3111 Hilton St. NW
Massillon, Ohio 44646
Phone: (330) 833-2141
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www.perrytwp.com
office@perrytwp.com

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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 September 8, 2025 at 6:00 PM.

The following appeal case will be heard:

Case 09-25A Terry Roan, 516 Orrville St. NW, Massillon, OH 44647

Parcel #4700195

The applicant is seeking a variance for an accessory structure. Section 602.4 Accessory Building, Uses and Structures, Paragraph 3.

The maps and proposed applications will be available for examination starting Tuesday August 26, 2025, 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.

You have received this notice as an action on a neighboring property may impact your lands. This meeting is open to the public.

ZONING PERMIT DENIAL FORM

DATE: July 29, 2025

CASE NUMBER:

APPLICANT NAME: Terry Roan

ADDRESS: 516 Orrville St NW, Massillon, OH 44647

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, Paragraph 3:

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 buildings on a lot in an R1, R2, or R3 district shall be one thousand two hundred (1,200) square feet when the lot is twenty thousand square feet or less. Currently, there are three detached accessory buildings on the property and the proposed addition to the existing garage violates these regulations.

ZONING INSPECTOR

1.

PERRY TOWNSHIP
BOARD OF ZONING APPEALS
APPLICATION

received
AUG 0 6 2025

Cal.No. _____ A

Filed _____, 20 ___

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

NOTICE: This application must be completed and returned with a nonrefundable fee of $350 on or before the eleventh (11th) day of the calendar month.

Names and Addresses

Applicant TERRY A. ROAN Address 516 ORRville Street N.W

Phone Number 330.904.8462 City Massillon State OH Zip 44647

Owner of premises affected SAME Address _____

Lessee of premises affected _____ Address _____

Premises affected are situated on the NORTH side of GARAGE, and

Known as house number 516, Parcel number 47 00195, Lot number _____.

ORRville Street (Street), NW

QUESTIONAIRE

(1) Has any previous application or appeal been filed with this board on these premises?

Yes ✓ No _____. If yes, When 2012, a VARIANCE was GRANTED to build my present workshop/GARAGE. I now have AN additional 1.187A.

(2) How long has the present owner held title to property under appeal?

October 2011.

(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 theses 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? $ $18,000.00 ; See attached No. 3.

(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.		
B.	See Attachment No. 2	
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.

