

Perry Township Zoning Board of Appeals Folder Checklist

Case Number: 4-23 B Hearing Date: April 3, 2023

Applicant: Nathan Yoder

Address of Variance or Conditional Use: R2 Zone

5766 Hancock St SW Canton, OH 44706

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



BOARD OF TRUSTEES
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Jeff S. Whytsell Zoning Inspector	Joyce E. Martin Township Administrator	Anthony M. Davide 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.

APPEAL FROM ORDER, REQUIREMENT, DECISION OR DETERMINATION OF ZONING INSPECTOR

received
FEB 24 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 typewritten and filed within twenty (20) days of the date of the order, requirement, decision or determination, accompanied by necessary data.

Names and Addresses

Applicant Nathan Yoder Address 5766 Hancock st sw

Phone Number 330 231 1946 City canton State OH Zip 44706

Owner of premises affected Nathan Yoder Address 5766 Hancock st sw canton OH

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: 2/14/2023, 2023.

Premises affected are situated on the Southwest side of Hancock, and

Known as house number 5766, Parcel number 4308975, Lot number _____.

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 2/24, 2023.

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

pd 4671
1243 2/24

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? 3 yrs.
- (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.

- (8) What is the approximate cost of the work involved by this application? \$
\$15,000
- (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. William B Toulson 5748 Hancock St SW Canton OH 44706
- B. Tyler D Wilson 5757 Hancock St SW Canton OH 44706
- C. William E Staley 5779 Hancock St SW Canton OH 44706
- D. Kevin Hall 5761 Patrick St SW Canton OH 44706
- 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.



LISA A BRAY
 Notary Public
 State of Ohio
 My Comm. Expires 2/26/2016

Sworn to before me this 24th day of February, 2023, at Stark County, Ohio

[Signature]
 Applicant to sign here

[Signature]
 Notary Public

Leave Blank

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

DENIED **received**
FEB 13 2023

FEB 14 2023

Building

Fee: \$ _____

Permit No. _____

FEB 14 2023

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 N.Y.C. Contracting 1977@gmail.com Date / /23

Name of Applicant Nathan Yoder Phone 330 231-1946

Address 5766 Hancock st sw Canton OH 44706 Parcel # 4308975

Name of Lot Owner Nathan Yoder Lot # _____

Address of Premises 5766 Hancock st sw canton OH 44706

Application is hereby made to: (Description of work) Addition - detached garage already on site

(1) Size of Building or Structure: Width 36.5 feet Depth 40 feet

(2) Total Square Feet + Garage 1152 Height 1 stories Height 12 feet

(3) Character of Construction (brick, frame, etc.) Frame (4) Approximate cost of work \$ 15000

(5) Size of lot: 100 feet wide 220 feet deep Area 22000 sq.ft.

(6) Location on Property:

FRONT	<u>165</u>	ft. from Property Line to Building or Structure	<u>Overage</u>
SIDE	<u>5</u>	ft. from Property Line to Building or Structure	<u>7605 F</u>
SIDE	<u>85.5</u>	ft. from Property Line to Building or Structure	
REAR	<u>15</u>	ft. from Property Line to Building or Structure	<u>Sent BZA</u>

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

(7) Use of Proposed Building or Structure:

