

Perry Township Zoning Board of Appeals Folder Checklist

Case Number: ~~7-2~~ 4-23A Hearing Date: April 3, 2023

Applicant: Richard Bergmann

Address of Variance or Conditional Use: R2 Zone

7133 Cincinnati St SW Massillon, OH 44646

Conditional Use Application

Zoning Inspector Denial Form

Completed Variance or Appeal Application

Site Plan

Blue Print (if new construction)

Notice of Hearing

Minutes from Hearing

Nonconforming Use Change

Comments: _____

3111 Hilton St. NW
Massillon, Ohio 44646

Phone: (330) 833-2141
Fax: (330) 833-2153

www.perrytwp.com
office@perrytwp.com



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Zoning Inspector

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Public Works Director

March 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 April 3, 2023, at 6:00 PM.

The following appeal cases will be heard:

CASE 4-23A Richard Bergmann, 7133 Cincinnati St SW Massillon, Ohio 44646

Parcel #10002024

Mr. Bergmann is seeking a variance of 904 SF to build a barn on his property. Section 310.1 Agricultural Uses Limited, Point 2. Section 602.4 Accessory Building, Uses and Structures, paragraphs 4, 5 and 6.

CASE 4-23B Nathan Yoder 5766 Hancock St SW Canton, Ohio 44706

Parcel #4308975

Mr. Yoder is seeking a variance to expand a nonconforming accessory structure from 306 SF to approximately 1152 SF. This combined with existing accessory structures would put this over approximately 778SF. Additional nonconforming expansion limits may apply. Section 602.4 Accessory Building Uses and Structures, paragraphs 2 and 3. Nonconforming Uses Section 1001.1, A.

The maps and proposed applications will be available for examination starting Monday March 20, 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 March 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.

Jeff Whytsell

From: Jeff Whytsell
Sent: Thursday, March 2, 2023 3:55 PM
To: zack82b@gmail.com
Subject: application request
Attachments: Accessory Structures.pdf; calculation sheet.pdf

Hello,

The current application is denied. Please see the attached zoning documentation for an explanation. Even after granting the full allowable 3000 SF of build for this lot which is over 4.5 acres, the attached garage and personal property building reduce the remaining allowable build to 2304 SF. Your client has two options. First, he or she may apply to meet before the Board of Zoning Appeals and seek a variance of 904 SF. The second option would be to modify the proposed accessory structure to a total amount of 2304 SF.

Feel free to contact me if you have any questions.

Regards,

Jeff Whytsell
Perry Township Zoning Inspector
3111 Hilton Street NW
Massillon, Ohio 44646
Office (330) 833-2141
Fax(330)833-2153
jwhytsell@perrytwp.com





Application

Date: 03/06/2023

Applicant / Owner

Applicant Name: Richard Z Bergmann
Address: 7133 Cincinnati St SW
City, State, Zip: Massillon, Oh 44646
Phone: 330-324-4850
Email: zack82b@gmail.com

Owner Name:
Address:
City, State, Zip:
Phone:
Email:

Project

Site Address:
City, State, Zip:
Parcel:
Subdivision:

Lot:
Use Type:
Square Feet:
Project Cost: 55000

Project Description: Agriculture Barn

Manager / Alarm Company

Manager Name:
Address:
City, State, Zip:

Alarm Company:
Address:
City, State, Zip:

Building Details

Building Width:
Building Depth:
Stories Height:
Feet Height:
Construction Type:

Front Setback:
Side Setback:
Side Setback:
Rear Setback:
of Apartments:
of Employees:

Questionnaire

Previously applied? No

Held title for? 4 Years 10 Months

School, Church, or Hospital within 200 feet? No

Court summons served? No

Current Case Pending? No

Checked with Secretary? No Petition Pending? No

Proposed Change?

