

pd \$350
CH II 1671

PERRY TOWNSHIP
BOARD OF ZONING APPEALS
APPLICATION

Cal.No. _____ A

Filed Sept 10, 20 25

BOARD OF ZONING APPEALS
PERRY TOWNSHIP
3111 HILTON ST. N.W.
MASSILLON, OHIO 44646

NOTICE: This application must be completed and returned with a nonrefundable fee of \$350 on or before the eleventh (11th) day of the calendar month.

Names and Addresses

* Pat Zbuka
Applicant Jennifer Zbuka Address 6333 Fohl Rd Sw

Phone Number 330 934 9216 City Navarre State Oh Zip 44662
(Ben James)

Owner of premises affected Jennifer Zbuka Address same

Lessee of premises affected _____ Address _____

Premises affected are situated on the North side of 6333 Fohl Rd Sw, and

Known as house number 6333, Parcel number 4300449, Lot number Track 3.
(Street)

QUESTIONNAIRE

(1) Has any previous application or appeal been filed with this board on these premises?

Yes _____ No X. If yes, When _____

(2) How long has the present owner held title to property under appeal? close on 9-22-25

(3) Is there a school, church, or hospital in the same street-block, or within 200 feet of the premises in question? Yes _____ No X.

(4) Has court summons been served relative to this matter? Yes _____ No X.

(5) Is there any case pending in court involving the use of the premises or the ownership thereof?

Yes _____ No X. If Yes, Explain _____

(6) Have you inquired of the secretary of the Zoning Commission whether there was any petition pending to change the use of district regulations affecting the block on which these premises are Located? Yes _____ No X. Is there a petition pending? Yes _____ No _____.

(7) If petition is pending, indicate nature of proposed change.
N/A.

(8) What is the approximate cost of the work involved by this application? \$
72,000.00.

(9) Are there any restrictions of record by deed or otherwise which would prevent the proposed use of the premises? Yes _____ No X. If so, what are they? _____.

(10) Are you to be represented by an attorney in this matter? Yes _____ No X. If Yes, give his name and address. _____.

(11) The following are all the individuals, firms or corporations owning property adjacent to both sides and rear, and the property in front of (across the street from) the premises which are the subject of this appeal: (Check from tax records in County Courthouse if not known, add additional sheet if required)

	Name	Address
A.	<u>Ben James</u>	<u>6291 Fohl Rd SW</u>
B.	<u>Ben James</u>	<u>6363 Fohl Rd SW</u>
C.		
D.		
E.		
F.		
G.		
H.		
I.		
J.		

(Note: These papers must be submitted with the appeal.)

Attached hereto and made part of this appeal, I submit the following:

- (a) Copy of decision of the Zoning Inspector on which appeal is based.
- (b) Copy of notice to the zoning inspector that I have appealed.

STATE OF OHIO }
STARK COUNTY } SS.

I hereby depose and say that all of the above statements and the statements contained in the papers submitted herewith are true.



CHRISTINA R. WHITTENBERGER
Notary Public, State of Ohio
My Commission Expires
09/12/2028

AFFIDAVIT OF OWNERSHIP

STATE OF OHIO }
STARK COUNTY }

SS. _____ being duly sworn, deposes and says that

He resides at _____ in the City of _____, in the
County of _____, in the State of _____, that he is the owner in fee of all that
Certain lot, piece or parcel of land situated, lying and being in the Township of Perry, Stark County,

Ohio aforesaid and know and designated as _____ and that he hereby
Authorizes _____ to make the annexed application in his behalf and
that the statements of fact contained are true.

Sworn to before me this ____ day of _____, 20____ at

Jennifer Zinke
Applicant to sign here

Stark County, Massillon, OH.

