

3111 Hilton St. NW
Massillon, Ohio 44646

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

www.perrytwp.com
office@perrytwp.com



BOARD OF TRUSTEES
Lisa J. Nelligan
Matt B. Miller
Ralph R. DeChiara, Jr.

FISCAL OFFICER
Craig E. Chessler

James F. Mathews
Law Director

Chad Guist
Acting Police Chief

Larry S. Sedlock
Fire Chief

Jeff S. Whytsell
Zoning Inspector

Joyce E. Martin
Township Administrator

Anthony M. Davide
Public Works Director

June 22, 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 July 10, 2023, at 6:00 PM.

The following appeal case will be heard:

CASE 7-23 Mike Fisher, residing at 2500 Heidelberg Ave SE Massillon, OH 44646 for a corner lot at Southway ST SW and Cedarcrest Ave SW. Massillon, OH 44646.

Parcel #4303689

Mr. Fisher is seeking a 6'4" rear setback variance for a duplex on this corner parcel. Article VI General Standards and Special Provisions Section 602.6, Corner Lots.

The maps and proposed application will be available for examination starting Thursday June 22, 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 June 22, 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.

Call 13123
Call 1540

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

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 Mike Fisher Address 2500 Heidelberg ave se

Phone Number 330-353-3870 City Massillon State Ohio Zip 44646

Owner of premises affected MIKE FISHER Address 2500 HEIDELBERG AVE SE MASSILLON OH 44646

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: 6-13, 20 23.

Premises affected are situated on the NW CORNER side of SOUTHWAY & CEDARCREST, and

Known as house number _____, Parcel number 4303689, Lot number 10.

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 6-13, 20 23.

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

Requesting a variance for the rear of the proposed duplex to be set at 18'8" from the rear property line. The rear setback for structures on a residential property in this zoning area is 25 feet. Seeking a 6'4" variance. The property is only 100' deep when you face cedarcrest. With a 25' rear setback that only leave 35' in depth to try and fit a building. The requested variance is from the roof overhangs. The actual foundation would be 20'8" from the rear foundation to the rear property line. The county engineer already stated they will not grant access from southway and that access has to be from cedarcrest. So our unit has to face cedarcrest limiting the depth that can be build on the lot.

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? 10 DAYS.
- (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 X.
- (7) If petition is pending, indicate nature of proposed change.
_____.
- (8) What is the approximate cost of the work involved by this application? \$ 265000.00
_____.
- (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>MAXINE F. CLAY</u>	<u>4408 SOUTHWAY ST SW MASSILLON OH 44646</u>
B. <u>VAN F RENEKER & NANCY J</u>	<u>1655 CEDARCREST AVE SW MASSILLON OH 44646</u>
C. <u>BARBARA L PERRY & JAMES B CROSS</u>	<u>4309 SOUTHWAY ST SW MASSILLON CANTON OH 44706</u>
D. _____	<u>↳ MAILING 4082 LYON DR COLUMBUS OH 43220</u>
E. <u>BARKHEMER REALTY LTD</u>	<u>1676 CEDARCREST AVE SW MASSILLON OH 44646</u>
F. _____	<u>↳ MAILING 4500 ERIE AVE NW CANAL FULTON OH 44614</u>
G. <u>PATRICK D WILLAMAN</u>	<u>1670 CEDARCREST AVE SW MASSILLON OH 44646</u>
H. _____	<u>↳ MAILING 909 21ST ST NE CANTON OH 44714</u>
I. <u>PATRICK D. WILLAMAN</u>	<u>1060 CEDARCREST AVE SW MASSILLON OH 44646</u>
J. _____	<u>↳ 909 21ST ST NE CANTON OH 44714</u>

(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.

[Signature]

Applicant to sign here

Sworn to before me this 13 day of June, 2023, at massillon Ohio
June

AFFIDAVIT OF OWNERSHIP

STATE OF OHIO }
 STARK COUNTY } SS. _____ being duly sworn, deposes and says that _____
 Notary Public
 JENNA M GORDON
 Notary Public
 State of Ohio
 My Comm. Expires July 18, 2026

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

PLAN NUMBER
HD2346

FISHER

DUPLEX

Drawn by:
STEVE DONANT
HOME BY DESIGN

Room sizes and total square feet may vary with elevation changes. Rough openings and dimensions are shown.

NAME: STEVE D.
DATE: 5/2/23

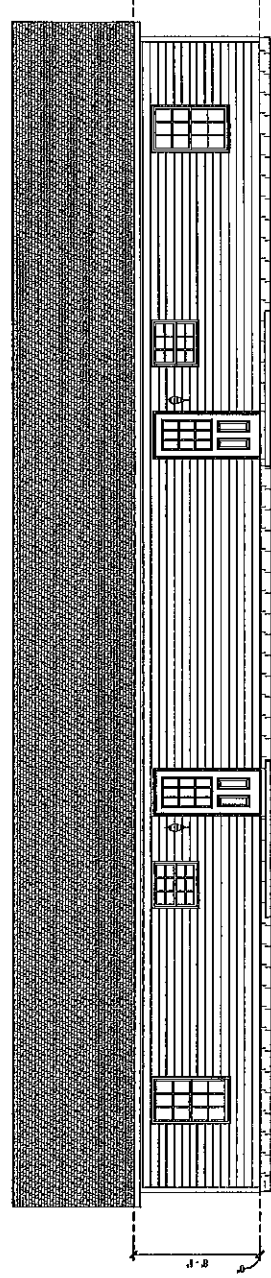
SCALE: 1/8" = 1'-0"

