



# City of Green

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

## Agenda Board of Zoning Appeals

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Thursday, April 17, 2025

6:00 PM

Council Chambers

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### I. Call To Order

### II. Pledge of Allegiance

### III. Roll Call

### IV. Business Items - Variance Requests

[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](#)

[TMP-4937](#)**BZA2025-0009 American Patio Rooms 5536 S. Arlington Rd.,  
Green, OH 44216**

The Appellant, American Patio Rooms, 1690 E. Waterloo Rd. in Akron, on behalf of the homeowners of 5536 S. Arlington Rd, is requesting a 17" front yard setback variance to construct a covered porch in the Apple Ridge Rd. frontage. This would give the property a 33' front yard setback, which is not compliant with GCO Chapter 157, Planning & Development Code, specifically Table 157.101-1, Residential Site Development Standards For Residential Districts.

**Attachments:**[Zoning Notes](#)[Applications](#)[Site Plan](#)[Plans](#)[Photo of Current Porch](#)[GIS Map](#)[TMP-4938](#)**BZA2025-0010 Doug Hicks, 1149 Fox Hollow Ln., Green, OH 44216**

The Appellant, Doug Hicks, 1149 Fox Hollow Ln., requests the following variances; 1. A variance to permit an accessory structure, an inground swimming pool, to be located in the front yard of the Karla Dr. frontage. This does not comply with GCO Chapter 157, Planning & Development Code, specifically Table 157.087-1 Allowed Accessory Uses. 2. A 2' fence height variance to permit 40' of 4' fencing where 2' is the maximum height allowed; and 3. A 1' fence height variance to permit 95' of 4' fencing where 3' is the maximum height allowed. These do not comply with GCO, Chapter 157, Planning & Development Code, specifically, 157.087(5)(C) Use specific standards; Fences.

**Attachments:**[Zoning Notes](#)[Applications](#)[HOA Approval](#)[SCPH Approval](#)[Plot Plan](#)[Site Plan](#)[GIS Map](#)

**V. Business - Appeals**[TMP-4936](#)**BZA2025-0008    Andrew Weirtz, 385 Hemsley Ave., Green, OH  
44319**

The Appellant, Andrew Weirtz, 3893 S. Turkeyfoot Rd., is appealing the Violation of GCO Chapter 153, Building Regulations, specifically 153.096 through 153.099 - Dangerous Buildings issued for the building(s) located at 385 Hemsley Ave. in the City of Green.

**Attachments:**[Zoning Notes](#)[Variance Application](#)[Violations From Previous Owner](#)[Photos 2024 09 25](#)[Ltr - 2024 09 30](#)[Ltr - 2024 10 28](#)[Ltr - 2024 12 11](#)[Photos 2025 02 04](#)[Dangerous Bldg Ltr - 2025 02 14](#)[GIS Map](#)**VI. Unfinished Business****VII. Approval of Minutes****VIII. Adjournment**