Residence _____ No. Apartments - N/A No. Employees - N/A

(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

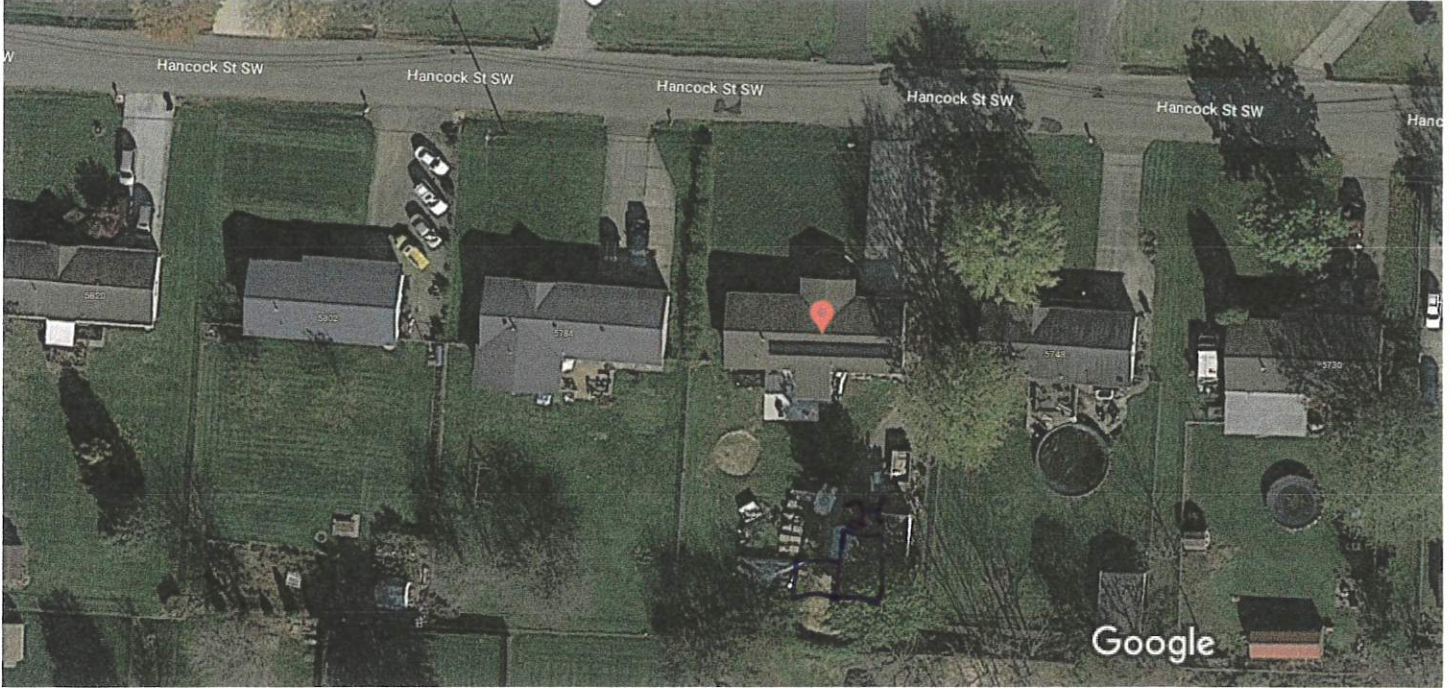
Call Zoning Department for an inspection of proposed (staked out) **before** construction begins.

Jeff Whatsell

Perry Township Zoning Department
Stark County


Applicant's Signature