Square Feet	
1st	995
1st	995
Total	1991
Garage	312
Garage	312

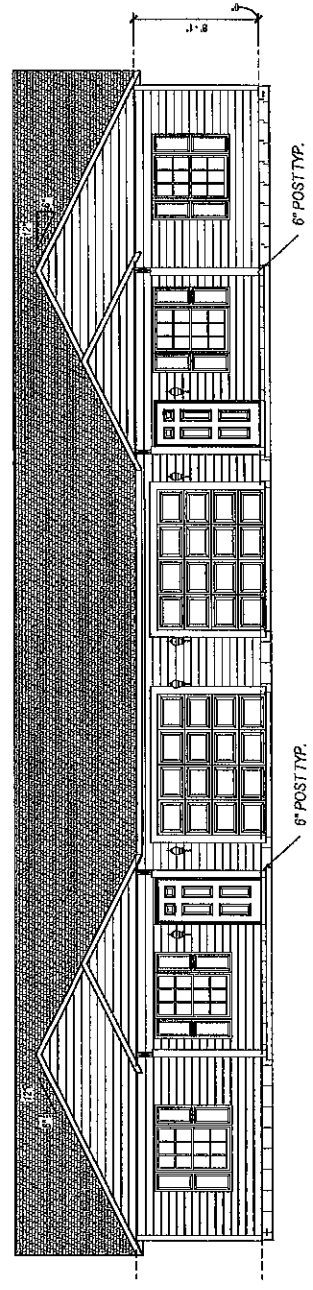
SHEET NAME: DUPLEX ELEVATIONS
SHEET NUMBER: 1 OF 6

Scalmo
154 Kyleside Blvd
Coral Gables, FL 33134
305-452-1011 / 305-452-4943
www.scalmo.com

33



1 REAR ELEVATION
1/8" = 1'-0"



1 FRONT ELEVATION
1/8" = 1'-0"

DRAWING STATUS: FINAL

PLAN NUMBER
HD2346

FISHER

DUPLEX

Drawn by:
HOME BY DESIGN

STEVE DONAN

Room sizes and total square feet may vary with elevation changes. Rough openings and finish door and window sizes are approximate.

NAME: STEVE D.

DATE: 5/2/23

SCALE: 1/8" = 1'-0"

Square Feet

1st	995
1st	995
Total	1991
Garage	312
Garage	312

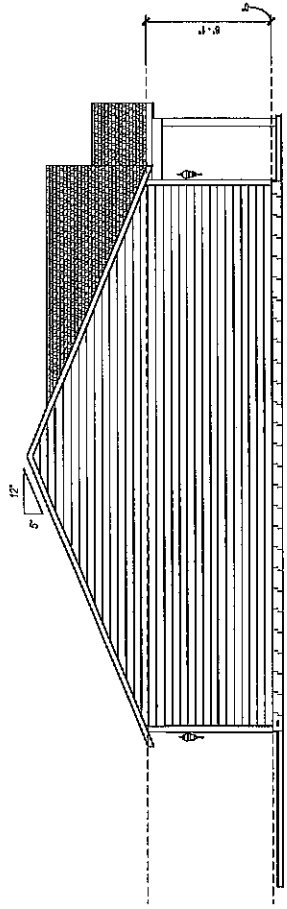
SHEET NAME: R/W/20230502

SHEET NUMBER: 2 OF 6

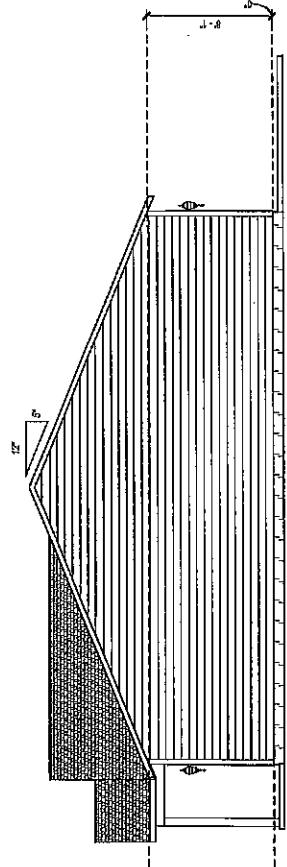
100 Kentfield Blvd
Kendal, MA 01904
Tel: 508-451-4545
Fax: 508-451-4546



DRAWING STATUS: FINAL



2 LEFT ELEVATION
1/8" = 1'-0"



2 RIGHT ELEVATION
1/8" = 1'-0"

PLAN NUMBER
HD2346

FISHER

DUPLFX

Drawn by:
HOME BY DESIGN
STEVE DONAHUE

From sitting and total square feet
may vary with elevation changes.
Rough openings and
dimensions are for
construction only.
Consult architect
for details.

