



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: 2-14-25

Applicant Name: JAMES KOERNER

Telephone: 330-715-7132

Applicant Mailing: 3903 Golden Wood Way Uniontown, OH 44685

Subject Property Address: (if different)

Subject Property Parcel No.: 28-08626

Property Owner: (if not applicant)

Telephone:

Property Owner Mailing:

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.

I am proposing to construct a 3rd car bay extension to the existing garage which would be closer to the property line than code permits. Therefore, I am requesting a 1' setback variance for the left setback of 9' to maintain the 10' setback.

James Koerner
Applicant Signature

2/14/25
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:



MC

Conf. No.: 014763

Hearing Date: 3/20/25

Hearing Time: 6:00pm

BZA22-

BZA25-0006

Received By: MT

Miranda Terry

From: Miranda Terry
Sent: Thursday, February 13, 2025 10:00 AM
To: koernerjam@yahoo.com
Subject: 3903 Golden Wood Way
Attachments: 3903 Golden Wood Way.pdf; FORM - BZA Application (Fillable PDF).pdf; FORM - BZA Hearing Instructions.pdf

Good morning,

I received the application, site plans and building plans for the garage addition at 3903 Golden Wood Way.

Your application for the 12' X 23' 1" garage addition cannot be approved because it is not compliant with our code.

According to §157.101-1 RESIDENTIAL SITE DEVELOPMENT STANDARDS, side setbacks on a lot with a sewer must have a minimum 10' setback. Your site plan shows that the left side setback would be 9'.

You do have a couple of options.

1. Decrease the size of your garage addition so that you can meet the 10' side setback.
2. Request a 1' setback variance for the left setback of 9' to maintain the 10' setback.

I have attached the Variance Request Application and Instructions for you.

The Board of Zoning Appeals meetings are held once a month.

In order for your garage addition to be on the agenda for the March 20, 2025, meeting, your application, fee & Variance Request must be submitted no later than 4pm on February 21, 2025.

Please be sure that prior to submitting your Variance Request, you complete the Residential Zoning Permit Application. The one that was given to me does not have the setbacks, dimensions, or square footage written on the application. I have scanned and attached the documents that were given to me in case you need them. If you need / want the hard copy, I can have them at the receptionist desk for you to pick up. Just let me know.

If you have any questions, please feel free to contact me.

Miranda Terry
Code Inspector



1755 Town Park Blvd
PO Box 278
Green, OH 44232-0278
PH: 330-896-6605

Kuernerjames@yahoo.com

City of Green Zoning Division

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RESIDENTIAL ZONING PERMIT APPLICATION

PARCEL NO: 28-08626

Green Zoning issues a Zoning Permit for all structures larger than 30 sq ft, approving the use and location. The Zoning Permit is submitted to Summit County Building, along with their permit requirements, to obtain the actual Building Permit, as applicable.

Setbacks are measured to the foundation when an architectural projection of 2 feet or less is present; if a feature projects more than 2 feet, the setback is measured to that feature.

Complete applicable areas of this form and submit TWO COPIES along with:

* 4 site plans 11x17 - including SWPP for new res construction * septic/ sewer approval * 1 set bldg plans 11x17 * curb cut/culvert permit

ADDRESS: 3903 Golden Wood Way Uniontown ZIP: 44685 Lot #: 21 Subdivision: Meadow Wood Phase 1

Applicant: JAMES KOERNER

Phone: 330-715-7132

Applicant Address: 3903 Golden Wood Way

City/State/Zip: Uniontown OH 44685

Contractor, if not applicant: JTC Contractors LTD

Phone: 330-563-4150

Contractor Address: 667 E. Tuskeyfoot Lake Rd

City/State/Zip: Akron, OH 44319

Field Contact: John Tuggle

Cell:

Contractor email: jtuggle@me.com

Property Owner Name, if not applicant:

Phone:

- ☐ SINGLE FAMILY NO DECK
☐ SINGLE FAMILY WITH DECK
☐ CONDO

☒ RESIDENTIAL ADDITION

☐ TWO FAMILY or MULTI FAMILY _____ units

Are you planning to use a CONSTRUCTION DUMPSTER?

☐ No ☐ Yes - Temp Use permit required - \$50

BZA VARIANCE: Date: _____ No: _____

Variance(s) granted:

☐ D.O.E.S/ SCPH Permit No: _____

Setbacks are measured from the structure to each property line.

_____ FRONT SETBACK - PROPERTY LINE TO FOUNDATION

_____ LEFT SETBACK - PROPERTY LINE TO FOUNDATION

_____ REAR SETBACK - PROPERTY LINE TO FOUNDATION

_____ RIGHT SETBACK - PROPERTY LINE TO FOUNDATION

OVERHANG: FR _____ in / L _____ in / R _____ in / RR _____ in

_____ WIDTH OF STRUCTURE

_____ DEPTH OF STRUCTURE

_____ HEIGHT OF STRUCTURE

ABBREVIATED SWP3 REQUIREMENTS

An abbreviated SWP3 is now required by law for projects with land disturbance of more than 4,356 sq ft in area

The following must be indicated on the site plan / SWP3 and accompany your permit application:

- ☐ Silt fence/socks ☐ Concrete washout station
☐ Undisturbed area ☐ Onsite drainage features
☐ Offsite drainage features to be protected (i.e curb drains)
☐ Construction drive, # 1- 2 stone, 50 ft long, W/geotextile fabric

_____ basement -finished _____ basement - unfin

_____ 1st floor _____ deck

_____ 2nd floor _____ porch

_____ other _____ garage

_____ other

TOTAL LIVING SQ FT: _____ TOTAL SQ FT: _____

Finished Floor: _____

Basement: _____

BUILDING PERMIT ALSO REQUIRED: SUMMIT COUNTY DEPT. OF BUILDING STANDARDS 1030 E. TALLMADGE AVE. 330-630-7076

THE UNDERSIGNED HEREBY CERTIFIES THAT THE INFORMATION IN AND WITH THIS APPLICATION IS TRUE AND ACCURATE, AND 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: _____

Date: _____

2/11/25

AUGUST 2014