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

Terry A. Roan
Applicant to sign here

Sworn to before me this 6 day of August, 2025, at _____

Edward J Elum
Notary Public

AFFIDAVIT OF OWNERSHIP

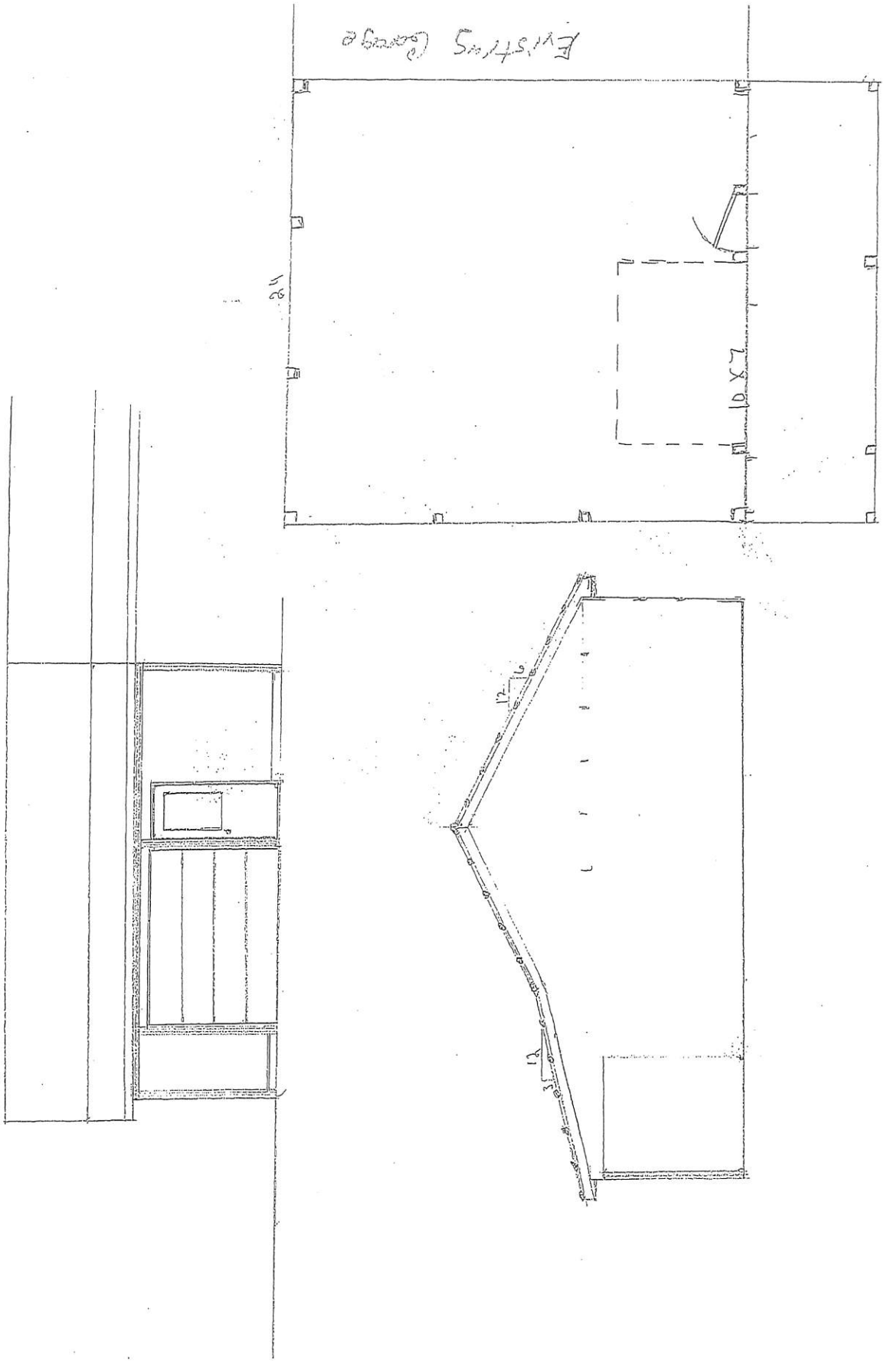
STATE OF OHIO
STARK COUNTY } SS. TERRY A. ROAN being duly sworn, deposes and says that

He resides at 516 ORRville Street NW in the City of MASSILLON, in the County of STARK, in the State of OH, 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 516 ORRville St. NW and that he hereby Authorizes TERRY A. ROAN to make the annexed application in his behalf and that the statements of fact contained are true.