REVISIONS
DATE
5/2/23

SCALE
1/8" = 1'-0"
Square Foot

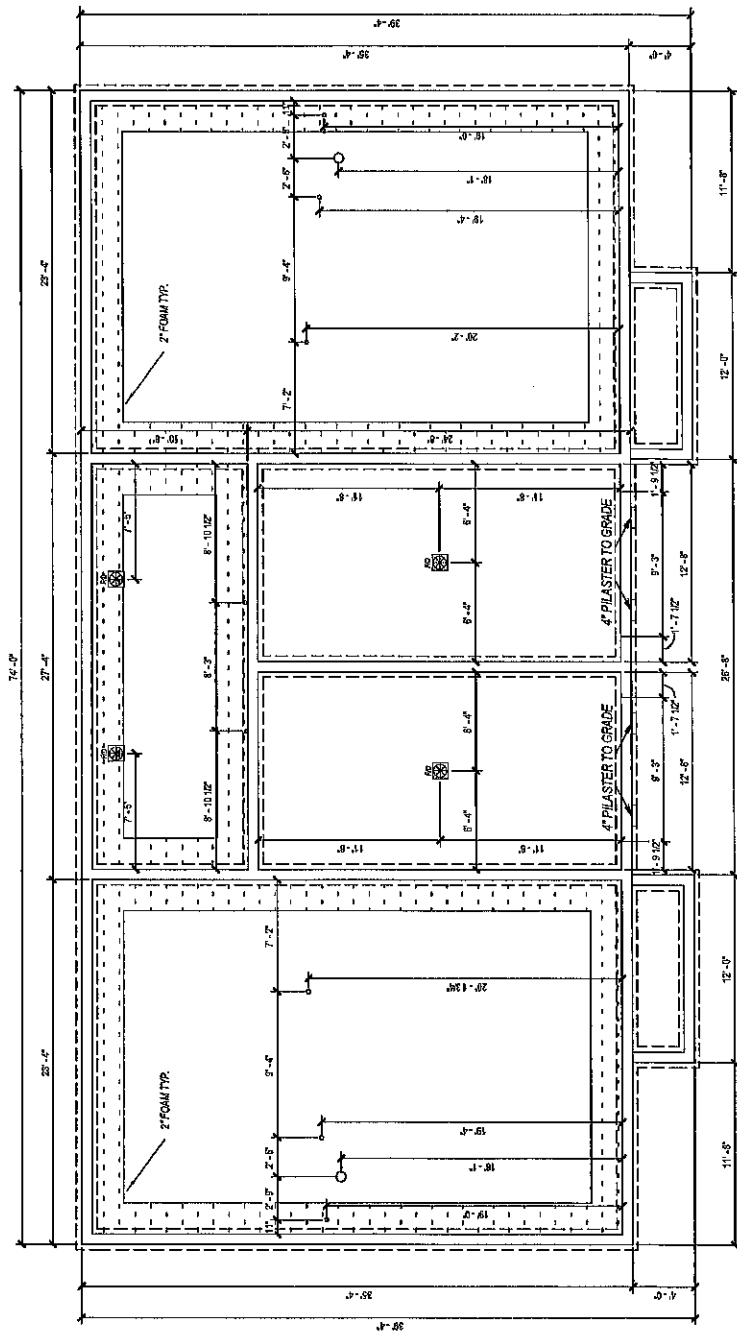
1st	995
1st	995
Total	1991
Garage	312
Garage	312

SHEET NAME
FOUNDATION PLAN

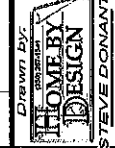
SHEET NUMBER
3 OF 6



330 N. 45th St. #202
Grand Rapids, MI 49503
www.schalmo.com



DRAWING STATUS: FINAL



STEVE DONANT
Floor, Wall and Ceiling Square Feet
may vary with elevation changes.
Do not use for construction purposes.
Elevations are in feet.
Dimensions are in feet.

NAME	DATE
STEVE D.	5/2/23

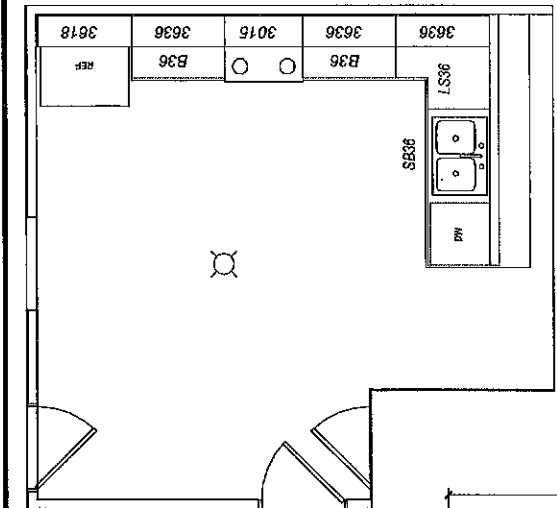
Room	Sq. Ft.	Coating/Finish	Flooring
BACK HALL	27	8'	CARPET
BACK HALL	27	8'	CARPET
BEDROOM-1	156	8'	CARPET
BEDROOM-1	156	8'	CARPET
BEDROOM-2	166	8'	CARPET
BEDROOM-2	166	8'	CARPET
LIVING ROOM	226	8'	CARPET
LIVING ROOM	226	8'	CARPET
CARPET	1150		

