

3111 Hilton St. NW
Massillon, Ohio 44646

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BOARD OF TRUSTEES
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February 16, 2023

Notice of Hearing

This is to inform you that the Perry Township Board of Zoning Appeals will hold a Regular Meeting at the Perry Township Administration Office located at 3111 Hilton St N.W., Massillon, Ohio 44646 on Monday March 6, 2023, at 6:00 PM.

The following appeal cases will be heard:

CASE 3-23A David Wheeler, 7041 Navarre Rd SW Massillon, Ohio 44646

Parcel #4303372

Mr. Wheeler is seeking two variances; one for an overage in total allowed square feet of 368 square feet. The second is for an overage in allowed height of a detached garage of 1' 8". Section 602.4 Accessory Building, Uses and Structures, paragraphs 2 and 3.

CASE 3-23B Michael Gonzales, 4658 Stevie Ave SW Massillon, Ohio 44646

Parcel #4319299

Mr. Gonzales is applying for a Home Occupation to sell and provide limited service for firearms by appointment only. Article XI Conditional Zoning Certificates Section 1102, (116), subpoints A through H.

The maps and proposed applications will be available for examination starting Friday February 17, 2023, at www.perrytwp.com and/or by appointment at the Perry Township Zoning Department located at 3111 Hilton St N.W., Massillon, Ohio 44646 during the office hours of 8:00 AM to 4:00 PM Monday through Friday.

Jeff Whytsell, Township Zoning Inspector has prepared this notice, to be published one time only, on or before February 16, 2023. You are receiving this notice as a courtesy since your neighbor is applying for a project which may or may not affect your property. You are welcome to attend this meeting.

ZONING PERMIT DENIAL FORM

DATE: January 30, 2023

CASE NUMBER: 02-23A

APPLICANT NAME: David Wheeler

ADDRESS: 7041 Navarre Rd SW Massillon, OH 44646

The attached permit application has been denied by the Perry Township Zoning Inspector for the following reason (s):

ZONING SECTION: _____

Section 602.4 Accessory Building, Uses And Structures: The Maximum size of the total

of all attached and unattached accessory buildings on a lot in an R1, R2 or R3 District

shall be 1200 SF when the lot is 20000 SF or less. On lots of 20000 SF or more, an

additional 1% of the total square footage over 20000 square feet can be added.

A garage may be 16 feet in height.

You will need to seek two variances with the Board of Zoning Appeals. The first is for an

overage in total SF of 368SF. The second is a height variance for 1' 8".



ZONING INSPECTOR

PERRY TOWNSHIP
BOARD OF ZONING APPEALS
APPLICATION

received
JAN 26 2023

Cal.No. _____ A

Filed _____, 20 ____

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

NOTICE: This Appeal must be filed within twenty (20) days of the date of the order, requirement, decision or determination, accompanied by necessary data.

Names and Addresses

Applicant David Wheeler Address 7041 Navarre Rd. S.W. R2

Phone Number 330-704-8084 City Massillon State OH Zip 44646

Owner of premises affected Same Address _____

Lessee of premises affected _____ Address _____

To the Board of Appeals:

I hereby appeal from the order, requirement, decision or determination of the Zoning Inspector, dated: _____, 20 ____.

Premises affected are situated on the _____ side of _____, and

Known as house number 7041, Parcel number _____, Lot number _____.
(Street)

Attached hereto is a copy of the order, requirement, decision or determination rendered by the Zoning Inspector.

Notice of this appeal was filed with the Zoning Inspector on _____, 20 ____.

Description of Case (Specify the grounds of the appeal.) Attach additional sheet if required.

QUESTIONNAIRE

- (1) Has any previous application or appeal been filed with this board on these premises?
Yes _____ No . If yes, When _____
- (2) How long has the present owner held title to property under appeal? 4 1/2 _____.
- (3) Is there a school, church, or hospital in the same street-block, or within 200 feet of the premises in question? Yes _____ No .
- (4) Has court summons been served relative to this matter? Yes _____ No .
- (5) Is there any case pending in court involving the use of the premises or the ownership thereof?
Yes _____ No . 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 . Is there a petition pending? Yes _____ No _____.
- (7) If petition is pending, indicate nature of proposed change.

