



City of Green

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

Agenda Board of Zoning Appeals

Thursday, March 20, 2025

6:00 PM

Council Chambers

I. Call To Order

II. Pledge of Allegiance

III. Roll Call

IV. Business Items

[TMP-4906](#)

BZA2025-0003 Miller Homes, LLC, 4305 Brookview Ct., Green, OH 44685

The Appellant, Miller Homes, LLC., PO Box 212, in Kidron, OH 44636, on behalf of the homeowners at 3405 Brookview Ct., Green, 44685, is requesting a 19' rear setback variance for an attached sunroom to be located 31' off the rear property line where a 50' 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:

[Applications](#)

[Plans](#)

[Mortgage Survey](#)

[Site Plan](#)

[Photos from Applicant](#)

[GIS Map](#)

[TMP-4907](#)**BZA2025-0004 Richard & Joyce Lewis, 4337 Evergreen Ct., Green, OH 44720**

The Appellants, Richard & Joyce Lewis, 4337 Evergreen Ct., is requesting (1) a 3' height variance to permit 30' of 6' fencing in the frontage (Hawthorn Ct) of their property, where 3' is the maximum height permitted; and (2) a 1' height variance to permit 4' fencing in the frontage (Hawthorn Ct) of their property, where 3' is the maximum height permitted. This does not comply with GCO, Chapter 157, Planning & Development Code, specifically, 157.087(5)(C) Use specific standards; Fences.

Attachments:[Applications](#)[HOA Approval](#)[Plans](#)[Site Plan](#)[Photos of Fence Material](#)[Photos of Neighboring Properties](#)[GIS Map](#)[TMP-4908](#)**BZA2025-0005 NRDesign, LLC, 2622 Greensburg Rd, Green, OH 44720**

The Appellant, NRDesign, LLC, 190 N. Union St., Ste 100, Akron, 44304, is requesting (1) a 5' height variance to permit a self-storage facility to be 27' in height where 22' is the maximum height allowed; and (2) a 2' height variance to permit a self-storage facility to be 24' in height where 22' is the maximum height allowed. This is not compliant with GCO Planning & Zoning Code, specifically 157.086(11)(A), Self-Storage Facilities.

Attachments:[Application](#)[PZC Approval](#)[Plans](#)[GIS Map](#)[TMP-4909](#)**BZA2025-0006 James Koerner, 3903 Golden Wood Way, Green, OH 44685**

The Appellant, James Koerner, 3903 Golden Wood Way, is requesting a 1' left side setback variance to permit a residential addition to be constructed which would leave a 9' setback, where a 10' setback is required. This does not comply with GCO Table 157.101-1; Residential Site Development Standards.

Attachments:[Applications](#)[Mortgage Survey](#)[Plans](#)[Site Plan](#)[GIS Map](#)

[TMP-4910](#)**BZA2025-0007**
OH 44685**Shultz Design & Construction, 2993 Graybill Rd., Green.**

The Appellant, Shultz Design & Construction, 3465 S. Arlington Rd., E-116, in Green, is requesting (1) a variance to permit a detached garage and pavilion to be constructed which would be 1,118 sq ft in excess of the footprint of the primary structure. This is not compliant with GCO Chapter 157, Planning and Development Code, specifically 157.101(3)(B), Maximum Lot Coverage / Maximum Accessory Use Square Footage. And (2) a variance to permit 5,522 sq ft of accessories which would be 3,022 sq ft in excess of the 2,500 sq ft maximum lot coverage. This is not compliant with GCO Chapter 157, Planning and Development Code, specifically Table 157.101-3, Maximum Lot Coverage For Residential Uses.

Attachments:[Applications](#)[Plot Plan](#)[Site Plan](#)[Garage Plans](#)[Pavilion Plans](#)[GIS Map](#)**V. Unfinished Business****VI. Approval of Minutes****VII. Adjournment**