Room	Sq. Ft.	Coating/Finish	Flooring
LAUNDRY	106	8'	CONCRETE
LAUNDRY	106	8'	CONCRETE
CONCRETE	213		

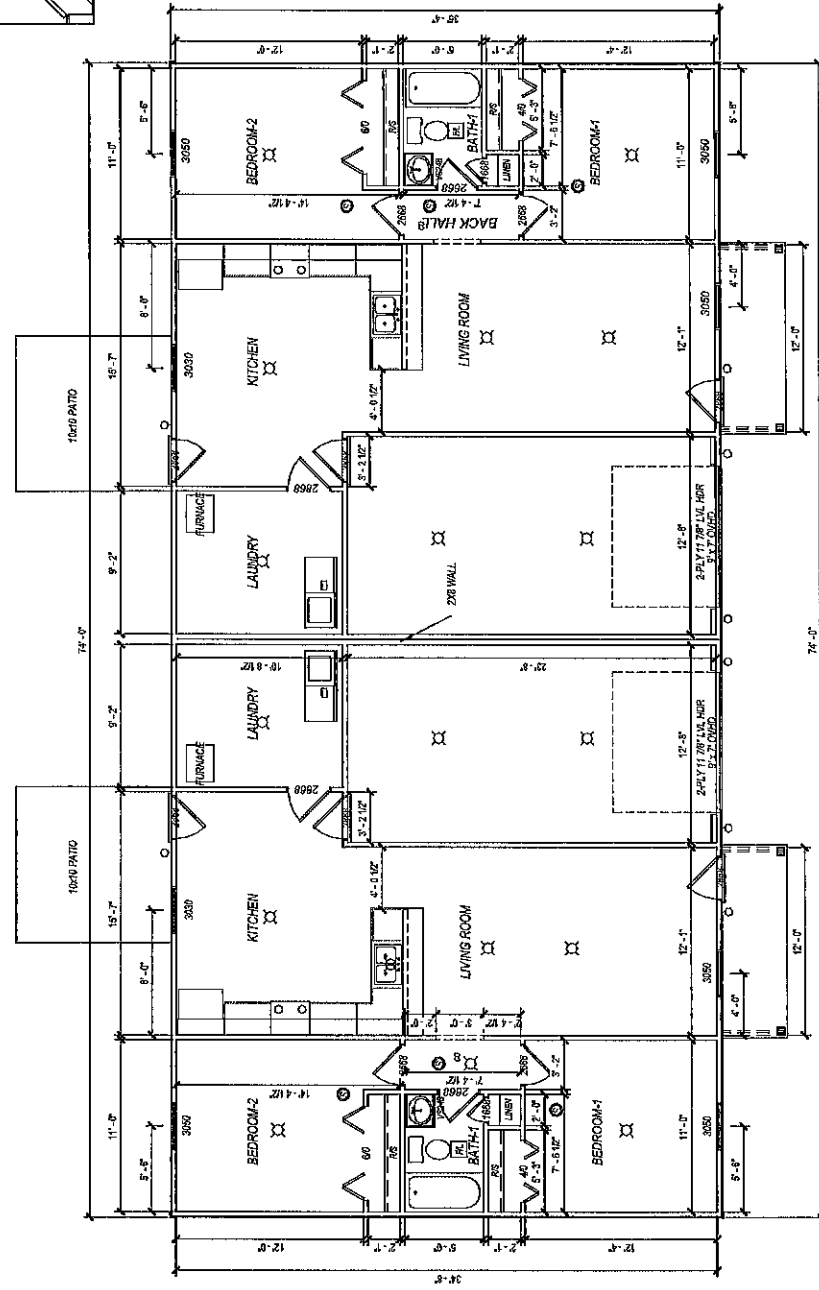
Room	Sq. Ft.	Coating/Finish	Flooring
BATH-1	47	8'	VINYL
BATH-1	47	8'	VINYL
KITCHEN	246	8'	VINYL
KITCHEN	246	8'	VINYL
VINYL	586		

4 OF 6

Sheet Name: SHEET 022010
Sheet Number: 4 OF 6
www.schalm.com
1500 N. 45th St., Suite 4141
Tomball, TX 77375-4000
713-261-4444