Sworn to before me this 6 day of August, 2025 at _____

Edward J Elum
Lifetime Commission
Notary Public

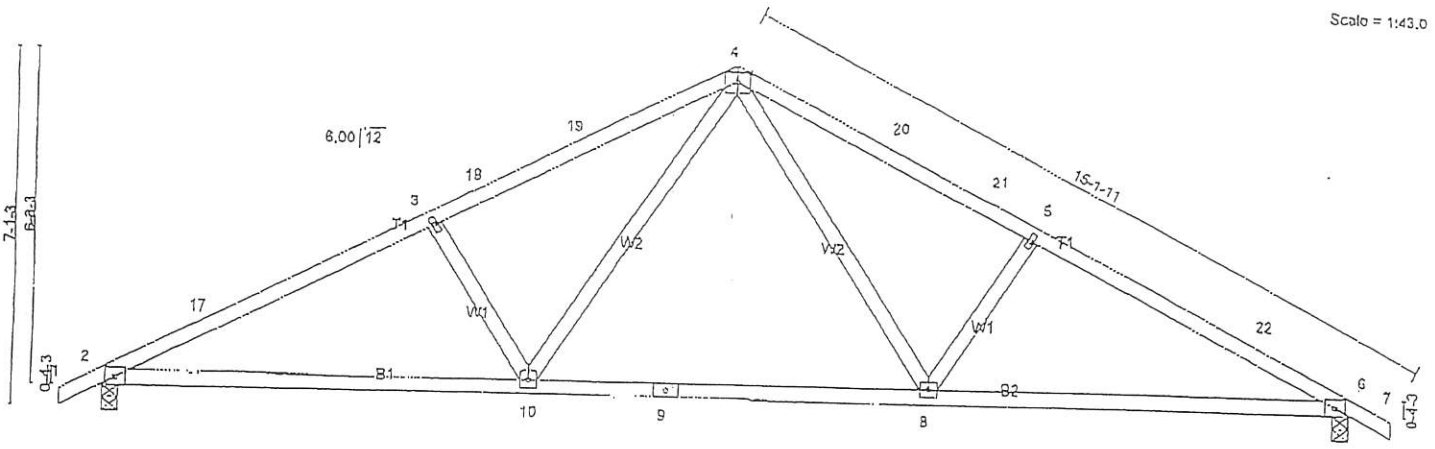

Existing Garage
18'
7'x10'
12'
12'

	Truss	Truss Type	Qty	Ply	MARK MILLER / ROAN
146233	H	FINK	6	1	

Stark Truss Inc., Canton, OH

Job Reference (optional)

Run: 8.530 s Sep 22 2022 Print: 8.530 s Sep 22 2022 MiTek Industries, Inc. Tue Jan 3 10:22:57 2023 Page 1
ID:PLoYp8xzZKiSGD2PAAIo7hzz6Hm-QQvF4OlcYDGpQgFU9Szat0CvuE2GcDuGwSWyVSz26Gi



8-7-8	16-6-8	25-4-0			
8-7-8	9-1-0	8-7-8			

LOADING (psf)		SPACING-	4-0-0	CSI.		DEFL.	In	(loc)	l/defl	L/d	PLATES	GRIP
TCLL (roof)	25.0	Plate Grip DOL	1.15	TC	0.83	Vert(LL)	-0.22	8-16	>999	360	MT20	197/144
Snow (Pf/Pg)	19.3/25.0	Lumber DOL	1.15	BC	0.78	Vert(CT)	-0.36	8-16	>836	240		
TCDL	5.0	Rep Stress Incr	NO	WB	0.55	Horz(CT)	0.09	6	n/a	n/a		
BCLL	0.0	Code IRC2018/TPI2014		Matrix-MSH							Weight: 89 lb	FT = 20%
BCDL	5.0											

LUMBER-
TOP CHORD 2x4 SPF 2100F 1.8E
BOT CHORD 2x4 SPF 1650F 1.5E
WEBS 2x4 SPF Stud

BRACING-
TOP CHORD 2-0-0 oc purlins (3-9-3 max.)
(Switched from sheeted: Spacing > 2-0-0).
BOT CHORD Rigid ceiling directly applied or 7-1-3 oc bracing.

REACTIONS. (lb/size) 2=1567/0-4-0 (min. 0-2-15), 6=1567/0-4-0 (min. 0-2-15)
Max Horz2=-239(LC 21)
Max Uplift2=-641(LC 16), 6=-641(LC 17)
Max Grav2=1878(LC 2), 6=1878(LC 2)

FORCES. (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.
TOP CHORD 2-17=-3134/1099, 3-17=-3039/1122, 3-18=-2767/1079, 18-19=-2598/1092, 4-19=-2581/1108, 4-20=-2581/1108, 20-21=-2598/1092, 5-21=-2767/1079, 5-22=-3039/1122, 6-22=-3134/1099
BOT CHORD 2-10=-970/2718, 9-10=-419/1781, 8-9=-419/1781, 6-8=-850/2718
WEBS 3-10=-784/562, 4-10=-465/1016, 4-8=-465/1016, 5-8=-784/563