Restrictions of record by deed? No

Represented by an attorney? No

Describe any combustible, dangerous, noxious, toxic or hazardous substances present:

Describe any sprinkler or fire suppression systems:

List any other information essential to fire, emergency medical response or plic personnel who may Respond to an emergency situation during non-business hours:

Other Individuals

Name: Ben & Camille Klick
Address: 7080 Cincinnat St SW,
Massillon, Oh 44646
Name: Harvey & Pat Steiner
Address: 7150 Nave St SW, Massillon,
Oh 44646
Name: Robert & Michele Griffin
Address: 6995 Cincinnat St SW,
Massillon, Oh 44646
Name:
Address:

Name:
Address:
Name:
Address:
Name:
Address:
Name:
Address:

Attractive Nuisance

- All In ground pools must have a fence of no more than 6' and no less than 4' in height surrounding the pool or property.
- Above ground pools that are 4' in height with no deck attached and have a fold-up or removable ladder require no fence.
- Above ground pools that are 4' in height with an attached deck must have a fence no more than 6' from the ground level and no less than 4' in height surrounding the deck with a locking gate. A fence no more than 4' and no less than 6' in height surrounding the property is acceptable. If there is ground sloping more than half-way up on the pool sides, there must be fence between the ground and pool.
- Any above ground pools less than 4' in height or containing more than 18" of water must have a fence of no more than 6' and less less than 4' in height surrounding the pool or property.

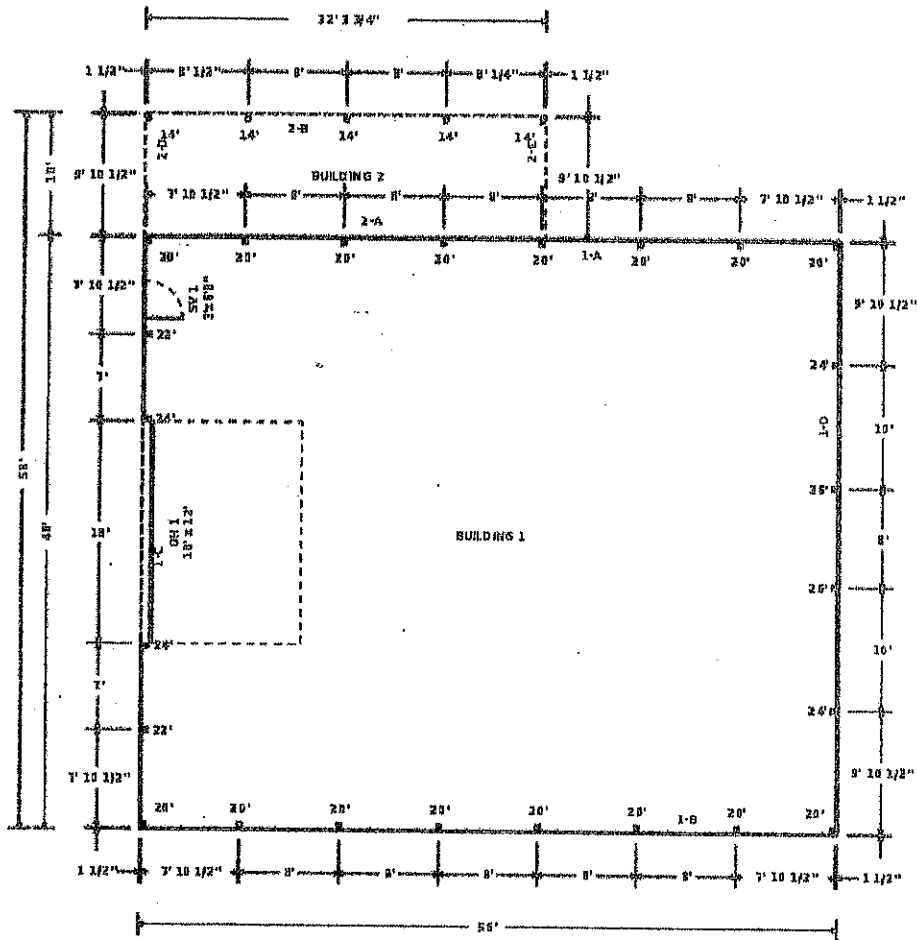
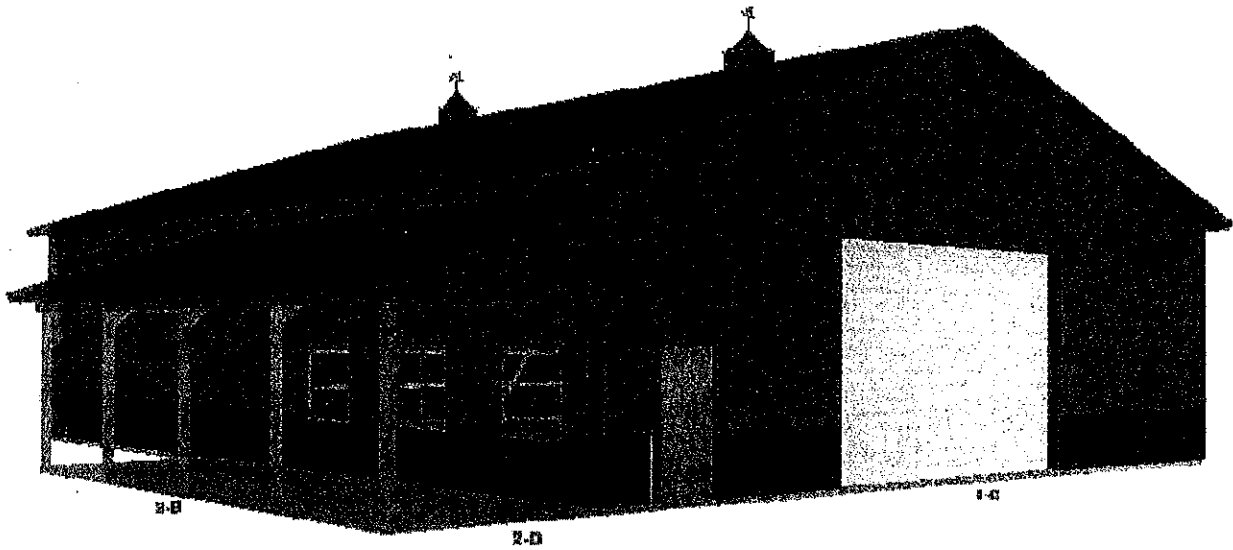
I do hereby certify that the information contained herein is true and correct.