Google Maps 5766 Hancock St SW



Map data ©2023, Map data ©2023 20 ft



5766 Hancock St SW

Building



Directions



Save



Nearby



Send to phone



Share

You visited yesterday



5766 Hancock St SW, Canton, OH 44706

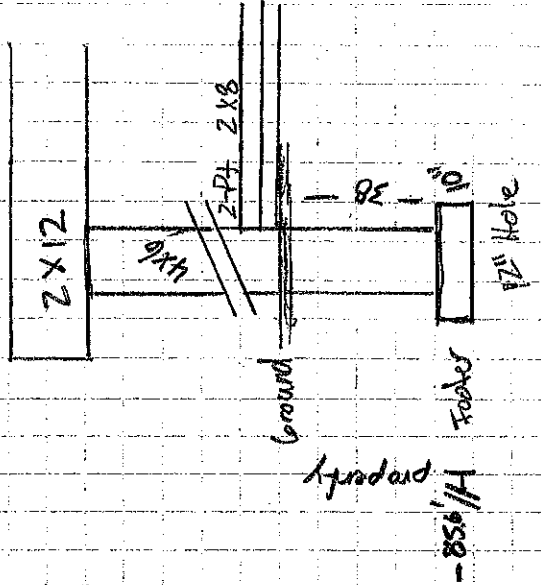
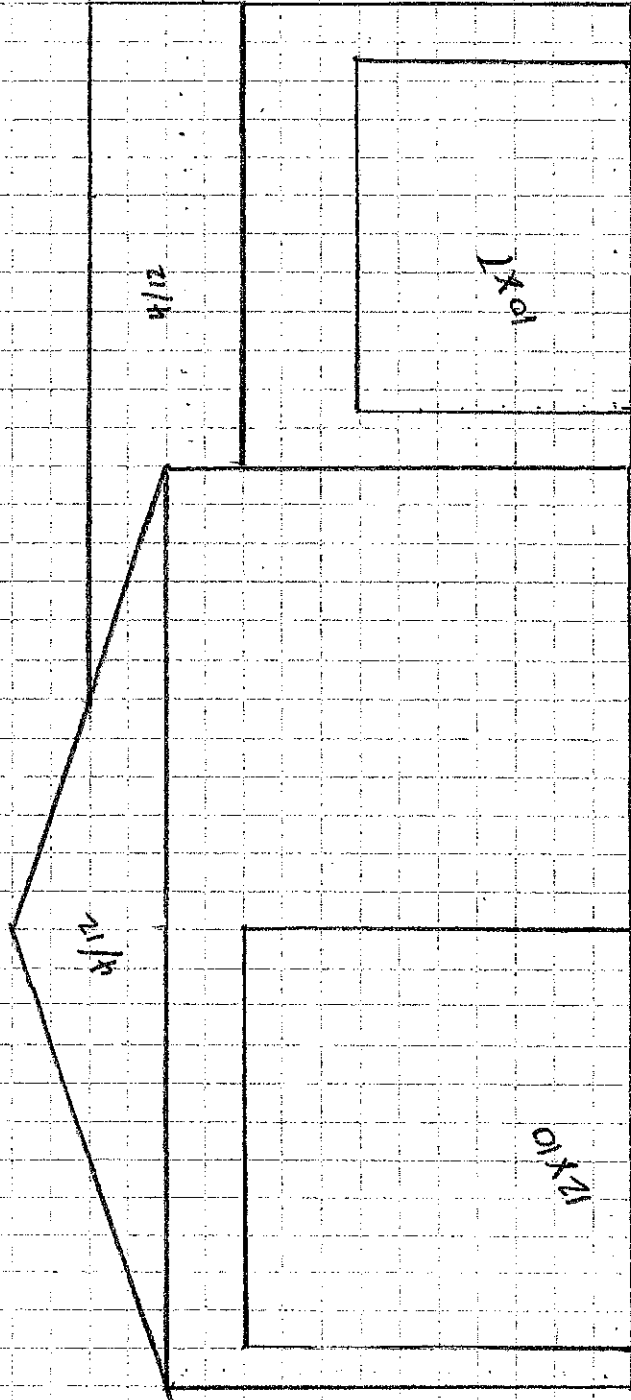
corners 6x6
wall line 4x6

