Perry Township Zoning Board of Appeals Folder Checklist

Case Number: 4-23 A Hearing Date: Horil 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



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

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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.

Jeff Whytsell

From:

Jeff Whytsell

Sent:

Thursday, March 2, 2023 3:55 PM

To:

zack82b@gmail.com application request

Subject: 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



SECTION 602.4 ACCESSORY BUILDING, USES, AND STRUCTURES

An accessory building attached to the principal building on a lot shall be made structurally a part thereof, and shall comply in all aspects with requirements of these regulations applicable to the principal building.

Accessory buildings, other than garages whether a structure or personal property, and uses which are not part of the main building shall not be located closer than ten (10) feet from the main building, may be built within five (5) feet of the rear lot line, and must conform to the front yard building setback line and side yard width. An accessory building, which is not part of the main building, shall not occupy more than thirty (30) percent of the required rear yard. Accessory buildings in residential districts shall be limited to twelve (12) feet in height. A garage may be sixteen (16) feet in height.

No more than two (2) detached accessory buildings may be located on a lot, one of which shall be no more than two hundred (200) square feet in area with a length not to exceed more than twice the width of the building. The maximum size of the total of all attached and unattached accessory building on a lot in an R-1, R-2, or R-3 Districts shall be one thousand two hundred (1,200) square feet when the lot is twenty thousand (20,000) square feet or less. On lots of twenty thousand (20,000) or more square feet in an R-1. R-2, or R-3 Residential District an additional one (1) percent of the total square footage over twenty thousand (20,000) square feet can be added to the one thousand two hundred (1,200) square feet. The one thousand two hundred (1,200) square feet plus the one (1%) percent cannot exceed a maximum of three thousand (3,000) square feet.

Using one (1%) percent, it would take two hundred thousand (200,000) sq. ft. or approximately four and one half (4 ½) acres to reach the maximum of three thousand (3,000) sq. ft.

The total of all accessory buildings, whether attached or unattached shall not exceed three thousand (3,000) sq. ft. (Amended, 11/28/89).

When an accessory building of 1,200 sq. ft. to 3,000 sq. ft. is erected, an engineered manufactured truss drawing to meet the Ohio Basic Building Code (OBBC) Table 501 must be submitted. This must be done in order to exceed the maximum height of 16 feet on a standard garage. (Attended, 1996)

Satellite dishes are permitted in any district and shall meet the same setback and height requirements as other accessory use. However, in any residential district only one (1) satellite dish shall be permitted as an accessory use, which shall be located only in the rear yard area and shall not be located on a roof unless said dish is twenty-four (24) inches or less in diameter. (Amended, 1996)



Application

Owner Name:

Address:

Date: 03/06/2023

Applicant / Owner

Applicant Name: Richard Z Bergmann Address: 7133 Cincinnat St SW

City, State, Zip: Massillon, Oh 44646

City, State, Zip: Phone: 330-324-4850 Phone: zack82b@gmail.com Email: Email:

Project

Site Address: Lot:

City, State, Zip: Use Type: Parcel: Square Feet:

Subdivision: Project Cost: 55000

Project Description: Agriculture Barn

Manager / Alarm Company

Manager Name: Alarm Company:

Address: Address:

City, State, Zip: City, State, Zip:

Building Details

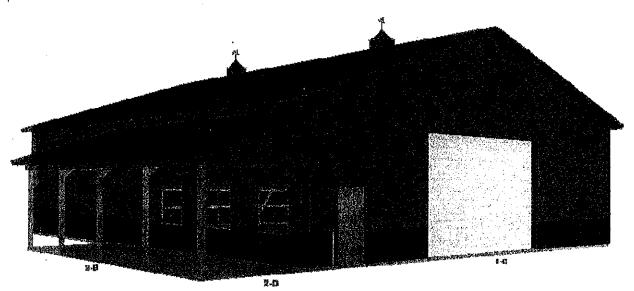
Building Width: Front Setback: Building Depth: Side Setback: Stories Height: Side Setback: Feet Height: Rear Setback: Construction Type: # of Apartments:

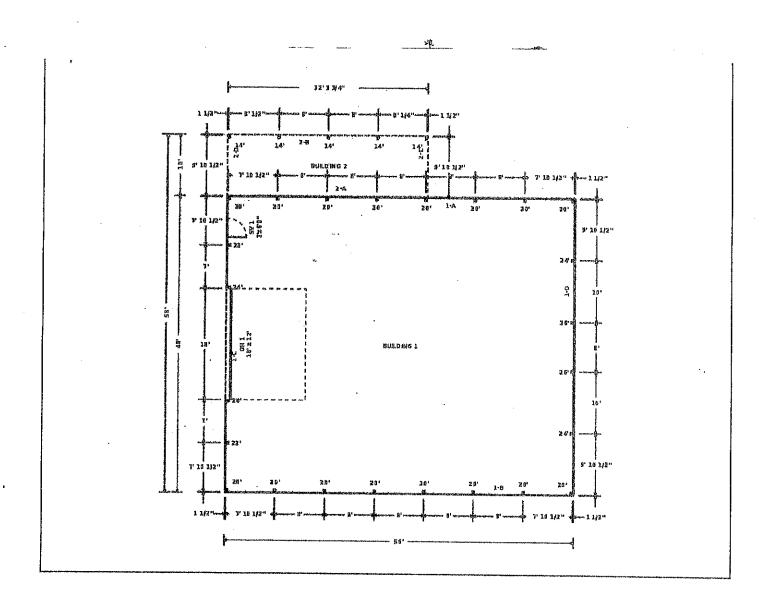
of Employees:

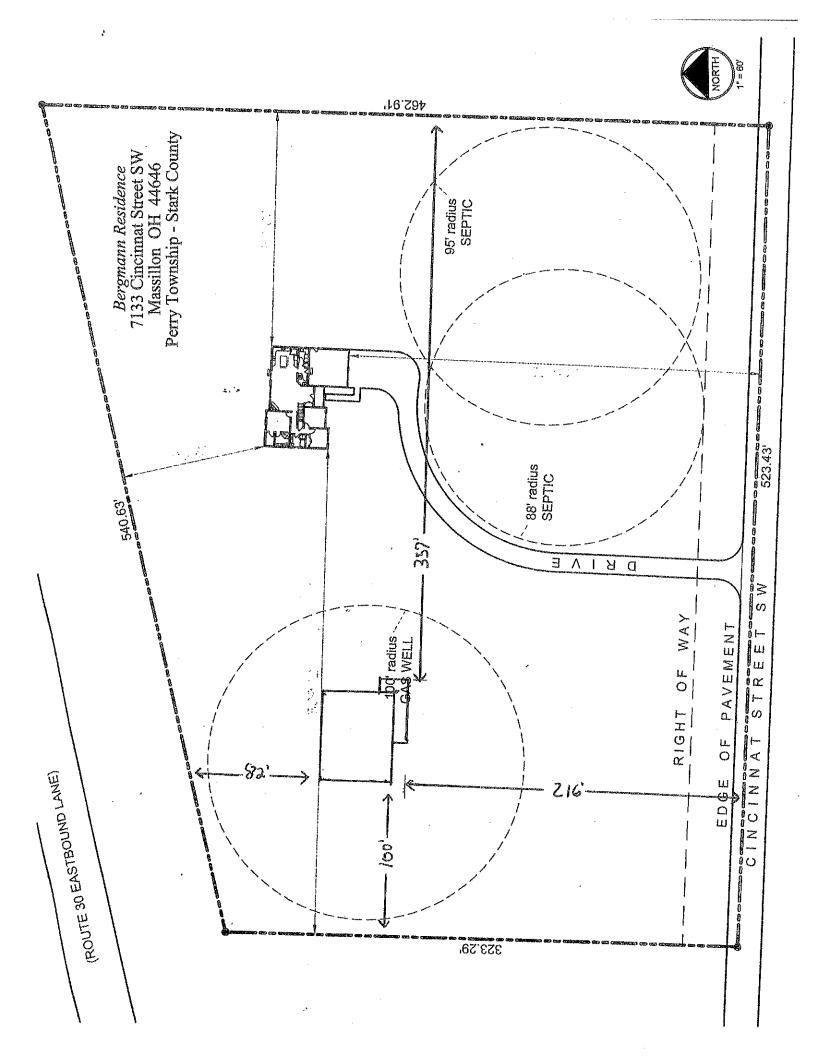
	Held title for? 4 Yea	rs 10 Months							
	School, Church, or I	Hospital within 200 feet? No							
	Court summons ser	ved? No							
	Current Case Pend	ing? No							
	Checked with Secre	etary? No Petition Pending? No							
	Proposed Change?	•							
	Restrictions of reco	rd by deed? No							
	Represented by an	attorney? No							
	Describe any comb	ustible, dangerous, noxious, toxic or haza	rdous 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: Address:	Ben & Camille Klick 7080 Cincinnat St SW, Massillon, Oh 44646	Name: Address: Name:						
	Name: Address:	Harvey & Pat Steiner 7150 Nave St SW, Massillon, Oh 44646	Address: Name: Address:						
	Name: Address:	Robert & Michele Griffin 6995 Cincinnat St SW, Massillon, Oh 44646	Name: Address:						
	Name: Address:								
	Attractive Nuisand	ce							
	All in ground poo property.	ls must have a fence of no more than 6' ar	nd no less than 4' in height surrounding the pool or						
	\Box 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 cor	ntained herein is true and correct.						
		Richard Z. Bergmann	03/06/2023						
		Name	Date						