NOTES-
1) Unbalanced roof live loads have been considered for this design.
2) Wind: ASCE 7-16; Vult=115mph (3-second gust) Vasd=91mph; TCDL=3.0psf; BCDL=3.0psf; h=25ft; Cat. II; Exp C; Enclosed; MWFRS (envelope) gable end zone and C-C Exterior(2E) -0-10-8 to 2-1-8, Interior(1) 2-1-8 to 12-8-0, Exterior(2R) 12-8-0 to 15-8-0, Interior(1) 15-8-0 to 26-2-8 zone; cantilever left and right exposed ; end vertical left and right exposed;C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
3) TCLL: ASCE 7-16; Pr=25.0 psf (roof LL: Lum DOL=1.15 Plate DOL=1.15); Pg=25.0 psf; Pf=19.3 psf (Lum DOL=1.15 Plate DOL=1.15); Is=1.0; Rough Cat C; Partially Exp.; Ce=1.0; Cs=1.00; Ct=1.10
4) Unbalanced snow loads have been considered for this design.
5) This truss has been designed for greater of min roof live load of 12.0 psf or 2.00 times flat roof load of 19.3 psf on overhangs non-concurrent with other live loads.
6) Dead loads shown include weight of truss. Top chord dead load of 5.0 psf (or less) is not adequate for a shingle roof. Architect to verify adequacy of top chord dead load.
7) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
8) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 641 lb uplift at joint 2 and 641 lb uplift at joint 6.
9) This truss is designed in accordance with the 2018 International Residential Code sections R502.11.1 and R802.10.2 and referenced standard ANSI/TPI 1.
10) Graphical purlin representation does not depict the size or the orientation of the purlin along the top and/or bottom chord.

LOAD CASE(S) Standard

3.0

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CAUV Application
Residential
Commercial
Outbuildings
Manufactured Homes
Sketch
Tax Map
Aerial Map
Pictometry

Parcel: 4700195
ROAN TERRY A

516 ORRVILLE ST NW

Land Summary

Line #	Land Type	Land Code	Square Feet	Acres	Rate	Market Land Value
1	F-FRONT FOOT	01 - HOUSE LOT	23,940	.55	340	$30,700
Total:			23,940	.55		$30,700

Land

Line #	1
Land Type	F - FRONT FOOT
Location Rating	4 - BELOW AVERAGE
Land Code	01 - HOUSE LOT
Square Feet	23,940
Acres	.55
Land Units	
Actual Frontage	95.0
Effective Frontage	95.0
Override Size	
Actual Depth	252
Table Rate	340.00
Override Rate	
Depth Factor	1.05
Influence Factor 1	
Influence Code 1	
Influence Factor 2	
Influence Code 2	
NBHD Factor	.90534
Value	$30,700
Exemption %	
Homesite Value	$30,700

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Parcel: 4700195
ROAN TERRY A

516 ORRVILLE ST NW

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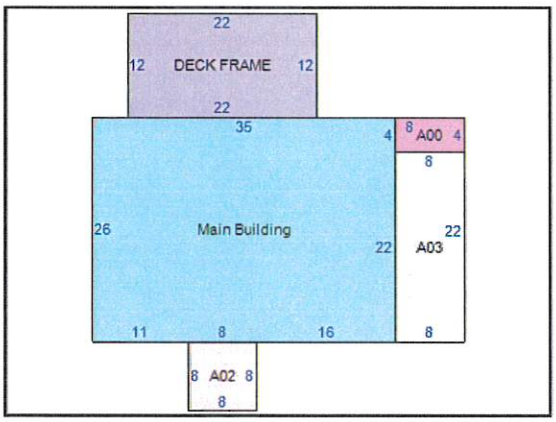