- (8) What is the approximate cost of the work involved by this application? \$
\$40,000 _____.
- (9) Are there any restrictions of record by deed or otherwise which would prevent the proposed use of the premises? Yes _____ No . If so, what are they? _____

- (10) Are you to be represented by an attorney in this matter? Yes _____ No . 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. _____	_____
B. _____	_____
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.



TINA J DeSIMONE
 NOTARY PUBLIC
 STATE OF OHIO
 Comm. Expires
 SEPTEMBER 30, 2024

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

[Signature]
 Applicant to sign here
[Signature]
 Notary Public

Sworn to before me this 26 day of January, 2023 at Mason OH

AFFIDAVIT OF OWNERSHIP

STATE OF OHIO }
 STARK COUNTY } SS. _____ being duly sworn, deposes and says that

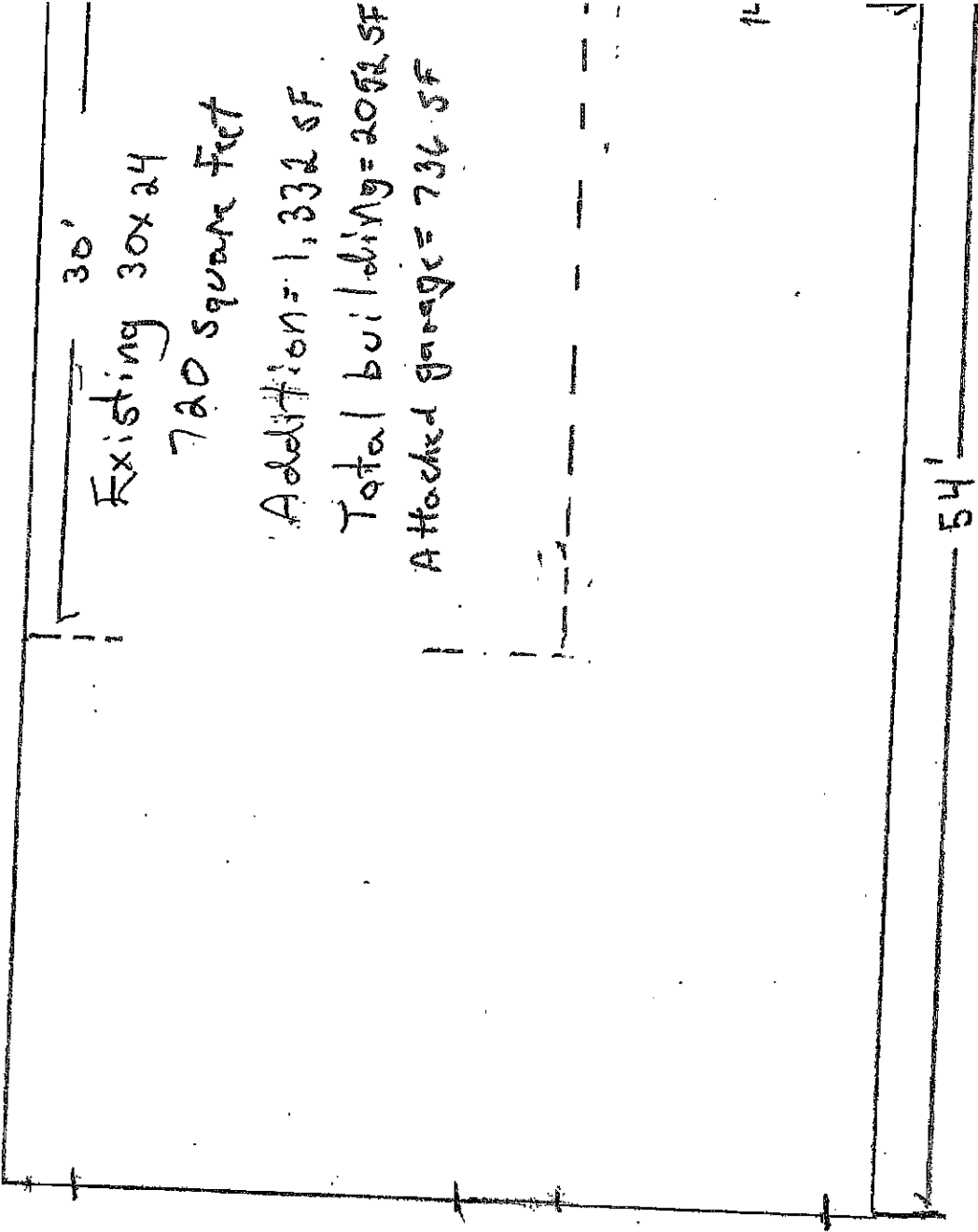
He resides at _____ in the City of _____, in the County of _____, in the State of _____, that he is the owner in fee of all that Certain lot, piece or parcel of land situated, lying and being in the Township of Perry, Stark County,