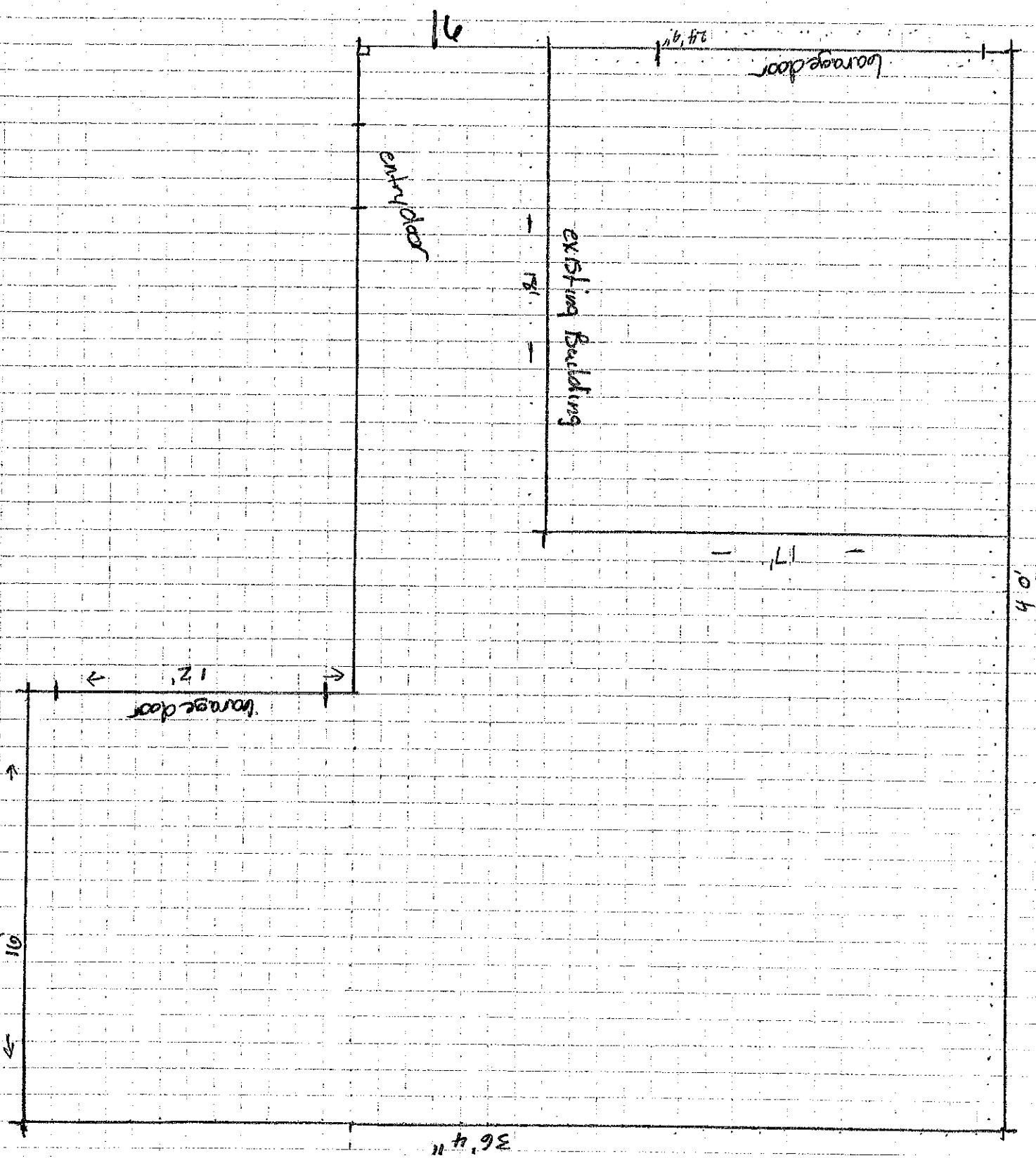
Steel Roof & Siding

5766 Hancock St SW

Canton, OH 44706

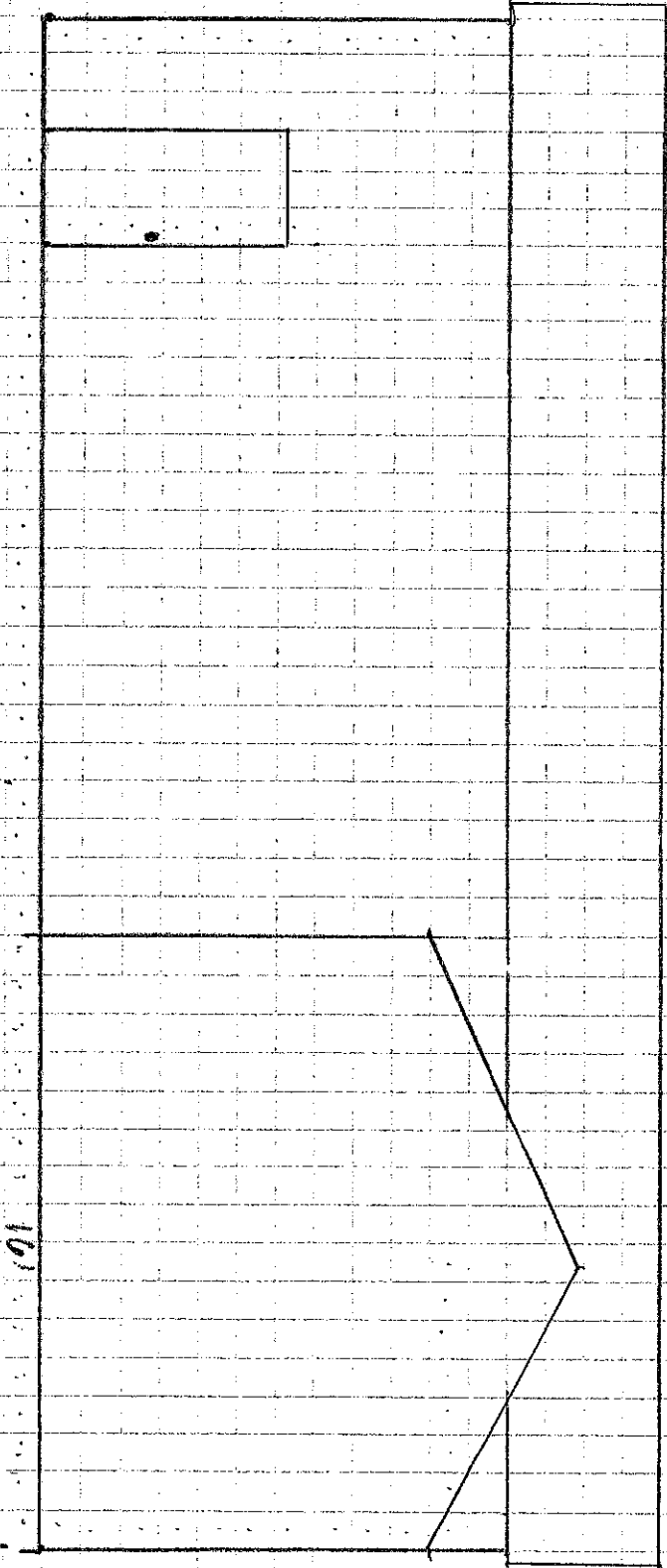
430 8975





Property

11/165'



16'

15'

Property



5766 hancock X Q

Show search results for 5766 h...