Options

Type	Line #	Item	Area
Dwelling	0	Main Building	910
Dwelling	1	PATIO, COVER FR - OF:PATIO, COVERED FRAME	32
Dwelling	2	PORCH, COVER BR - PB:PORCH, COVERED BRICK	176
Dwelling	3	PORCH, COVER BR - PB:PORCH, COVERED BRICK	64
Dwelling	4	DECK FRAME - DF:DECK FRAME	264
Outbuilding	1	GARAGE - 140:GARAGE	625
Outbuilding	2	LEAN TO - 161:LEAN TO	456
Outbuilding	3	PERSONAL P - 920:PERSONAL PROPERTY BLDG	160
Outbuilding	4	GARAGE - 140:GARAGE	800
Outbuilding	5	PICNIC SHE - 167:PICNIC SHELTER	144

Click on an item to display it independently.

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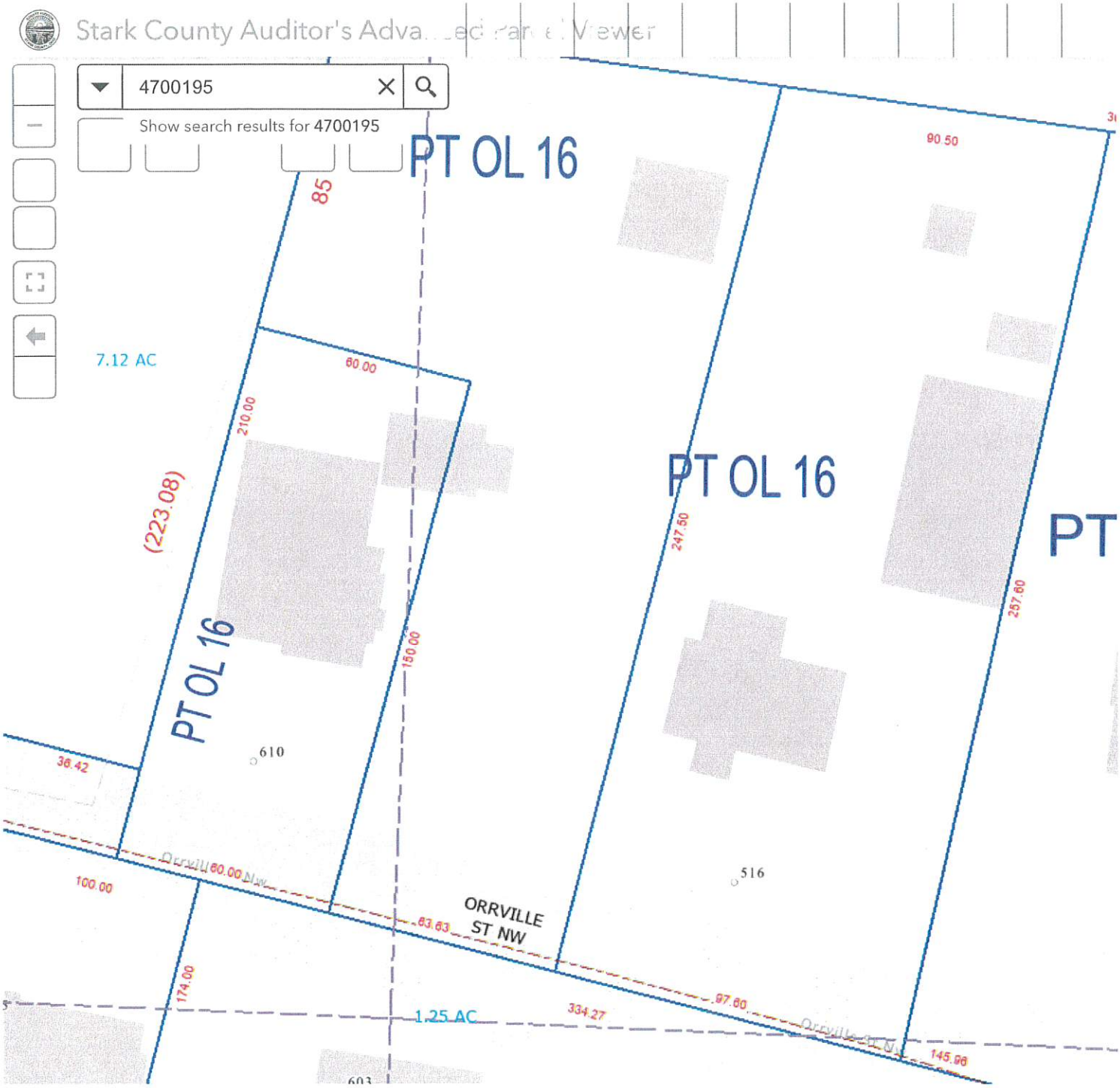