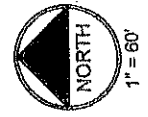
Richard Z. Bergmann

03/06/2023

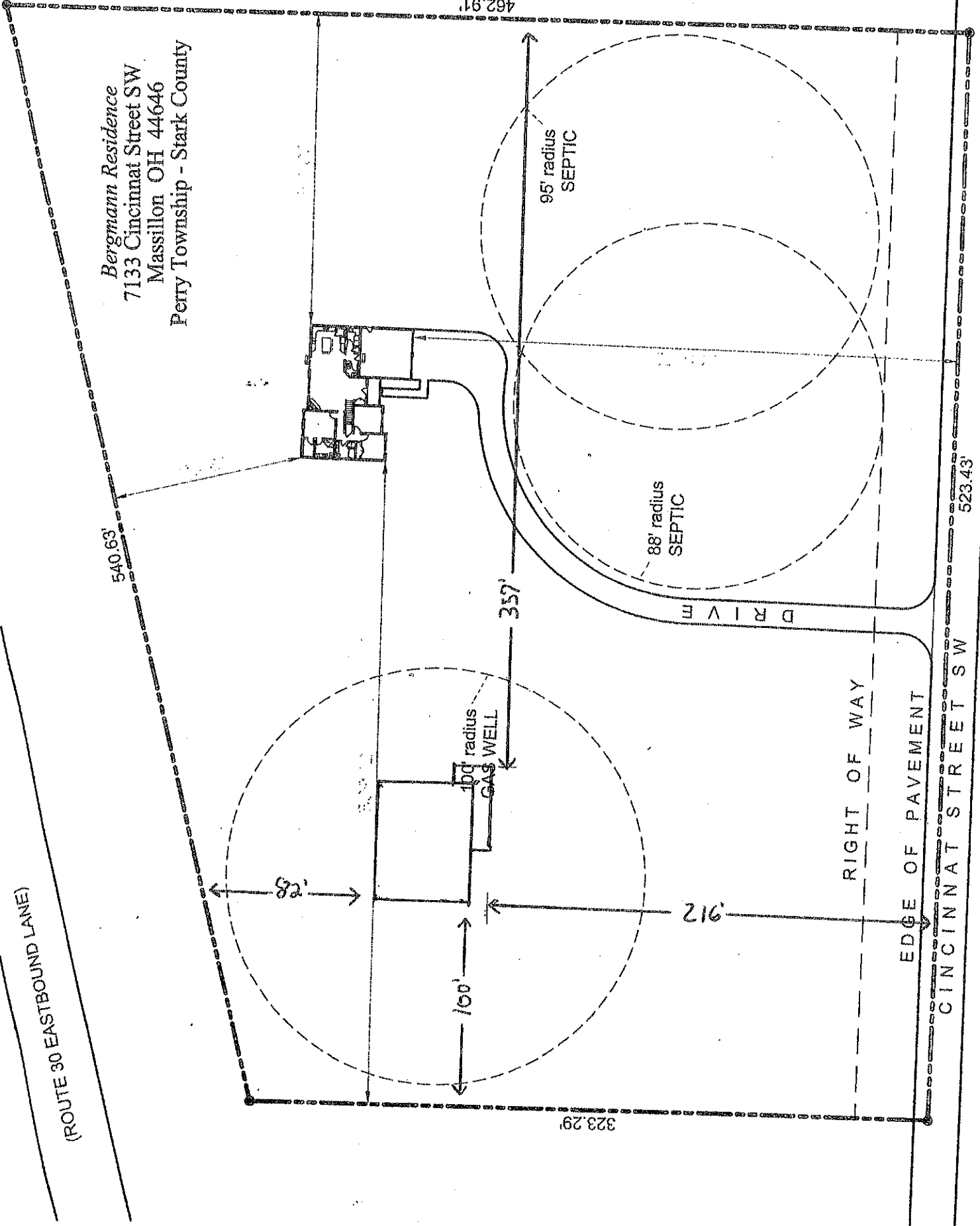
Name

Date



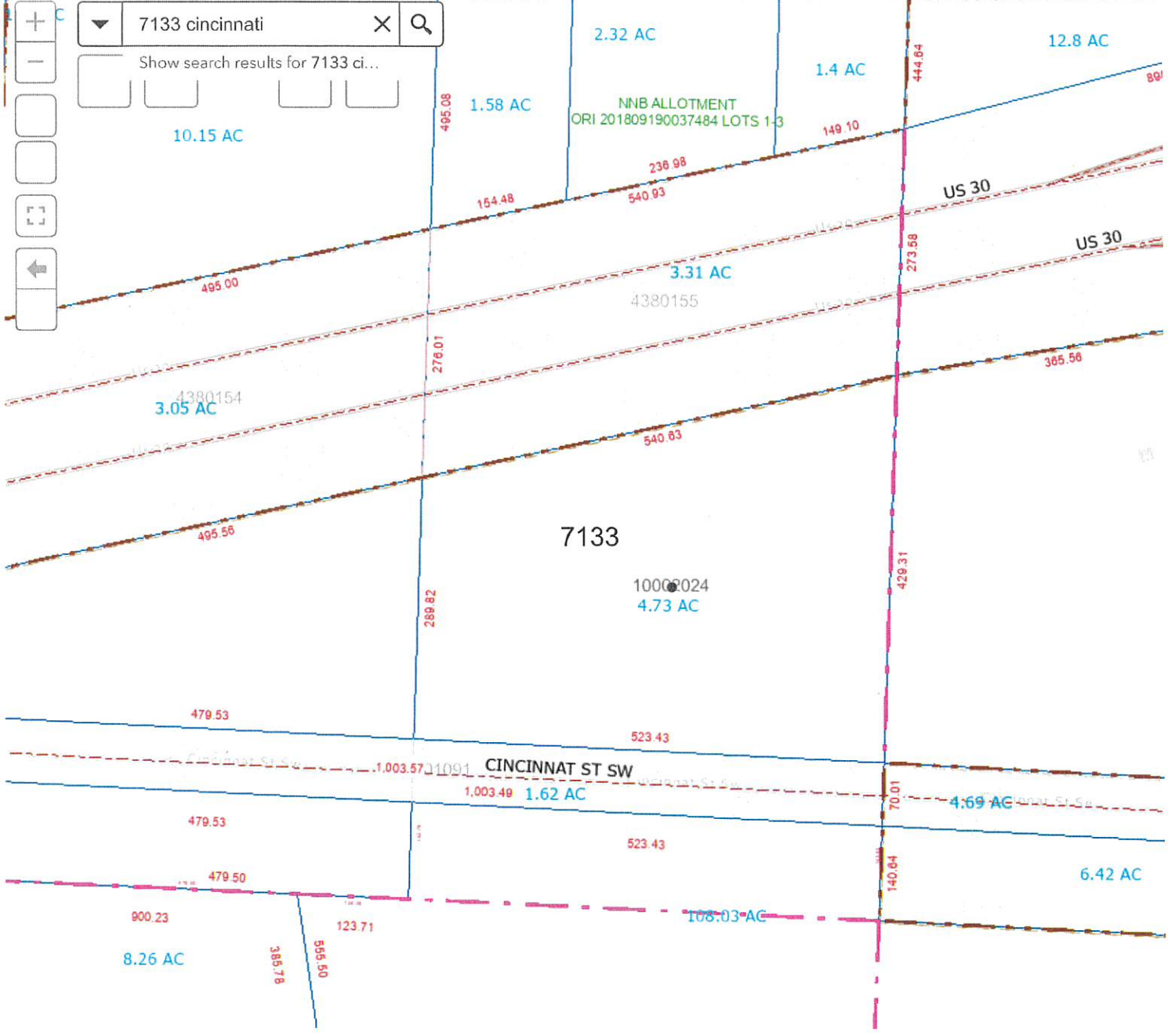


Bergmann Residence
7133 Cincinnati Street SW
Massillon OH 44646
Perry Township - Stark County





Stark County Auditor's Advanced Parcel Viewer



-81.48240764 Degrees

- 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: 10002024
BERGMANN RICHARD Z & MELISSA A **7133 CINCINNAT ST SW**

Land Summary

1 of 1

Line #	Land Type	Land Code	Square Feet	Acres	Rate	Market Land Value
1	A-ACREAGE	70 - ROADWAY	18,295	.42	0	\$0
2	A-ACREAGE	90 - TILLABLE	142,877	3.28	12,282	\$46,700
3	A-ACREAGE	97 - WOODS	1,307	.03	7,387	\$300
4	A-ACREAGE	01 - HOUSE LOT	43,560	1.00	24,000	\$27,800
Total:			206,039	4.73		\$74,800