115.00

115.00

HANCOCK ST SW

100.00

100.00

100.00

10

5784

5766

5748

95

94

93

92

200.00

200.00

200.00

77.50

100.00

100.00

77.50

77.50

200.00

155.00

200.00

77.50

200.00

REVERE VILLAGE NO 6
LOT 188 ORI 202205180021769



-81.46140764 Degrees

App State

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

- [Profile](#)
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- [Sales](#)
- [Tax Summary](#)
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- [Tax Estimator](#)
- [Land](#)
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- [Manufactured Homes](#)
- [Sketch](#)
- [Tax Map](#)
- [Aerial Map](#)
- [Pictometry](#)

Parcel: 4308975
YODER NATHANIAL L & MINNIS
AMANDA L **5766 HANCOCK ST SW**

1 of 1

Land Summary

Line #	Land Type	Land Code	Square Feet	Acres	Rate	Market Land Value
1	F-FRONT FOOT	01 - HOUSE LOT	20,000	.46	270	\$37,400
Total:			20,000	.46		\$37,400

Actions

- [Printable Summary](#)
- [Printable Version](#)

Reports

[Printable Tax Bill](#) ▲

Land

Line #	1
Land Type	F - FRONT FOOT
Land Condition	2 - AVERAGE
Land Code	01 - HOUSE LOT
Square Feet	20,000
Acres	.46
Land Units	
Actual Frontage	100.0
Effective Frontage	100.0
Override Size	
Actual Depth	200
Table Rate	270.00
Override Rate	
Depth Factor	1
Influence Factor 1	
Influence Code 1	
Influence Factor 2	
Influence Code 2	
NBHD Factor	1.38471
Value	\$37,400
Exemption %	
Homesite Value	\$37,400

Go

Additional Information

[Printable Tax Bill](#)
[Instructions](#)

Profile

Values

Values History

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Sketch

Tax Map

Aerial Map

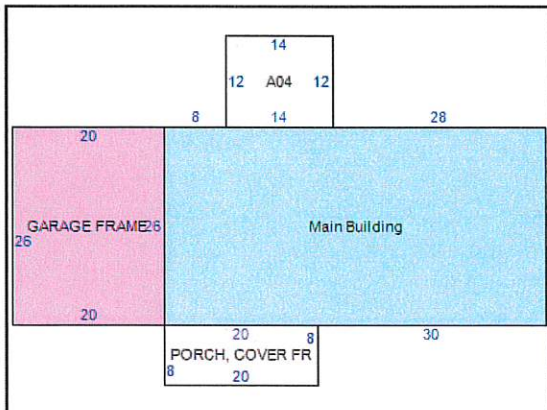
Pictometry

Parcel: 4308975

YODER NATHANIAL L & MINNIS AMANDA L

5766 HANCOCK ST SW

1 of 1



Options

Type	Line #	Item	Area
Dwelling	0	Main Building	1,300
Dwelling	1	GARAGE FRAME - GF:GARAGE FRAME	520
Dwelling	2	PATIO, ENCL FR - IF:PATIO, ENCLOSED FRAME	168
Dwelling	3	PORCH, COVER FR - PF:PORCH, COVERED FRAME	160
Outbuilding	1	BARN, FLAT - 102:BARN, FLAT	288

Click on an item to display it independently.

Actions

- Printable Summary
- Printable Version

Reports

- Printable Tax Bill
- Go

Additional Information

- Printable Tax Bill Instructions

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Parcel: 4308975
YODER NATHANIAL L & MINNIS
AMANDA L **5766 HANCOCK ST SW**

1 of 1

Other Building and Yard Improvement Summary

Card	Line #	Code	Description	Year Built	Length	Width	Area	Value
1	1	102	BARN, FLAT	1967	18	16	288	1,600
Total:								1,600