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 _____

 Notary Public

David and Kathy Wheeler
7041 Navarre Rd S.W.
Massillon, OH 44646



Total 2,788 SF
Allowed 2,420 SF
Over by 368 SF

Peak Height 17'8" = 1'8" over
 Reason = Existing building is 14'6" Tall At Front
 12/a pitch - min recommended

Dark Grey Metal Roof

6" overhang

Grey Match Color House

Steel Siding

Black Block

RN

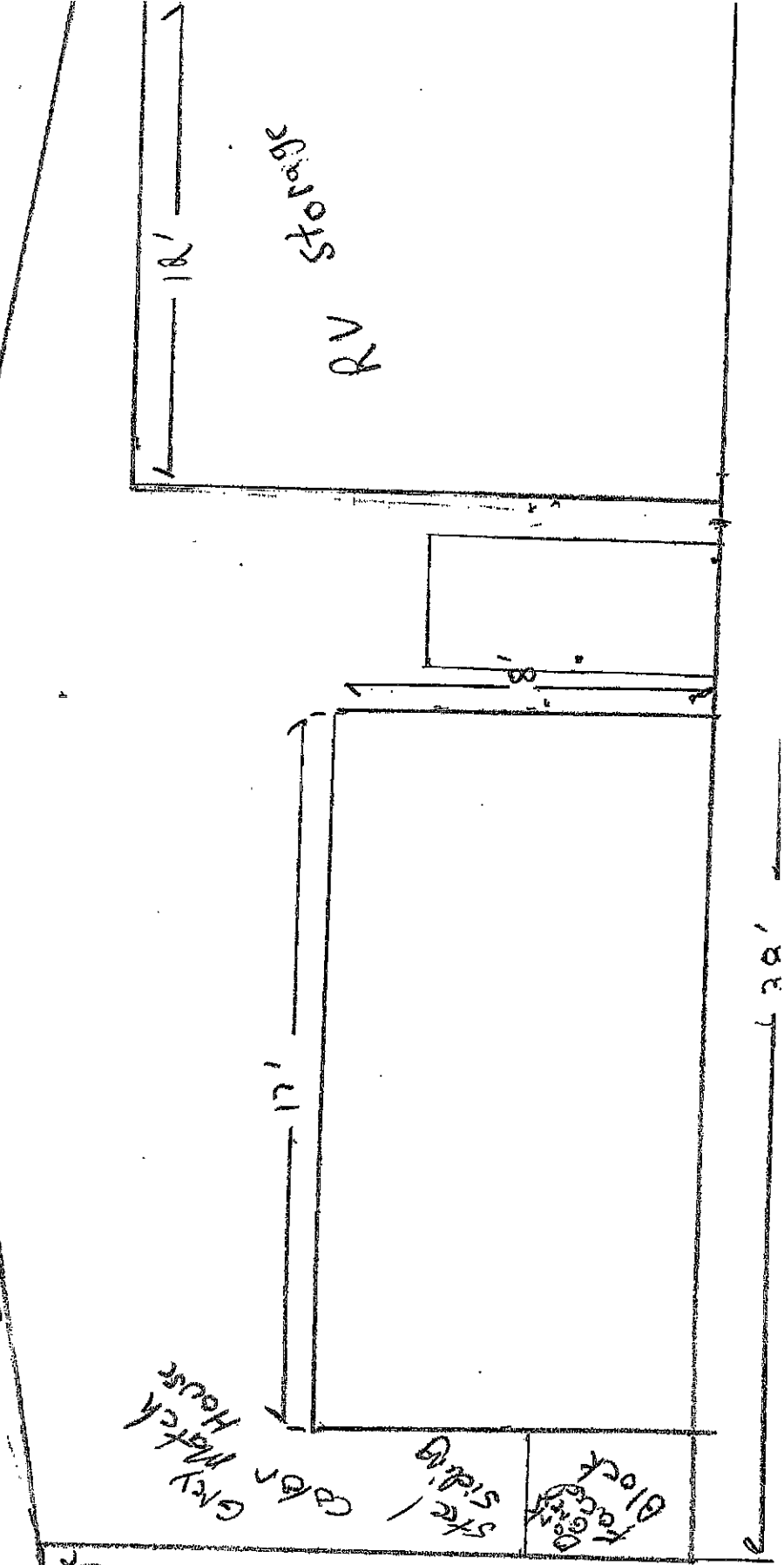
Soft Pigs

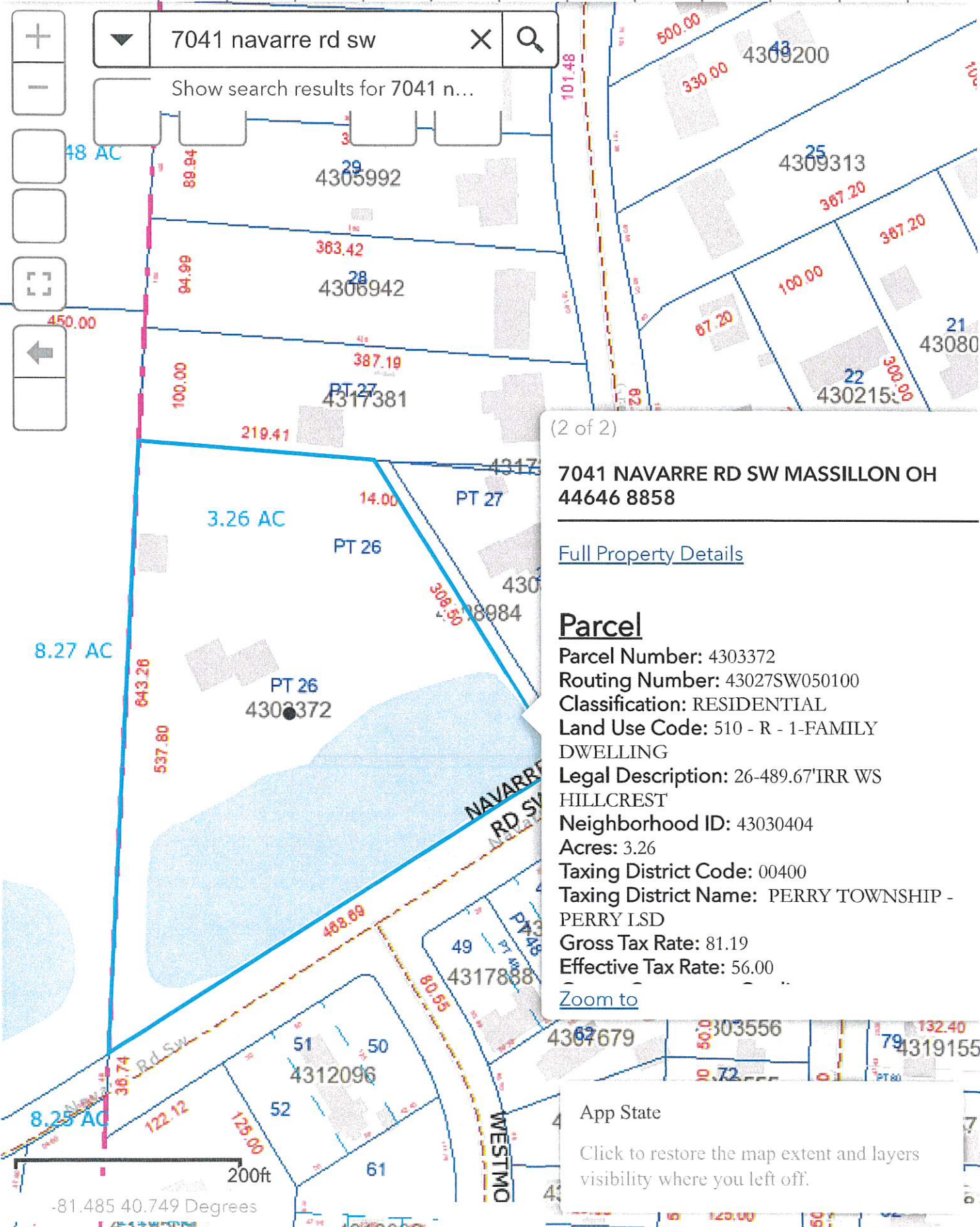
12'

12'

8'

30'





7041 navarre rd sw

Show search results for 7041 n...