Actions

- Printable Summary
- Printable Version

Reports

Printable Tax Bill ▲

Land

1 of 4 >

Line #	1
Land Type	A - ACREAGE
Land Condition	2 - AVERAGE
Land Code	70 - ROADWAY
Square Feet	18,295
Acres	.42
Land Units	
Actual Frontage	
Effective Frontage	
Override Size	
Actual Depth	
Table Rate	.00
Override Rate	
Depth Factor	1
Influence Factor 1	
Influence Code 1	
Influence Factor 2	
Influence Code 2	
NBHD Factor	1.1581
Value	\$0
Exemption %	
Homesite Value	

Go

Additional Information

Printable Tax Bill
Instructions

- Profile**
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Parcel: 10002024
BERGMANN RICHARD Z & MELISSA A **7133 CINCINNAT ST SW**

1 of 1

Other Building and Yard Improvement Summary

Card	Line #	Code	Description	Year Built	Length	Width	Area	Value
1	1	920	PERSONAL PROPERTY BLDG	2021	12	8	96	0
Total:								0

- Actions**
- Printable Summary
 - Printable Version

Other Building and Yard Improvement

Card	1
Line #	1
Code	920
Description	PERSONAL PROPERTY BLDG
Construction Type	C13 - POLE
# Stories	S2 - 1 STORY
Common Walls	-
Year Built	2021
Width x Length	8 X 12
Wall Height	
Area	96
Units	1
Grade	C
Rate	.0000
Condition	E - EXCELLENT
Functional Reason	-
Functional %	
Economic Reason	-
Economic %	
OVR Depr	
Depr	0
Make	
Model	
Serial No.	
Title No.	
% Complete	100
Value	0

Reports

Printable Tax Bill ▲

Go ▼

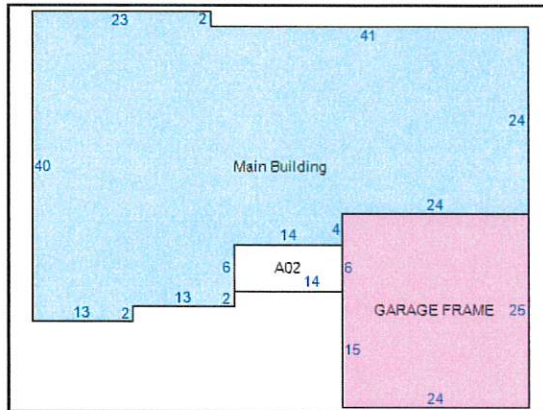
Additional Information

Printable Tax Bill Instructions

- Profile
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Parcel: 10002024
BERGMANN RICHARD Z & MELISSA A 7133 CINCINNAT ST SW