Stark County Auditor's Advanced Parcel Viewer
4700195
Show search results for 4700195
PT OL 16
85
90.50
7.12 AC
60.00
210.00
(223.08)
PT OL 16
247.50
PT
257.60
150.00
PT OL 16
610
36.42
516
Orrville 60.00 NW
100.00
ORRVILLE ST NW
83.63
97.60
174.00
1.25 AC
334.27
145.98
603
40ft
-81.532 40.815 Degrees
App State
Click to restore the map extent and layers visibility where you left off.

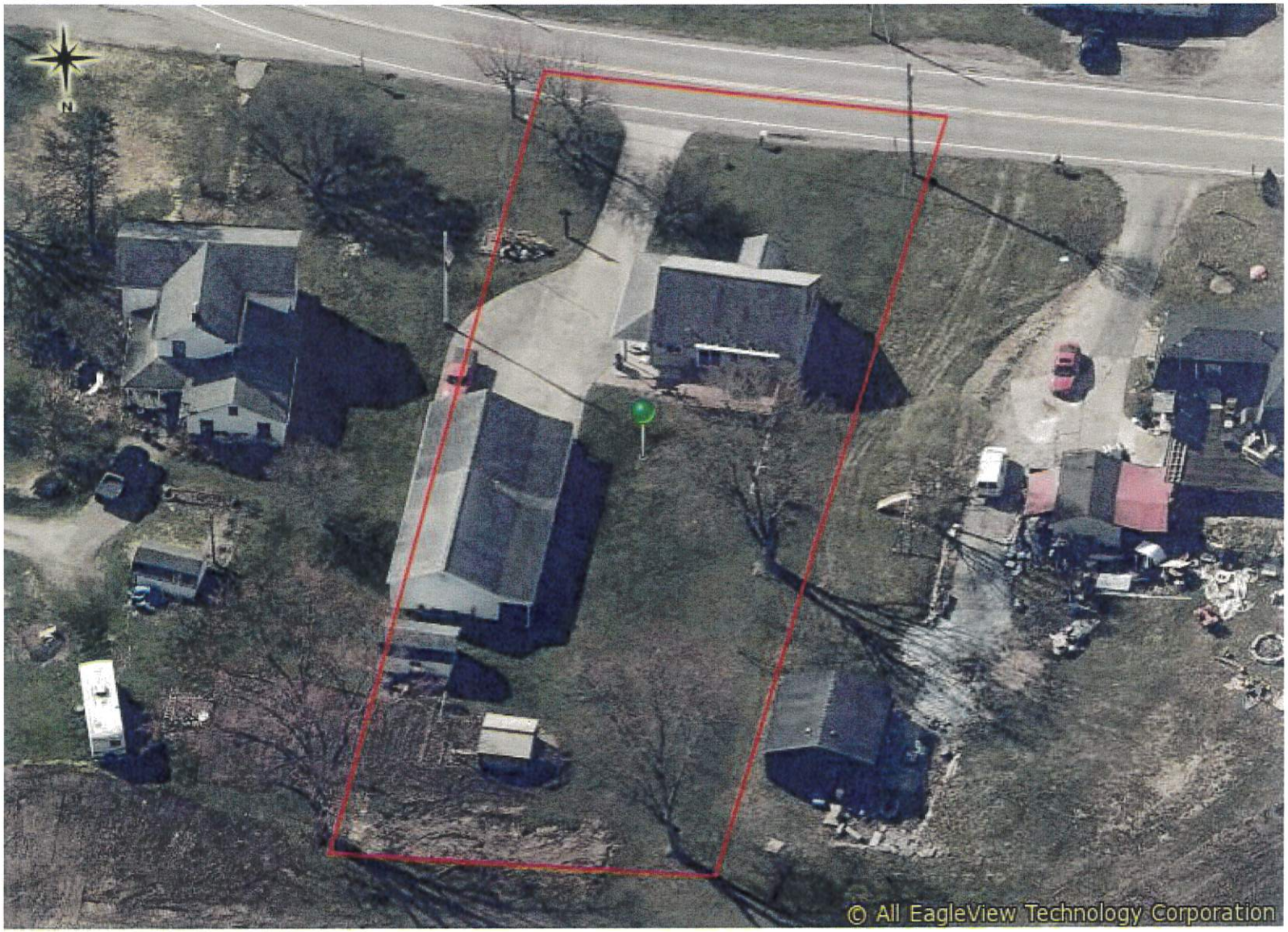
516 Orrville St NW

03/13/2024

516 Orrville St NW T

03/13/2024

516 Orrville St NW 2



03/13/2024

516 Orrville St NW 3

03/13/2024

I am appealing the Zoning Inspector's denial of my zoning permit dated July 29, 2025, covering my variance request to construct an attached garage/workshop on my property on the following grounds;

1. My property exceeds 20,000 square feet. My property includes 1.187 acres to the north. I intend to construct a garage/workshop described in the attached diagram. The land to the north of my property and my additional 1.187 acres is zoned industrial land use for mines and quarries. I have a 99 year lease on the additional one acre tract of land that is north of my proposed garage/workshop.

2. The new garage/workshop would be used for personal use and not for commercial or industrial purposes. The new garage/workshop would not interfere with my neighbor's quiet enjoyment of their property, would not encroach on their privacy, will not reduce their land values or create a nuisance around their homes by creating additional noise.