(2 of 2)

7041 NAVARRE RD SW MASSILLON OH 44646 8858

[Full Property Details](#)

Parcel

Parcel Number: 4303372
 Routing Number: 43027SW050100
 Classification: RESIDENTIAL
 Land Use Code: 510 - R - 1-FAMILY DWELLING
 Legal Description: 26-489.67'IRR WS HILLCREST
 Neighborhood ID: 43030404
 Acres: 3.26
 Taxing District Code: 00400
 Taxing District Name: PERRY TOWNSHIP - PERRY LSD
 Gross Tax Rate: 81.19
 Effective Tax Rate: 56.00

[Zoom to](#)

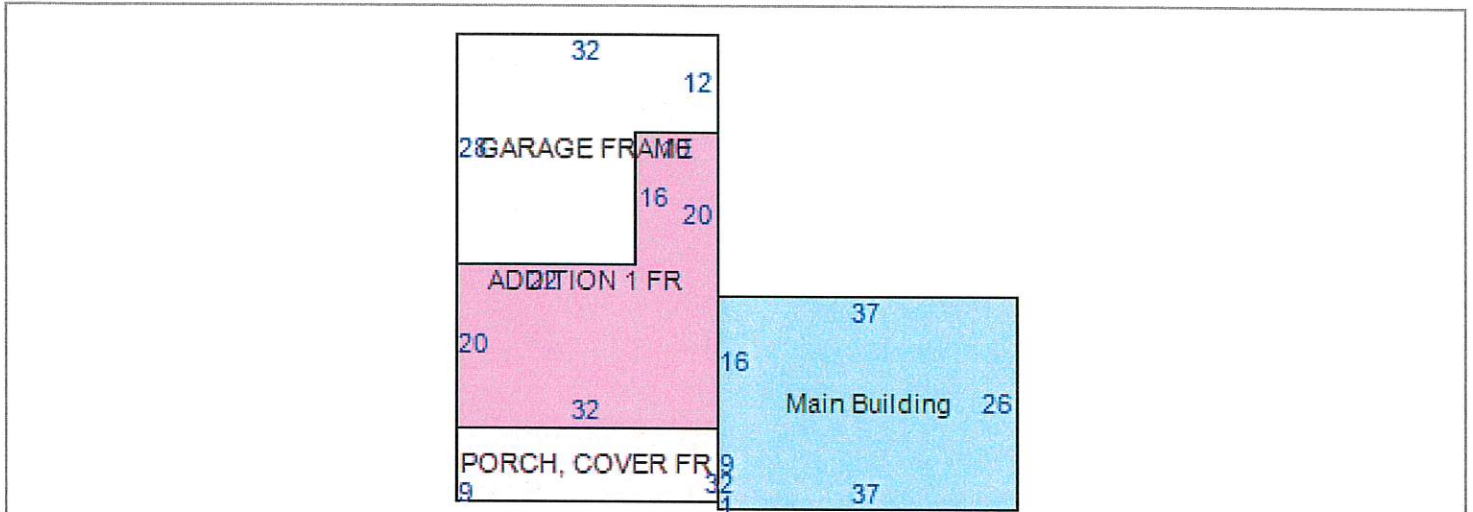
App State

Click to restore the map extent and layers visibility where you left off.

Parcel: 4303372

WHEELER DAVID L & KATHY L

7041 NAVARRE RD SW



Item	Area
Main Building	962
GARAGE - 140:GARAGE	720
ADDITION 1 FR - 1AF:ADDITION 1ST FRAME	800
GARAGE FRAME - GF:GARAGE FRAME	736
PORCH, COVER FR - PF:PORCH, COVERED FRAME	288

Printed on Thursday, February 16, 2023, at 10:08:44 AM EST

1041 Navarre Rd SW



Navarre Garage



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