Christina R. Whittenberger
Notary Public

Notary Public

Fee: \$ _____

received
SEP 08 2025

DENIED SEP 10 2025
Permit No. over 28 SF

ZONING PERMIT

PERRY TOWNSHIP ZONING DEPARTMENT

3111 HILTON STREET N.W. MASSILLON, OHIO 44646
PHONE (330) 833-2141 FAX (330) 833-2153

☒ RESIDENTIAL ☐ RETAIL ☐ COMMERCIAL ☐ INDUSTRIAL ☐ SEWER

E-Mail Address _____ Date 1 / 25

Name of Applicant Patrick Zbuka Phone 330 934-9216

Address 6333 Fohl Rd SW Navarre Ohio 44162 Parcel # _____

Name of Lot Owner Patrick Zbuka (Ben James) Lot # _____

Address of Premises 6333 Fohl Rd SW

Application is hereby made to: (Description of work) Detached Garage

- (1) Size of Building or Structure: Width 24 feet Depth 40 feet
(2) Total Square Feet + Garage Height 15 stories Height 15 feet
(3) Character of Construction (brick, frame, etc.) Frame (4) Approximate cost of work \$ _____
(5) Size of lot: .818 feet wide _____ feet deep Area _____ sq.ft.
(6) Location on Property:

FRONT 105' ft. from Property Line to Building or Structure
SIDE 15' ft. from Property Line to Building or Structure
SIDE _____ ft. from Property Line to Building or Structure
REAR 100' ft. from Property Line to Building or Structure

MEASURE THE REQUIRED SETBACK FROM THE STRUCTURE
OVERHANG, NOT THE FOUNDATION WALL.

(7) Use of Proposed Building or Structure:

Residence _____ No. Apartments - No. Employees -
(Residence, Grocery, Filling Station, etc.)

(8) A **site plan (drawn to scale)** must be submitted with this application showing the size and location of the lot, the actual **Property Lines***, the dimensions and locations of the proposed building or structure on the lot and locations of the existing buildings or structures on the lot.

* **Property Lines** are determined by surveyor property line pins, and **are not determined** by the edge of road pavement or walkways.

Notice

This permit shall become void at the expiration of one year after the date of issuance unless construction is started. All construction shall be completed within two years.

If any deviations are made from the original application, a new permit is required.

Once a Zoning Certificate is issued the fee becomes non-refundable.

Applicant is responsible for all **Stark County** and **State** Permits.