Questionaire

Previously applied? No









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Profile Values	BERG		RD Z & MELISSA	A	7133	3 CINCINNAT ST SW	1 of 1
Values History	Land Summary						
Appeal Tracking	Line #	Land Type	Land Code	Square Feet	Acres Rate	Market Land Value	Actions
Sales	1		70 - ROADWAY	18,295	.42 0	\$0	Printable Summary Printable Version
Tax Summary	2	A-ACREAGE A-ACREAGE	90 - TILLABLE 97 - WOODS	142,877 1,307	3.28 12,282 .03 7,387	\$46,700 \$300	- Timade version
Tax Detail	4		01 - HOUSE LOT	43,560	1.00 24,000	\$27,800	Reports
Tax Distribution	Total	1		206,039	4.73	\$74,800	Printable Tax Bill
Special Assessments	Land					1 of 4 >	
Tax Estimator	T: 4						
and	Line # Land T	vpe	1 A - A	CREAGE			, manual
CAUV Application	Land C	ondition	2 - A	VERAGE			Go
Residential	Land Code Square Feet		70 - 18,2	ROADWAY			
Commercial	Acres Land U		.42	93			Additional Information Printable Tax Bill
Outbuildings							Instructions
Manufactured Homes	Effectiv	ve Frontage					
Sketch	Overrid	le Size					
Гах Мар	Actual	7	•				
Aerial Map	Table R Overrid		.00				
Pictometry	Depth Influence Influence Influence Influence	Factor ce Factor 1 ce Code 1 ce Factor 2 ce Code 2	I				
	NBHD	Factor	1.15	81			
	Value Exempt Homesi	tion % ite Value	\$0				

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Profile Values	Parcel: 10002024 BERGMANN RICHARD 2	ST SW				
Values History	Other Building and Yard Imp					
Appeal Tracking	Card Line # Code Descri	ption	Year Built Length Width Area			
Sales	1 1 920 PERSO Total:	NAL PROPERTY BLDO	G 2021 12 8 96	O Printable Summary Printable Version		
Tax Summary						
Tax Detail	Other Building and Yard Imp	Reports				
Tax Distribution	Card	1		Printable Tax Bill		
Special Assessments	Line #	1				
1 10 - 10	Code	920				
Tax Estimator	Description	PERSONAL F	PROPERTY BLDG			
Land	Construction Type	C13 - POLE	C13 - POLE			
CATIN/ A P41	# Stories	S2 - 1 STORY	S2 - 1 STORY			
CAUV Application	Common Walls	-		***************************************		
Residential	Year Built	2021		Additional Information		
	Width x Length	8 X 12		Printable Tax Bill		
Commercial	Wall Height	Instructions				
Outbuildings	Area	96		Histractions		
Manufactured Homes	Units	1				
vianuractured Homes	Grade	C				
Sketch	Rate	.0000				
T M	Condition	E - EXCELLENT				
Гах Мар	Functional Reason					
Aerial Map	Functional %					
D! 4	Economic Reason	2				
Pictometry	Economic %					
	OVR Depr					
	Depr	0				
	Make					
	Model					
	Serial No.					
	Title No.					
	% Complete	100				
	Value	0				

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