Actions

- Printable Summary
- Printable Version

Reports

Printable Tax Bill ▲

Other Building and Yard Improvement

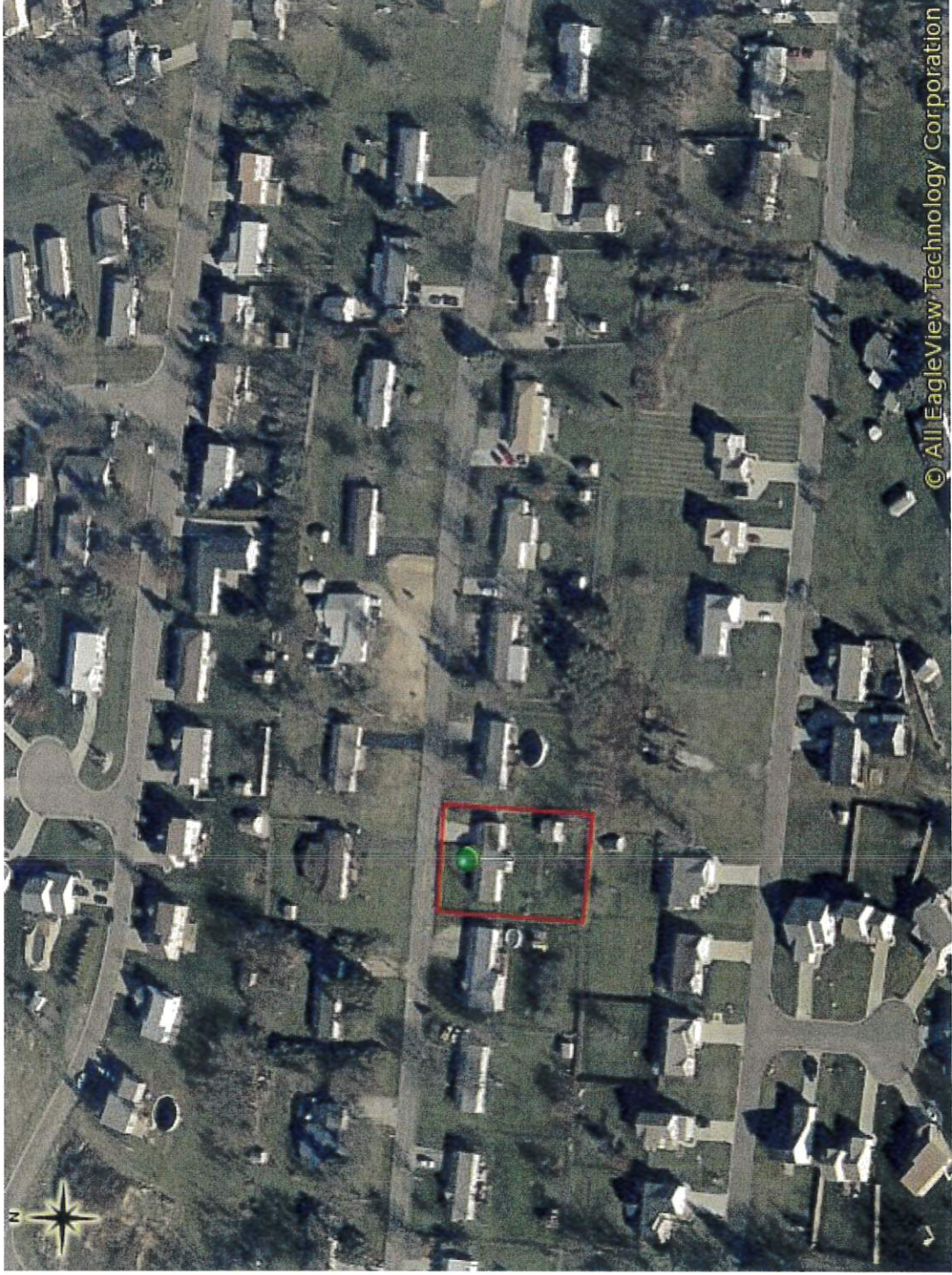
Card	1
Line #	1
Code	102
Description	BARN, FLAT
Construction Type	C1 - WOOD FRAME
# Stories	S2 - 1 STORY
Common Walls	W0 - NO COMMON WALLS
Year Built	1967
Width x Length	16 X 18
Wall Height	
Area	288
Units	1
Grade	C
Rate	14.9000
Condition	A - AVERAGE
Functional Reason	0 - LEGACY
Functional %	
Economic Reason	0 - LEGACY
Economic %	
OVR Depr	
Depr	69
Make	
Model	
Serial No.	
Title No.	
% Complete	100
Valuc	1,600

Go

Additional Information

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5766



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03/09/2021