluation / approval from the Summit County Health District, as applicable for septic lots, a site plan drawing of the property indicating all structures – existing and proposed, and the accessory use calculation worksheet.

The amount of Accessory Uses/Structures is limited, based upon the size of the property & footprint of the home.

Complete & submit an Accessory Use / Structure Calculation form – showing the lot size, dwelling size, and Accessory Use/Structure totals, and we'll assist you in determining whether your project meets code requirements.

Property Address: 4730 Pinecrest Dr Uniontown	Subdivision:
Applicant: MARK HOLMACK	Applicant Tel: 330-606-8616
Applicant Mailing: 4730 Pinecrest Dr Uniontown	
Property Owner:	Owner Tel:
Property Owner Mailing:	
Contractor: STUTZMAN Lawn & Landscaping	Phone: 330-339-4234
Contractor Address: 1138 Commercial Ave SE N.P.	

☒ RESIDENTIAL ☐ COMMERCIAL

☒ In-ground ☐ Above ground – No deck

☐ ☐ Above ground w/Deck package

☐ Above ground – Deck constructed separately

☐ Fence is part of above ground pool, locking stair

☐ Fence installed separately, w/ locking gate

Pool Dimensions: 20 x 40 = 800 SF

Height of Pool: \_\_\_\_\_

LEFT & RIGHT SETBACKS ARE ESTABLISHED FACING THE HOUSE FROM THE STREET. SETBACKS ARE MEASURED FROM THE PROPERTY LINE TO THE CLOSEST FEATURE OF THE POOL OR ACCESSORY. ALL ELEMENTS MUST MEET 15' SETBACK.

LEFT SETBACK 100' 105 FEET

RIGHT SETBACK 1000' 155 FEET

REAR SETBACK 1000' 247 FEET

FRONT SETBACK (TO THE HOUSE) 20 FEET

### DECK:

If you will plan to install a deck to serve the pool, now or at a later date - be sure to leave enough setback (side or rear) to permit installation with a 15 ft setback to the property line. The pool package that includes a deck only requires one Zoning Permit. A deck constructed separate from pool will require a second permit.

### FENCING:

Section 1226.03: Accessory Uses, 5, H, has established that any swimming pool below-grade or at-grade, when containing water to a depth of one and one-half feet or more, shall be completely surrounded by a fence or wall with a minimum height of four feet in order to minimize the attraction of the site to young children. A permit is required. Show the required fencing on your site plan – and also complete & submit a Certificate of Use application; fee is \$10.00.

Above grade pools, when raised a minimum of four feet above grade, shall not require fencing. However, access shall be restricted by a gate to minimize the attraction of the site to young children.

### SUMMIT COUNTY DEPARTMENT OF BUILDING STANDARDS

Summit County Building no longer issues a pool permit, but an electrical permit may be required. Contact the Residential Plans Examiner to determine whether additional permits are required. Pat Shane, Residential Plans Examiner Telephone: 330-630-7076  
Summit County Department of Building Standards 1030 E. Tallmadge Avenue Akron, OH

January 2013



## Renee Wilcox

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**From:** Geoff Miller <Geoff@rembrandthomesinc.com>  
**Sent:** Thursday, August 7, 2025 1:15 PM  
**To:** Jason Blackburn; stutzman87@yahoo.com; Tyler Doss Gmail  
**Cc:** Renee Wilcox  
**Subject:** RE: 4730 Pinecrest Drive, Uniontown, OH - Swimming Pool Permit Application - Denied - BZA Variance  
**Attachments:** 4730 Pinecrest Dr - Variance Request - Rembrandt Homes - 8-7-25.pdf; Topo - Updated 8-6-25 - Pool Info Added.pdf  
  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello Jason, trust all is well.

I am emailing today to share with you the following information for the Variance submittal for 4730 Pinecrest Dr.

- Variance Form
- Updated Topo of property – showing setbacks to pool and the pool fence.

Please confirm you have received this email.

I will stop by your offices later today to pay the variance fee of \$300.

Thanks for your help,

Geoff Miller  
Sales Manager

Office: 330.699.1608

Cell: 330.805.0303

[www.rembrandthomesinc.com](http://www.rembrandthomesinc.com)



R E M B R A N D T  
T E S T I M O N I A L S & R E S I D E N T I A L D E V E L O P M E N T

**From:** Jason Blackburn <jblackburn@cityofgreen.org>  
**Sent:** Monday, July 21, 2025 2:57 PM  
**To:** stutzman87@yahoo.com; Geoff Miller <Geoff@rembrandthomesinc.com>; Tyler Doss Gmail <tylerdoss27@gmail.com>  
**Cc:** Renee Wilcox <rwilcox@cityofgreen.org>  
**Subject:** 4730 Pinecrest Drive, Uniontown, OH - Swimming Pool Permit Application - Denied - BZA Variance

Kevin,

The City of Green Division of Zoning has denied the swimming pool permit application dated 7/18/25 for the subject address. Green Codified Ordinance 157.101 Site Development Standards for Residential Districts limits

accessory use to 15% of the lot size to a maximum of 2,500 square feet (SQ FT) for parcels more than 20,000 SQ FT. The parcel has been permitted for a 2,400 SQ FT detached garage (7/21/25), resulting in allowable remaining accessory use of 100 SQ FT. You have the right to request a variance of 700 SQ FT for accessory use totaling 3,200 SQ FT where 2,500 SQ FT is permitted.

Please submit a completed site plan with dimensions and setbacks for the proposed pool and a completed Appeal/Variance Request Application if you choose to proceed.

**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:** kevin stutzman <[stutzman87@yahoo.com](mailto:stutzman87@yahoo.com)>

**Sent:** Thursday, July 17, 2025 5:22 PM

**To:** Renee Wilcox <[rwilcox@cityofgreen.org](mailto:rwilcox@cityofgreen.org)>

**Subject:** Re: Zoning Permit Applications

Pool Permit. Let me know if you need anything else

**Kevin Stutzman**

*Owner*

**Stutzman's Lawn & Landscaping**

1138 Commercial Ave SE

New Philadelphia, OH 44663

330.339.4234

On Thursday, July 17, 2025 at 11:17:21 AM EDT, Renee Wilcox <[rwilcox@cityofgreen.org](mailto:rwilcox@cityofgreen.org)> wrote:

Here you go. Let us know if you have any questions.

**Renee Wilcox**

Secretary

Zoning Division | City of Green