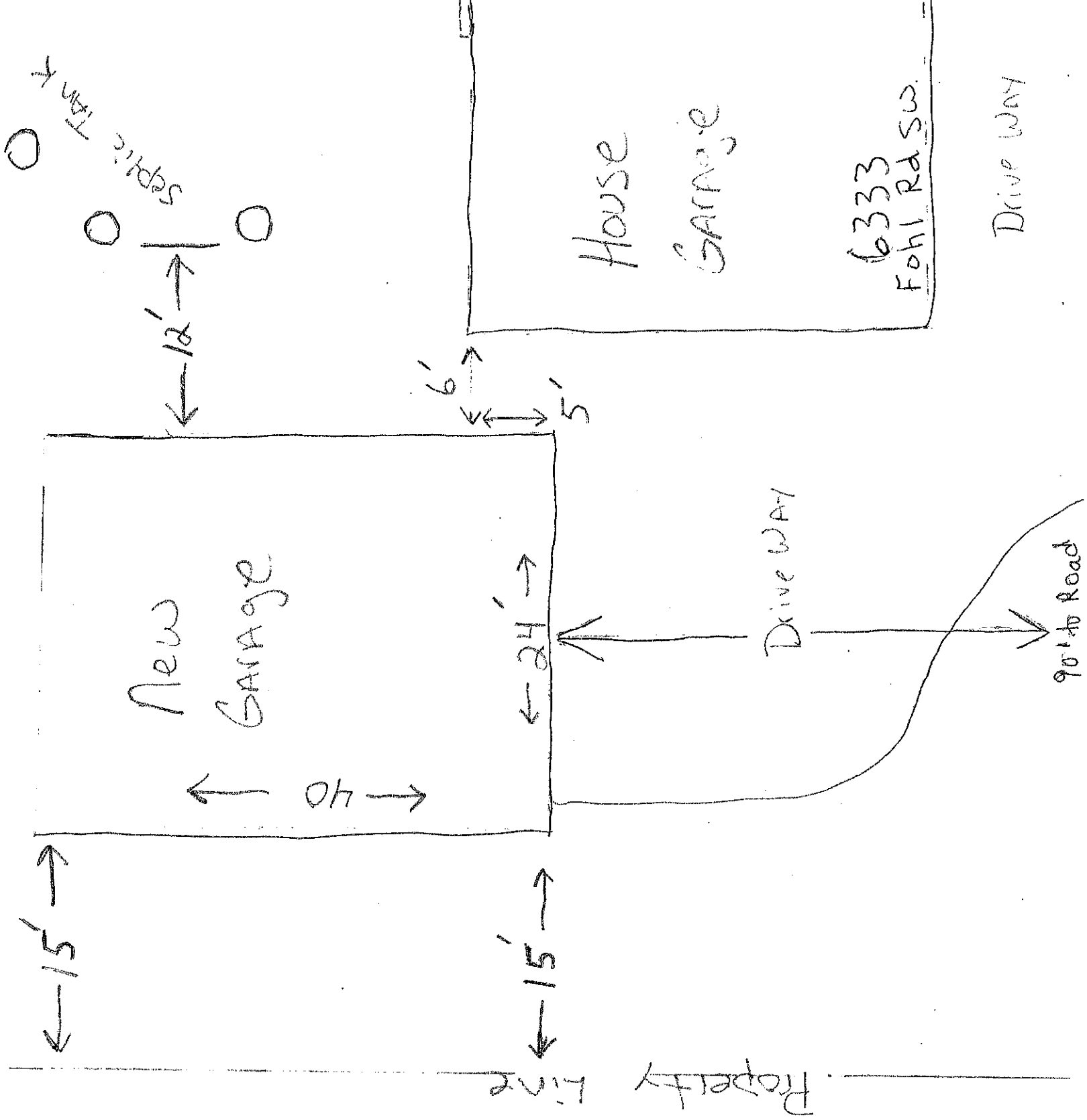
Call Before You Dig 1-800-362-2764

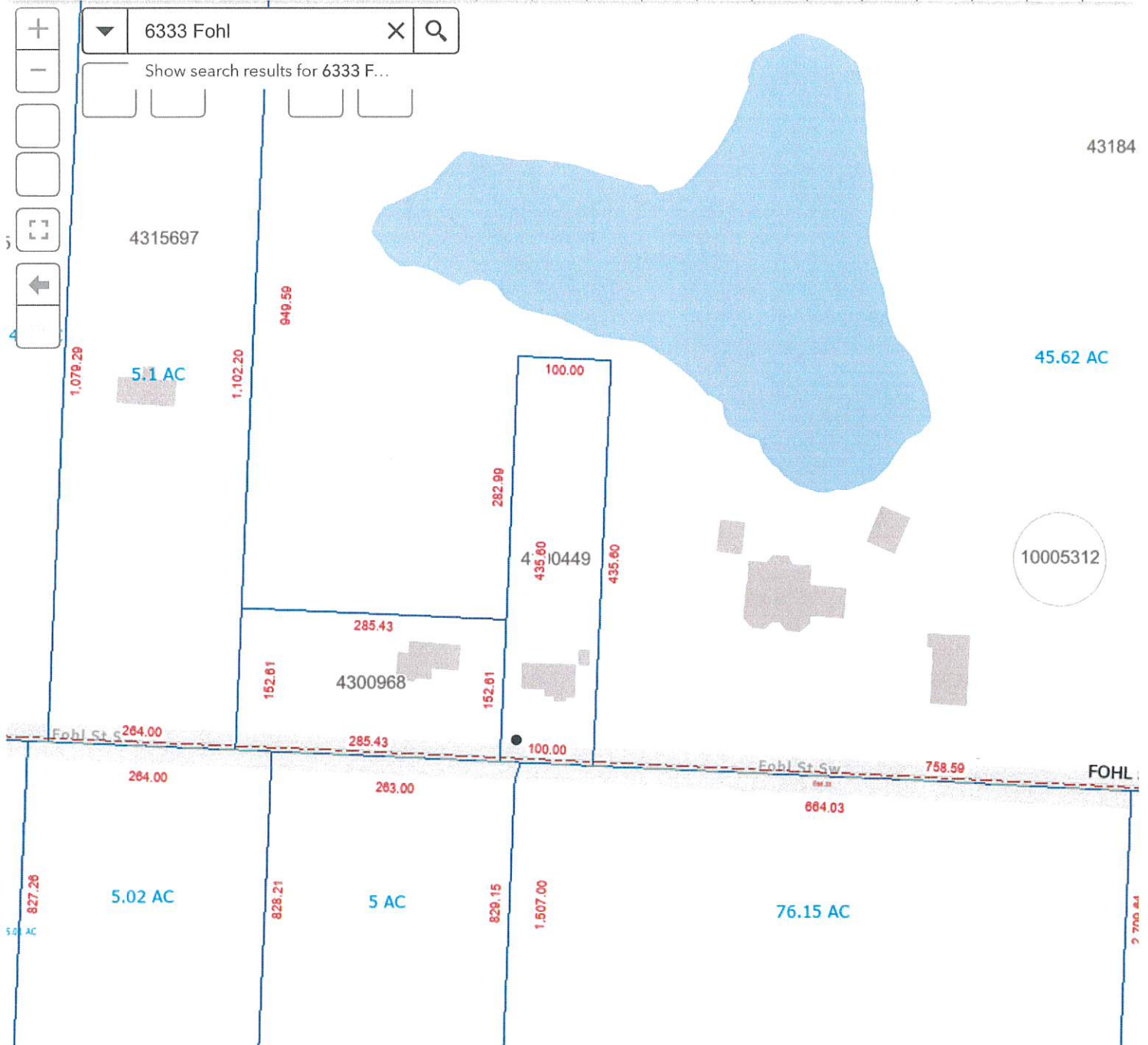
Call Zoning Department for an inspection of proposed (staked out) **before** construction begins.