1 of 1



- Actions
- Printable Summary
 - Printable Version

- Reports
- Printable Tax Bill ▲
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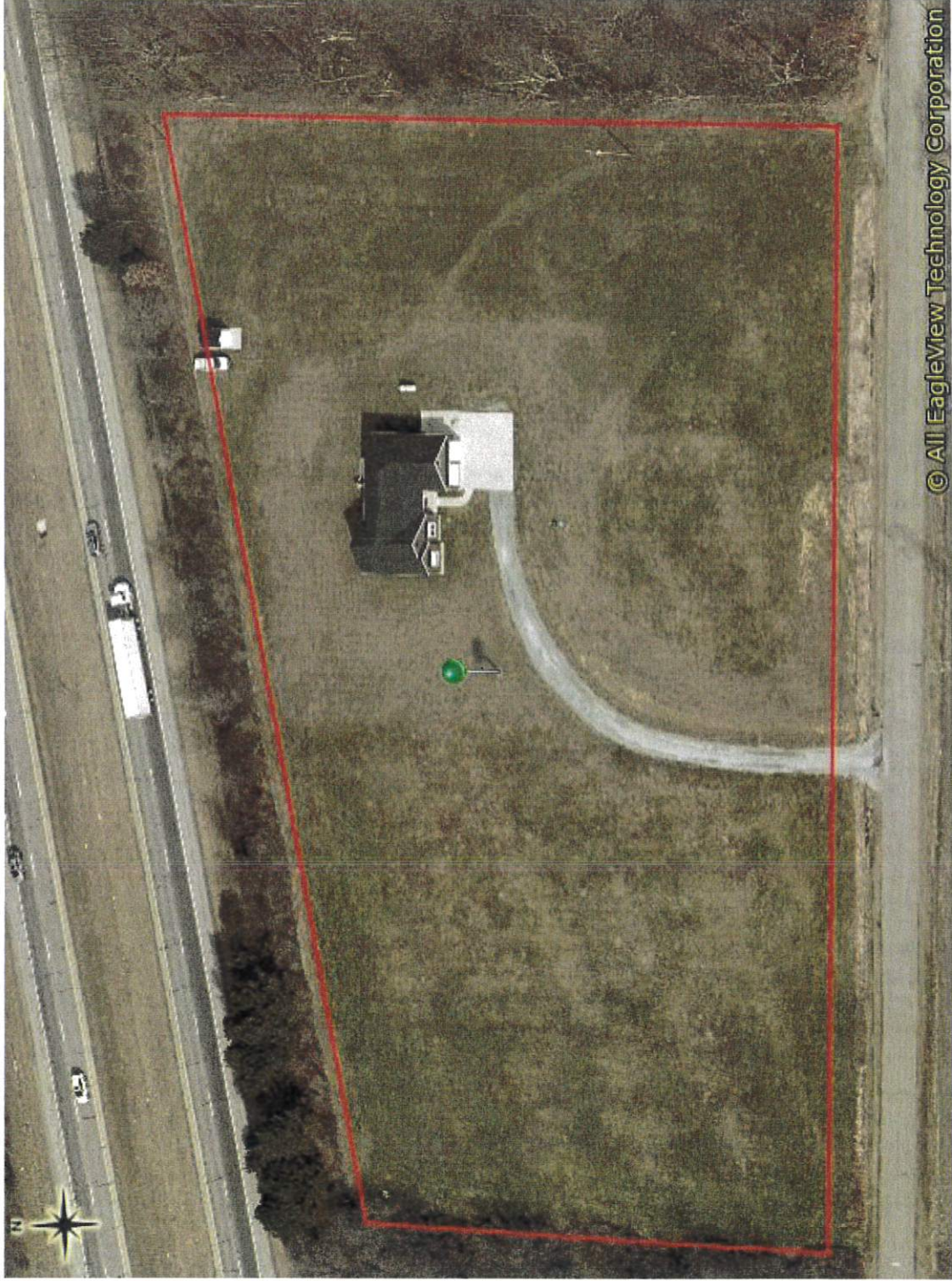
- Additional Information
- Printable Tax Bill
 - Instructions