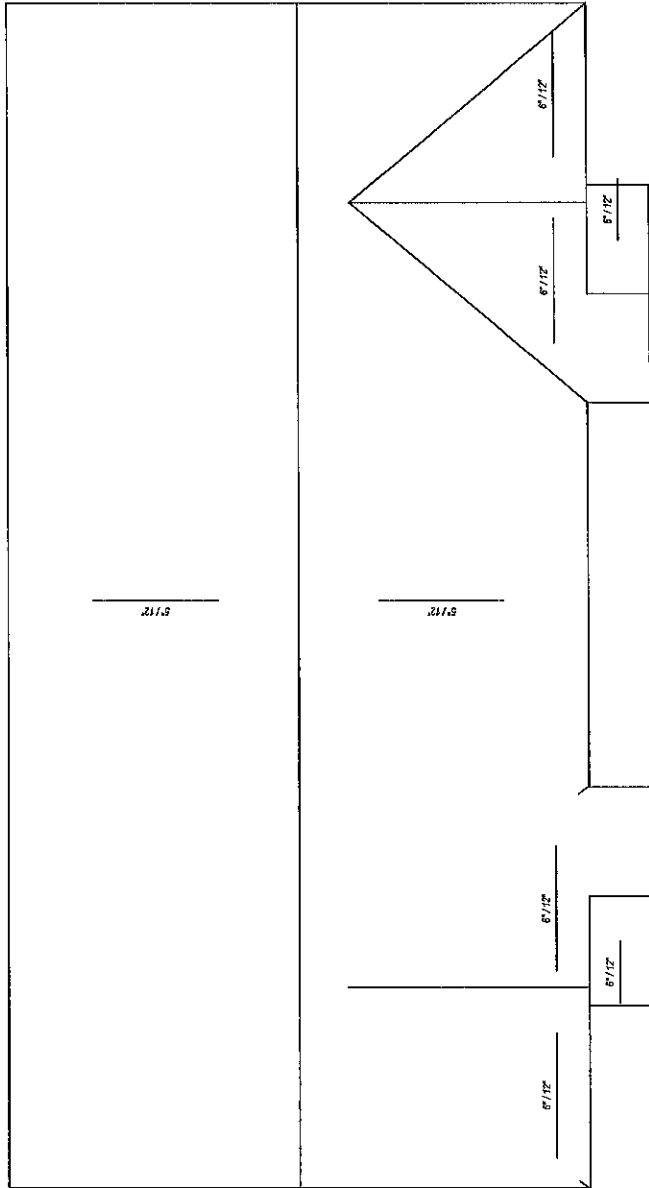


4 Kitchen Layout
1/4" = 1'-0"



DRAWING STATUS: FINAL

DRAWING STATUS: FINAL



PLAN NUMBER
HD2346

DUPLEX
FISHER



STEVE DONNAN
 Permitting and code compliance fees
 are the responsibility of the client.
 Plans are subject to change.
 Plans are not to be used for
 construction without the
 architect's approval.
 Elevations are AIA's
 construction.

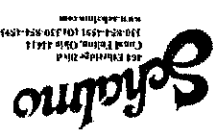
NAME: STEVED
 DATE: 5/2/23

SCALE:
 1/8" = 1'-0"

Square Feet	
1st	995
1st	995
Total	1991
Garage	312
Garage	312

SHEET NAME:
 Book Duplex

SHEET NUMBER:
 5 OF 6



FIBERGLASS SHINGLES OVER 15# FELT PAPER OVER 7/16" O.S.B. SHEATHING WITH CLIPS

ROOF TRUSSES @ 24" O.C.

METAL DRIP EDGE

SEAMLESS ALUMINUM GUTTER ON 2X6 FASCIA W/ DOWNSPOUT

1' OVERHANG TO MATCH EXISTING HOUSE

CONTINUOUS ALUMINUM SOFFIT

VINYL SIDING

2x4 STUDS AT 16" O.C.

7/16" O.S.B. SHEATHING

2x4 SILL

1/2" FLEXCELL

1/2"x18" ANCHOR BOLT AT 6'-0" O.C. MAXIMUM AND WITHIN 1'-0" OF CORNER

MINIMUM
38"

R-49 BLOWN IN FIBERGLASS ATTIC INSULATION PROVIDE BAFFLES AS REQUIRED TO MAINTAIN MIN. 1 1/2" AIR SPACE FOR ATTIC VENTILATION

5/8" DRYWALL
DOUBLE 2x4 TOP PLATE

ALL HEADERS AT DOORS & WINDOWS SHALL BE (2) 2X10 W/ 1/2" PLYWOOD FLITCH PLATE UNLESS NOTE OTHERWISE

1/2" DRYWALL

SINGLE 2x4 BOTTOM PLATE

4" CONCRETE FLOOR

GRAVEL FILL (WHERE REQUIRED BY CODE)

2" FOAM
1 COURSE 4"X8"X16" CMU
ON 4 COURSE 8"X8"X16 CMU

16" WIDE X 8" THK CONC. FOOTING

WALL SECTION

PLANT NUMBER
HD2346

FISHER

DUPLX

Drawn by: **STEVE DONAT**
THE HOMB BY DESIGN
 From: 80sq and 10sq square feet
 Any way with extension changes
 11000 1st Ave NE
 Auburn, WA 98001
 Phone: (206) 825-1100
 Fax: (206) 825-1101
 Website: www.homb.com

NAME	DATE
STEVE D.	5/2/23

SCALE	Square Feet
1/8" = 1'-0"	

1st	995
1st	995
Total	1991
Garage	312
Garage	312

SHEET NAME
DUPLX

SHEET NUMBER
6 OF 6

Schalmo
 164 Kirtland Blvd
 Grand Prairie, TX 75050
 (972) 350-8844
 www.schalmo.com