Jeff Whytsell

Perry Township Zoning Department
Stark County

Patrick C. Zbuka Jr.
Applicant's Signature

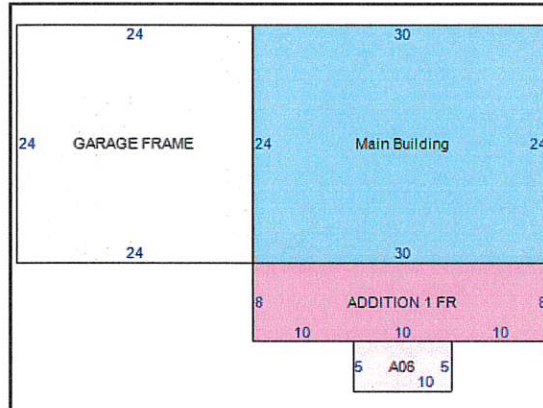




Profile	Parcel: 4300449					6333 FOHL RD SW	1 of 1	
Values	JAMES BENJAMIN G							
Values History	Land Summary							
Appeal Tracking	Line #	Land Type	Land Code	Square Feet	Acres	Rate	Market Land Value	Actions
Sales	1	F-FRONT FOOT	01 - HOUSE LOT	40,600	.93	450	\$45,200	Printable Summary
Tax Summary	2	F-FRONT FOOT	70 - ROADWAY	2,000	.05	0	\$0	Printable Version
Tax Detail	Total:			42,600	.98		\$45,200	
Tax Distribution	Land						1 of 2 >	Reports
Special Assessments	Line #	1						Printable Tax Bill ▲
Tax Estimator	Land Type	F - FRONT FOOT						Residential PRC
	Location Rating	3 - AVERAGE						Commercial PRC ▼
Land	Land Code	01 - HOUSE LOT						Go
CAUV Application	Square Feet	40,600						
Residential	Acres	.93						
Commercial	Land Units							Additional Information
Outbuildings	Actual Frontage	100.0						Printable Tax Bill
Manufactured Homes	Effective Frontage	100.0						Instructions
Sketch	Override Size							
Tax Map	Actual Depth	406						
Aerial Map	Table Rate	450.00						
Pictometry	Override Rate							
	Depth Factor	1.17						
	Influence Factor 1							
	Influence Code 1							
	Influence Factor 2							
	Influence Code 2							
	NBHD Factor	.85855						
	Value	\$45,200						
	Exemption %							
	Homesite Value	\$45,200						

