



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

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: 1-27-25
Telephone: 330 464 9533

Applicant Name: MILFORD LLS

Applicant Mailing: P.O. 212 KIDRON OH 44636

Subject Property Address: (if different) 4305 BROOKVIEW CT UNIONTOWN 44685

Subject Property Parcel No.: 281 2852

Property Owner: (if not applicant) VINCENT & MARTHA LACONTE Telephone: 330 412 4976

Property Owner Mailing: SAME AS ABOVE

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.

REDUCE REAR LOT SETBACK - TO 31' (19' VARIANCE)
LOT SETBACK REQUIREMENT IS - 50'

[Signature] 1-27-25
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: 6585 Visa MC Conf. No.:

Hearing Date: 3/20/2025 Hearing Time: 6:00p BZA22- BZA25-03

Received By: TF

Renee Wilcox

From: Tom Fazio
Sent: Wednesday, January 22, 2025 3:00 PM
To: Mike
Cc: Renee Wilcox
Subject: 4305 Brookview Ct. - Sunroom Addition
Attachments: FORM - BZA Hearing Instructions.pdf; FORM - BZA Application 2022.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Miller Homes,

Your application for a sunroom addition to the rear of the home has not been approved because it is not compliant with code. Table 157.101-1 requires a home in an R-1 District with sewer connection to have a minimum 50' rear setback from the property line.

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

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

Please contact me if you have any questions.

Thank you,
Tom Fazio

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RESIDENTIAL ACCESSORY PERMIT APPLICATION

PARCEL NO. 2812852

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: 4305 Brookview Ct. Unkton ZIP: 44685 Lot No: 25 Subdivision: Green Ridge Estate

Applicant: Miller Homes Phone: 330-988-3648

Applicant Address: P.O. box 212 City/State/Zip: Kidron OH 44636

Contractor, if not applicant: Miller Homes Phone: 330-464-9533

Contractor Address: - City/State/Zip: -

Contractor Email: millermichael642@gmail.com

Field Contact, if a problem would arise onsite: Michael Cell: 330-988-3648

Property Owner Name, if not applicant: Vincent and Martha Lacoste Phone: 330-418-4976

ACCESSORY USES:

☒ SUNROOM / PATIO ENCLOSURE

☐ GARAGE ☐ detached ☐ attached

☐ DECK ☐ SHED / STORAGE BUILDING

☐ OTHER _____

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.

99'

FRONT SETBACK - PROPERTY LINE TO FOUNDATION

66.75

LEFT SETBACK - PROPERTY LINE TO FOUNDATION

31.5

REAR SETBACK - PROPERTY LINE TO FOUNDATION

34.5

RIGHT SETBACK - PROPERTY LINE TO FOUNDATION

OVERHANG SIZE

FR 16 in / L 16 in / R 16 in / RR 16 in

15' 8"

WIDTH OF STRUCTURE

12'

DEPTH OF STRUCTURE

16' 6"

HEIGHT OF STRUCTURE

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

Corner Lot? ☐ Yes ☒ No

All Easements Shown on Site Plan? N/A ☐ Yes ☐ No

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

Health Dept Needed: ☐ Yes ☒ No

TOTAL SQ FT: 223

Approval Date: _____

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: Michael Miller

Date: 01/16/25

3/28/2016