Options ▾

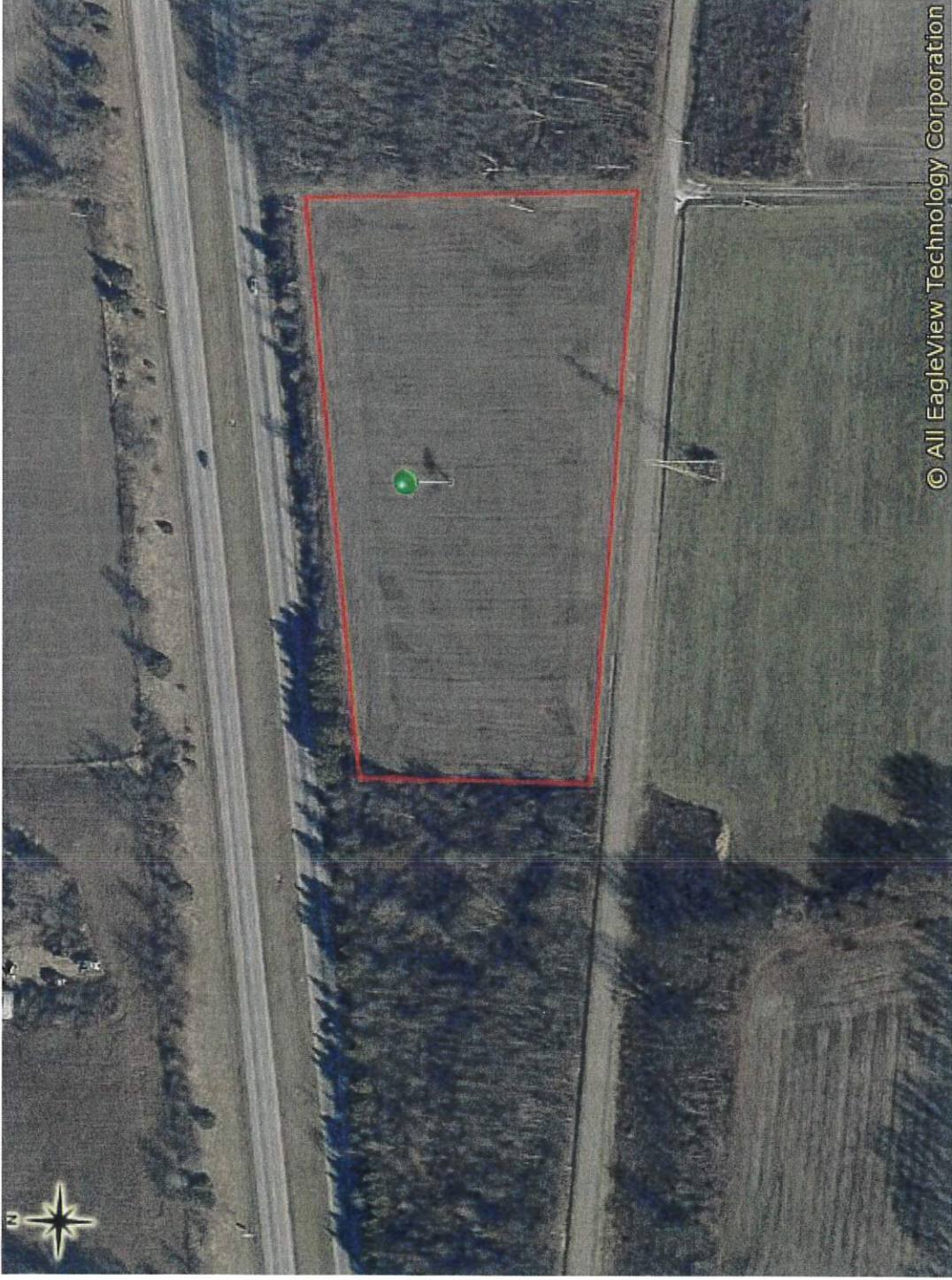
Type	Line #	Item	Area
Dwelling	0	Main Building	1,976
Dwelling	1	GARAGE FRAME - GF:GARAGE FRAME	600
Dwelling	2	PORCH, COVER BR - PB:PORCH, COVERED BRICK	84
Outbuilding	1	PERSONAL P - 920:PERSONAL PROPERTY BLDG.	96

Click on an item to display it independently.

7133



7133a



7133b