Profile**Values****Values History****Appeal Tracking****Sales****Tax Summary****Tax Detail****Tax Distribution****Special Assessments****Tax Estimator****Land****CAUV Application****Residential****Commercial****Outbuildings****Manufactured Homes****Sketch****Tax Map****Aerial Map****Pictometry****Parcel: 4300449**
JAMES BENJAMIN G**6333 FOHL RD SW**

1 of 1

**Options**

Type	Line #	Item	Area
Dwelling	0	Main Building	720
Dwelling	1	ADDITION 1 FR - 1AF:ADDITION 1ST FRAME	240
Dwelling	2	GARAGE FRAME - GF:GARAGE FRAME	576
Dwelling	3	PORCH, COVER FR - PF:PORCH, COVERED FRAME	50
Outbuilding	1	PERSONAL P - 920:PERSONAL PROPERTY BLDG	48

Click on an item to display it independently.

Actions [Printable Summary](#) [Printable Version](#)**Reports**[Printable Tax Bill](#)[Residential PRC](#)[Commercial PRC](#)

Go

Additional Information[Printable Tax Bill Instructions](#)

6333 FONI



PLAT OF SURVEY
PART OF THE SOUTHEAST QUARTER OF SECTION 34, (T-10, R-9) PERRY TOWNSHIP, STARK COUNTY, OHIO
RETRACEMENT SURVEY & SUBDIVISION OF LANDS OF BENJAMIN G. JAMES AS DESCRIBED IN INSTRUMENTS
#201203260012946, #201605020016407, AND #201909200036303 OF THE STARK COUNTY RECORDS

NOTES:
● - INDICATES 3" STARK COUNTY BRONZE DISK MONUMENT FOUND
○ - INDICATES IRON MONUMENT FOUND AS NOTED
● - INDICATES 5/8" IRON BAR WITH "METZGER" CAP SET
M - INDICATES MEASURED DISTANCE
R - INDICATES RECORD DISTANCE
TBA - INDICATES PARCEL LINE TO BE ABANDONED
NDL - INDICATES NEW DIVISION LINE

BASIS OF BEARINGS:
BEARINGS ARE BASED ON GRID NORTH OF THE STARK COUNTY
GEODETIC REFERENCE SYSTEM. THE SCORS POINTS USED TO ESTABLISH
THE DATUM ARE PER-102, PER-161, AND PER-162.

ALL DISTANCES SHOWN ARE GROUND DISTANCES (U.S. SURVEY FOOT).
TO OBTAIN A GRID DISTANCE, MULTIPLY THE GIVEN DISTANCE BY THE PROJECT
COSINED FACTOR OF 0.99980521.

DOCUMENTS OF RECORD USED FOR THIS SURVEY:
DEED AND PLAT RECORDS AS NOTED HEREIN;
SURVEY BY W. & L.E. RR DATED 9/17/1943;
SURVEYS BY T.C. BOLDT DATED 6/17/1970 & 6/26/1970;
SURVEY BY H.G. NICHOLS DATED 5/24/1977;
SURVEY BY V.L. HOLDEN DATED 3/19/98;
SURVEY BY D.R. BROEMSEN DATED 7/13/1999;
SURVEY BY UNKNOWN AUTHOR FOR S. McFARREN DATED 3/11/1922;
FOHL ST (C-252) ROAD PLAN, STARK CO. ENGINEER - DATED 1939;
RECORD PLAT OF DEE MAR No. 4, PLAT BOOK 35, P. 111-113, STARK CO. RECORDS;
W & L.E. R/W & TRACK MAP SHEET V.2 / 55, DATED JUNE 1972;

LANDS DEPICTED ARE SUBJECT TO ANY EASEMENTS THAT MAY BE OF RECORD.
VISIBLE EVIDENCE OF OCCUPATION OBSERVED ON SURVEYED LINES AT TIME OF
SURVEY IS AS NOTED.