3. The new garage/workshop is needed for my volunteer work, as a Vietnam Veteran, with the many local veterans' organizations that I am involved in, such as VFW Post 3124, DAV Chapter 38, American Legion Post 221, Ohio Society of Military History, Inc., Massillon Memorial Day Committee and Veterans Memorial Park. I will be repairing, maintaining and installing United States flags, US Military Flags, markers, supplies, hardware and poles for veterans' graves in our local cemeteries, monuments, Vietnam Veterans Memorial Viaduct, Four Chaplains Viaduct, and all the Veterans' Posts and Chapters along with Veterans Memorial Park and Stark County Veterans Service Commission projects.

4. The additional garage/workshop that would accommodate all the above items; would be available to store my personal trucks that accommodate a custom-built ladder and lift to install 83 U.S. Flags plus two POW/MIA flags in downtown Massillon on the eight (8) national holidays and for special memorial and veteran events.

5. I am requesting the Zoning Variance to accommodate my volunteer efforts stated above and to properly and safely store, repair and maintain my equipment, tools, vehicles, benches, supplies and mowers to further continue my personal volunteer efforts with our local veterans' organizations. The additional garage/workshop space complies with all safety standards and is needed to provide resources to preserve and commemorate all local veterans' service to our country and community.

6. The zoning variance will allow me to construct the additional garage/workshop that will be attached to my present garage and allow me to remove the present barn storage building.

Attachments: 1. Zoning Permit Denial letter dated July 29, 2025.
2. Property Owners adjacent to Roan property.
3. Workshop/Garage Building Diagram.