Steve Donnan
From doing and make copies that may vary with revision changes.
No liability for errors or omissions.
Exclusions are Arco, Contractors.
RESIDUALS

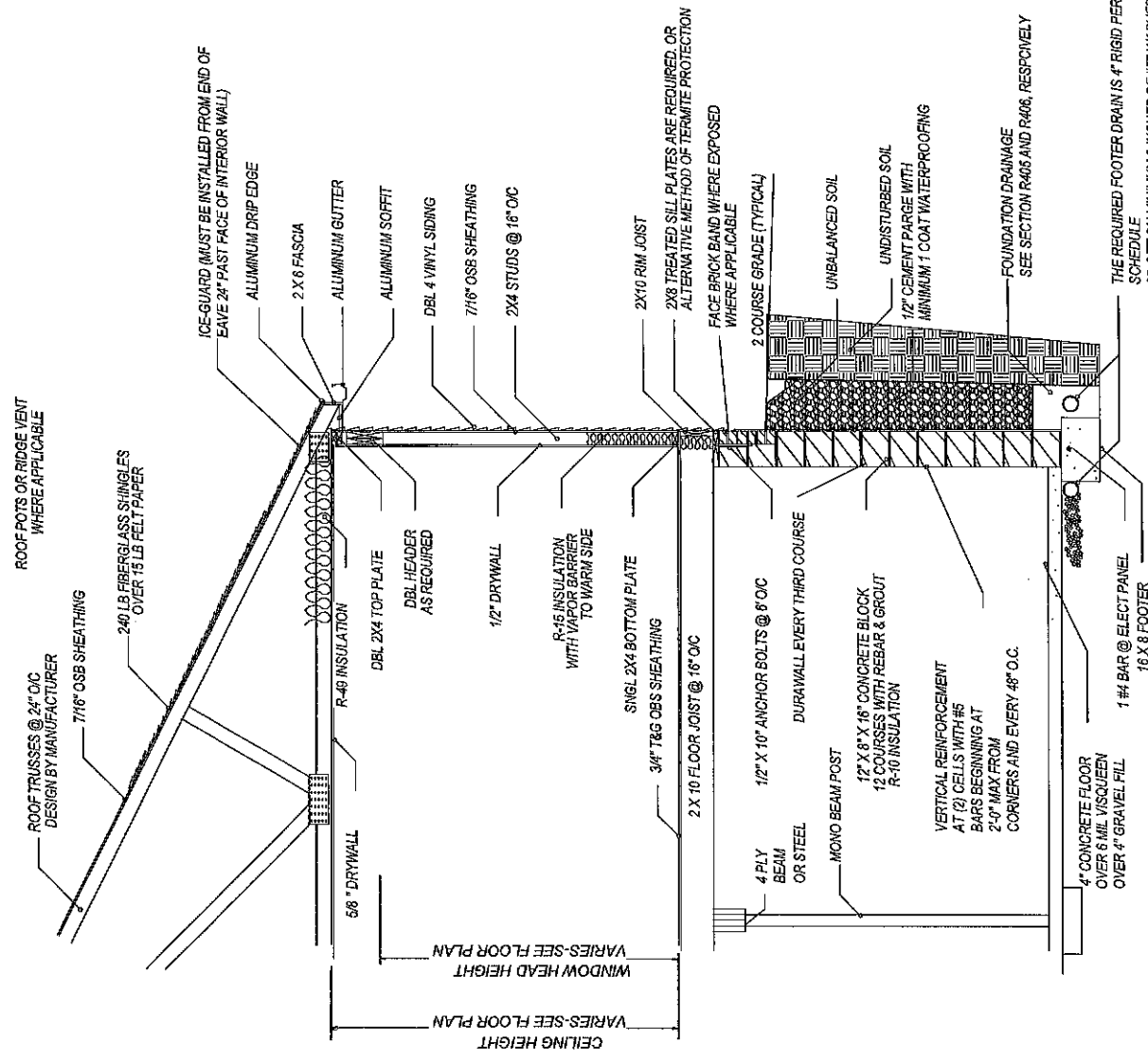
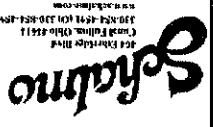
NAME DATE
STEVED. 5/2/23