I HEREBY CERTIFY THAT THIS MAP REPRESENTS A BOUNDARY SURVEY PERFORMED
IN JUNE OF 2025, BY ME, IN ACCORDANCE WITH CHAPTER 4733-37 OF THE OHIO
ADMINISTRATIVE CODE

EDWARD C. METZGER, OHIO PROFESSIONAL SURVEYOR #7090 DATE



PER 162
SET 005
3" BRONZE
DISK MON
IN MON BOX

SW CORNER
SE QUARTER
SECTION 34
PERRY TWP

1" BAR
USED
0 19.33'

307.00'

120.00'

120.00'

120.00'

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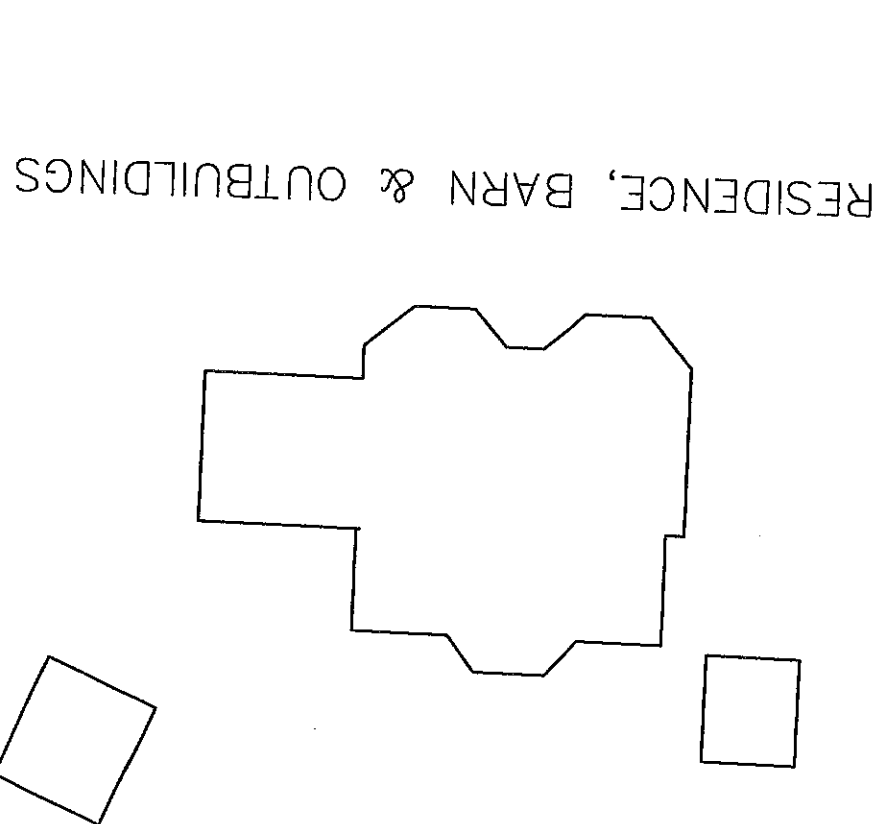
120.00'

120.00'

E.C. METZGER & ASSOCIATES, INC.
LAND SURVEYING SERVICES
P.O. BOX 357
MIDDLEBURGH OH 44652-0357
(330) 878 - 5095 OR (330) 455 - 4942

SCALE: 1" = 100'
F.B. 147, P. 61
FOR: B. JAMES
DATE: 6/23/2025
JOB NO: 2025.030
DRAWN BY: ECM

ACREAGE BREAKDOWN BY COUNTY PARCEL NUMBER			
TRACT 1 0.986 ACRES 0.496 AC PART OF PARCEL #4318424 INS. #201203260012946 0.490 AC PART OF PARCEL #4300968 INS. #201909200036303	TRACT 2 0.785 ACRES 0.365 AC PART OF PARCEL #4318424 INS. #201203260012946 0.420 AC PART OF PARCEL #4300968 INS. #201909200036303	TRACT 3 0.818 ACRES 0.077 AC PART OF PARCEL #4318424 INS. #201203260012946 0.098 AC PART OF PARCEL #4300968 INS. #201909200036303 0.653 AC PART OF PARCEL #4300419 INS. #201605020016407	TRACT 4 45.939 ACRES 0.345 AC PART OF PARCEL #4300419 INS. #201605020016407 45.594 AC PART OF PARCEL #4318424 INS. #201203260012946



N 88°08'41" W

FOHL ST. SW (C-252)

40' R/W