

3111 Hilton St. NW  
Massillon, Ohio 44646

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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 9, 2024, at 6:00 PM.

#### **The following appeal case will be heard:**

Case 9-24A Luke Baker 5228 Tyner St NW Canton, OH 44708

Parcel #4316173

Mr. Baker is seeking an area variance for an addition to his residential home. Section 602.4 Accessory Building, Uses, and Structures paragraph 2, and Section 702.3 Minimum Lot and Yard Requirements.

Case 9-24B Ronald and Rebecca Stayer 5925 Richville Dr SW Navarre, OH 44662

Parcel #4318117

The Stayers are seeking a variance to increase the size of an existing accessory structure and a variance to add an additional structure over 200 square feet. Section 602.4 Accessory Building, Uses, and Structures, paragraphs 3-5.

The maps and proposed application will be available for examination starting Tuesday August 27, 2024, at [www.perrytwp.com](http://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 August 26, 2024. 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



Cal.No. 9-24 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 Luke Baker Address 5228 Tyner ST NW

Phone Number 330-600-1653 City Canton State Ohio Zip 44708

Owner of premises affected Luke Baker Address Same As Above

Lessee of premises affected N/A Address \_\_\_\_\_

To the Board of Appeals:

I hereby appeal from the order, requirement, decision or determination of the Zoning Inspector, dated: \_\_\_\_\_, 20\_\_.

Premises affected are situated on the N/A side of \_\_\_\_\_ N/A, and

Known as house number 5228, Parcel number 4316173, Lot number N/A.

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 \_\_\_\_\_, 20\_\_.

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

I am seeking to build an addition on the east side of my property that would extend to the rear of the home. A sketch of the area is attached for review. There is currently an original archway on the front of the house that extends 8 feet and 1.5 inches from the side. The planned addition would line up with the arch as shown on the sketch so that it does not protrude further than current sections of the house. This proposed area for the addition would allow us to tie into the current home to make it appear as though it has also been part of the home since 1928.

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? October 6, 2016.
- (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.  
N/A
- (8) What is the approximate cost of the work involved by this application? \$ 80000
- (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. DENZIL & BETTY COLE	5220 TYNER ST NW CANTON, OH 44708
B. KATHLEEN COLETTA LIVINGSTONE	5252 TYNER ST NW CANTON, OH 44708
C. HARKNESS SHELLEY A	5227 TYNER ST NE CANTON, OH 44708
D. FARNSWORTH NANCY L	5235 TYNER AVE NW CANTON OH 44708
E. STARK COUNTY PARK DISTRICT	5300 TYNER ST NW CANTON, OH 44708
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.



**Susan Gore**  
 Notary Public, State of Ohio  
 My Commission Expires Jan 21, 2028

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

Sworn to before me this 16<sup>th</sup> day of August, 2024, at Perry Library,  
 Applicant to sign here: [Signature]  
 Notary Public: [Signature: Susan Gore]

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,

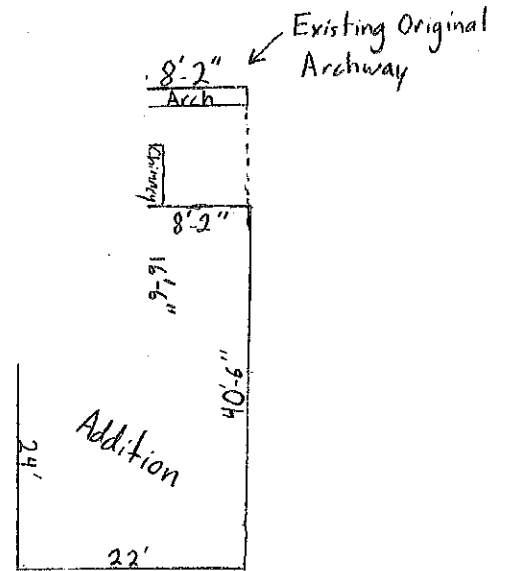
Ohio aforesaid and know and designated as \_\_\_\_\_ and that he hereby Authorizes \_\_\_\_\_ to make the annexed application in his behalf and that the statements of fact contained are true.

Sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ at \_\_\_\_\_  
 \_\_\_\_\_  
 Notary Public

Front

Tyner St

○ 5228

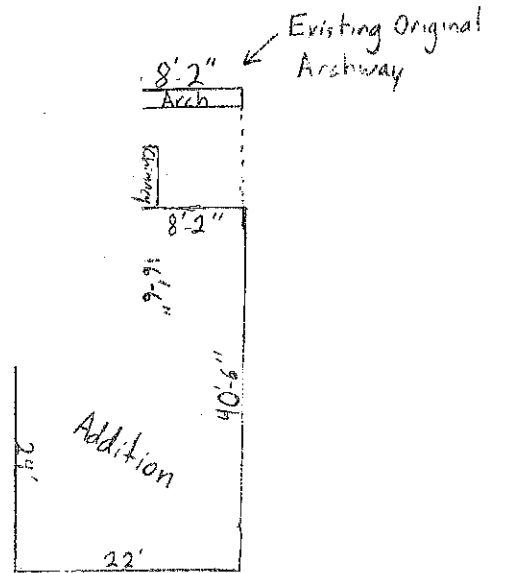


Back

Front

Tyner St

5228



Back

TYNER ST NW







8 Feet and 2 Inches measured from side wall







# 5228 Tyner 1





# 5228 Tyner