SCALE
1/8" = 1'-0"
Square Feet

1st	995
1st	995
Total	1991
Garage	312
Garage	312

SHEET NAME
DUPLEX

SHEET NUMBER
7 OF 6



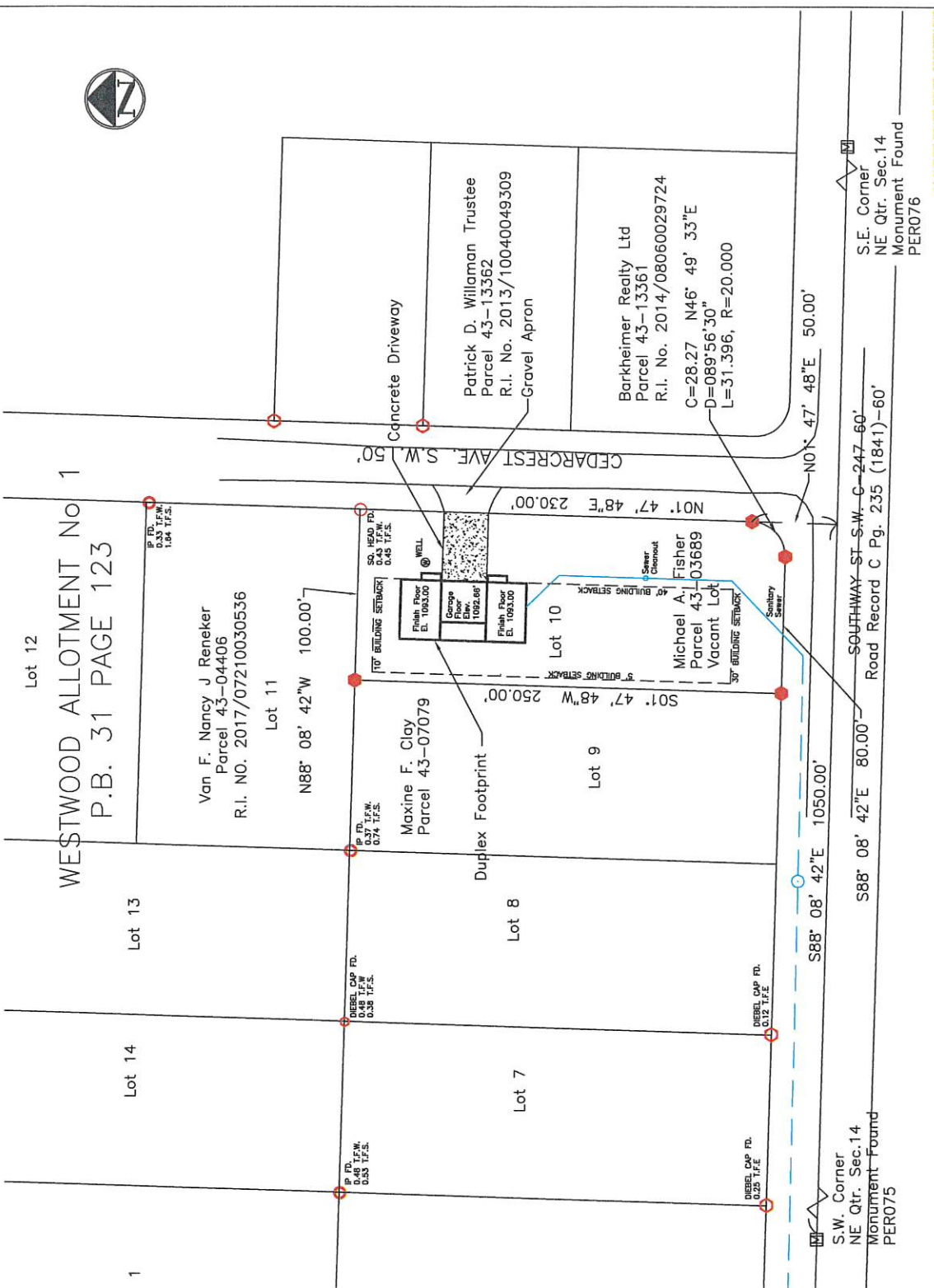
TYPICAL WALL SECTION

DRAWING STATUS: FINAL

THE REQUIRED FOOTER DRAIN IS 4" RIGID PERFORATED PVC SCHEDULE 35 SET ON MINIMUM 2-INCHES OF #57 WASHED GRAVEL COVERED WITH 6-INCHES MINIMUM OF THE SAME MATERIAL. THE #57 WASHED GRAVEL SHALL EXTEND AT LEAST 12-INCHES BEYOND THE OUTSIDE EDGE OF THE FOOTER.



WESTWOOD ALLOTMENT No 1
P.B. 31 PAGE 123



EXCELLENCE IN TRUSTEESHIP PROPERTY MANAGEMENT

FIELD MONUMENTATION	
DESCRIPTION	FOUND SET
rebar	○
iron pipe	○
p.k. nail	○
iron bar	○
mon. box	□



PLAT OF SURVEY
LOCATED IN THE NE QTR. SEC. 14 TOWNSHIP-10N
(PERRY TWO.) RANGE 9W, STARK COUNTY OHIO
FOR MICHAEL A. FISHER

DESIGNED: /	CHK'D: SIN	NO.	REVISION	BY	DATE
DATE: /	APPROV'D: -				
SCALE: /					
PROJECT NUMBER					
SHEET SHEET OF OF DRAWING NUMBER FISH					

S.W. Corner
NE Qtr. Sec.14
Monument Found
PER076
S.E. Corner
NE Qtr. Sec.14
Monument Found
PER076

SOUTHWAY ST S.W. C-247 60'
Road Record C Pg. 235 (1841)-60'

Concrete Driveway
Patrick D. Willaman Trustee
Parcel 43-13362
R.I. No. 2013/10040049309
Gravel Apron
Barkheimer Realty Ltd
Parcel 43-13361
R.I. No. 2014/08060029724
C=28.27 N46° 49' 33"E
D=089'56'30"
L=31.396, R=20.000

