



# 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: 2-10-25

Applicant Name: American Patio Rooms

Telephone: 330-733-7561

Applicant Mailing: 1690 E Waterford Rd Akron, Ohio 44306

Subject Property Address: (if different) 5536 S. Arlington Rd Clenton(Green) 44216

Subject Property Parcel No.: 2808522

Property Owner: (if not applicant) DAVID & Sheila Wenhart

Telephone: 330-631-9909

Property Owner Mailing: 5536 S. Arlington Rd Clenton(Green) 44216

### 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 would like to put an open roof over their front porch. Their front porch is on full sun and they would like to be able to sit out there and enjoy it. The front porch does not come out any further than the sidewalk as you can see in the photos. The front porch is 33' from the set back.

Robin LeVly  
Applicant Signature

2-10-25  
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: 15493

3/5/25  
Visa MC Conf. No.:

Hearing Date: 4/17/2025

Hearing Time: 6:00 pm

BZA22- BZA25-0009

Received By: TF

**Tom Fazio**

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**To:** American Patio Rooms  
**Cc:** Renee Wilcox  
**Subject:** 5536 S. Arlington Rd. - Porch Roof  
**Attachments:** FORM - BZA Hearing Instructions.pdf; FORM - BZA Application 2022.pdf

American Patio Rooms,

Your application for a roof over the previously expanded front porch has not been approved because it is not compliant with code. Table 157.101-1 requires a home in an R-R District to have a minimum 50' setback from the front property line. The porch is currently only 43' from the road.

You have the right to request a variance of the determined feet from front property line to the proposed structure.

Attached is copy of the variance application and instructions for your use.

Please contact me with any questions.

Thank you,  
Tom Fazio



**City of Green Zoning Division**

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

Telephone: 330-896-6605  
Fax: 330-899-0469  
Email: zoning@cityofgreen.org**RESIDENTIAL ACCESSORY PERMIT APPLICATION**PARCEL NO. 2808522

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 &amp; 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: 5536 S. Arlington Rd ZIP: 44216 Lot No: \_\_\_\_\_ Subdivision: \_\_\_\_\_  
Applicant: American Patio Rooms Phone: 330.733.7561  
Applicant Address: 1690 E. Waterloo Rd City/State/Zip: AKron OH 44306  
Contractor, if not applicant: American Patio Rooms Phone: 330.733.7561  
Contractor Address: 1690 E. Waterloo Rd City/State/Zip: AKron, OH 44306  
Contractor Email: AROOMSG@ATT.NET

Field Contact, if a problem would arise onsite: Bruce Round Cell: 330-352-6443Property Owner Name, if not applicant: DAVID & SHEILA WENTHART Phone: 330-631-9909**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 OPER ROOF OVER FRONT PORCH

47' FRONT SETBACK - PROPERTY LINE TO FOUNDATION  
112' LEFT SETBACK - PROPERTY LINE TO FOUNDATION  
58' REAR SETBACK - PROPERTY LINE TO FOUNDATION  
59' RIGHT SETBACK - PROPERTY LINE TO FOUNDATION

OVERHANG SIZE FR    in / L    in / R    in / RR    in20' 11 1/8" WIDTH OF STRUCTURE8' 25" DEPTH OF STRUCTURE9' HEIGHT OF STRUCTURE  
\*Maximum garage height is 18 ft to the peak, other Accessory Uses - max height is 15 ft OAH.Corner Lot? ☒ Yes ☐ NoAll Easements Shown on Site Plan? Yes ☐ No ☐Creek, drainage area or wetlands on property? Yes ☐ No ☐Health Dept Needed: Yes ☐ No ☒

Approval Date: \_\_\_\_\_

TOTAL SQ FT: 173DISTURBING 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: Robert LemleyDate: 1-16-25

3/28/2016