Van F. Nancy J Reneker
Parcel 43-04406
R.I. NO. 2017/07210030536

Maxine F. Clay
Parcel 43-07079

Michael A. Fisher
Parcel 43-03689
Vacant Lot

Profile	Parcel: 4303689	
Values	FISHER MICHAELA	SOUTHWA
Values History	Land Summary	
Appeal Tracking	Line #	Land Type
Sales		Land Code
Tax Summary		Square Feet
Tax Detail		Acres
Tax Distribution		Rate
Special Assessments		Market La
Tax Estimator	1	F-FRONT FOOT
Land	Total:	
CAUV Application		01 - HOUSE LOT
Residential		25,000
Commercial		.57
Outbuildings		250
Manufactured Homes		250.00
Sketch		1.05
Tax Map		-50
Aerial Map		02 VACANT LAND
Pictometry		1.31585
		Value
		Exemption %
		Homesite Value



Stark County Auditor's Advanced



Map navigation controls:

- + (Zoom In)
- (Zoom Out)
- Map (Full Screen)
- Home (Home)
- Back (Back)

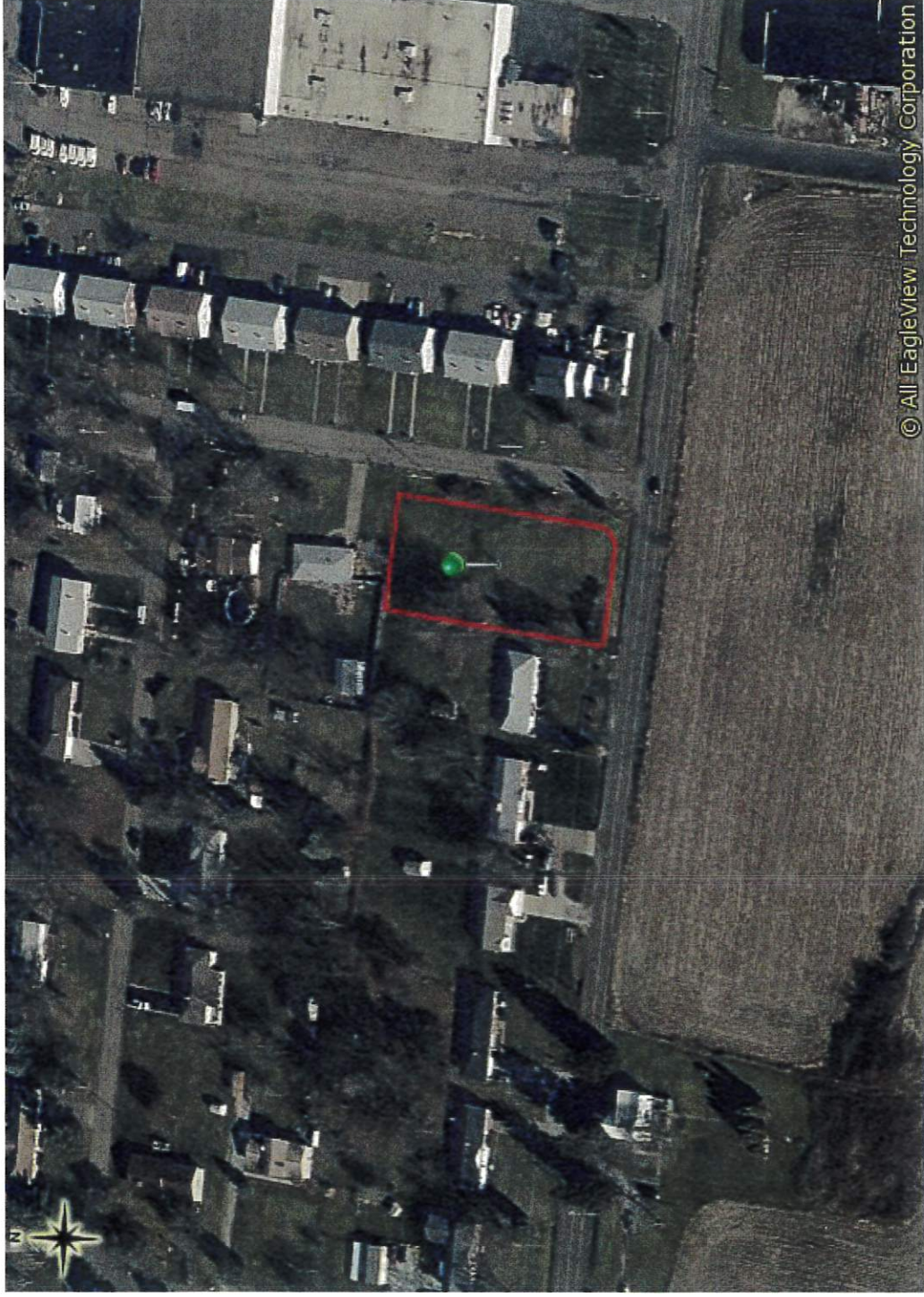
Search bar containing: 4303689

Show search results for 4303689

60ft

-81.449 40.782 Degrees

4303689 1



12/11/2011

4303689



03/09/2021