

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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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 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

received
AUG 20 2024

Cal.No. 9-24 B

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 Rebecca Stayer Address 5925 Richville Dr SW
Phone Number 330-221-9528 City Navarre State OH Zip 44662
Owner of premises affected Ronald/Rebecca Stayer Address Same
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: August 13, 20 24.

Premises affected are situated on the _____ side of Richville Dr SW, and
Known as house number 5925, Parcel number 4318117, 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 August 20, 20 24.

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

The Scope of this appeal covers 2 permit requests.

Permit #1:

To construct an addition of 28x56' on to our current outbuilding. The purpose is to house our RV and car trailers, which currently sit out in the weather next to our outbuilding. The requested size is the minimum required to accommodate a 40' RV and 38' double stacker trailer, while allowing for the trailer door to be opened and accessed. At the time of construction, our existing building would be tied in and made to match with a cohesive look.

The lot size is nearly 9 acres and the addition would not encroach on property lines.

Our house and building are situated out of view from other properties and are surrounded by trees.

Permit #2:

To build a "Pool House" 20x20' in size near our existing pool. To be comprised of a half bath, storage, and outdoor grilling area. Also does not encroach on property lines.

QUESTIONNAIRE

- (1) Has any previous application or appeal been filed with this board on these premises?
Yes _____ No XX. If yes, When _____
- (2) How long has the present owner held title to property under appeal? 8 years
- (3) Is there a school, church, or hospital in the same street-block, or within 200 feet of the premises in question? Yes _____ No XX
- (4) Has court summons been served relative to this matter? Yes _____ No XX
- (5) Is there any case pending in court involving the use of the premises or the ownership thereof?
Yes _____ No XX. 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 XX. 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? \$
\$120,000
- (9) Are there any restrictions of record by deed or otherwise which would prevent the proposed use of the premises? Yes _____ No XX. If so, what are they? _____
- (10) Are you to be represented by an attorney in this matter? Yes _____ No XX. 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.	Jason & Adrian Bailey	5958 Bosford St SW, Navarre OH 44662
B.	Carol Schnabel	5796 Bosford St SW, Navarre OH 44662
C.	Athena Andreadis & Drew Zollars	5785 Richville Dr SW, Navarre OH 44662
D.	Lloyd & Sandra Troyer	5811 Richville Dr SW, Navarre OH 44662
E.	Cole Carbenia	5905 Richville Dr SW, Navarre OH 44662
F.	Richard & Cassie Truxell	5941 Richville Dr SW, Navarre OH 44662
G.	Sandra Derhodes	5945 Richville Dr SW Navarre OH 44662
H.	Barbara & Jeffrey Hoskinson	5936 Richville Dr SW Navarre OH 44662
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.

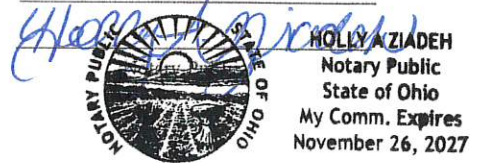
I hereby depose and say that all of the above statements and the statements contained in the papers submitted herewith are true.

[Signature]

Applicant to sign here

Sworn to before me this 19th day of August, 2024, at _____

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

AUG 13 2024

Fee: \$ _____

Permit No. _____

**ZONING PERMIT
PERRY TOWNSHIP ZONING DEPARTMENT**

3111 HILTON STREET N.W. MASSILLON, OHIO 44646
PHONE (330) 833-2141 FAX (330) 833-2153

AUG 09 2024

RESIDENTIAL RETAIL COMMERCIAL INDUSTRIAL SEWER

E-Mail Address rebecca-stayer@yahoo.com Date 8/9/24

Name of Applicant Rebecca Stayer Phone 330 221-9528

Address 5925 Richville Dr SW, Navarre OH Parcel # 4318117

Name of Lot Owner Ronald & Rebecca Stayer Lot # _____

Address of Premises 5925 Richville Dr SW, Navarre OH 44662

Application is hereby made to: (Description of work) Pool House

(1) Size of Building or Structure: Width 20 feet Depth 20 feet

(2) Total Square Feet + Garage Height 1 stories Height 14 feet

(3) Character of Construction (brick, frame, etc.) Frame (4) Approximate cost of work \$ 40,000

(5) Size of lot: _____ feet wide _____ feet deep Area 382,892 sq.ft.

(6) Location on Property:

FRONT _____ ft. from Property Line to Building or Structure
SIDE _____ ft. from Property Line to Building or Structure
SIDE _____ ft. from Property Line to Building or Structure
REAR _____ ft. from Property Line to Building or Structure

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

(7) Use of Proposed Building or Structure: Outdoor Kitchen & 1/2 bath

Residence No. Apartments - No. Employees -

(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.

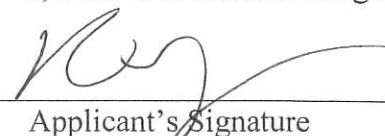
Once a Zoning Certificate is issued the fee becomes non-refundable.

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 Whytsell

 8/9/24

Perry Township Zoning Department
Stark County

Applicant's Signature



Options

Type	Line #	Item	Area
Dwelling	0	Main Building	2,419
Dwelling	1	DECK FRAME - DF:DECK FRAME	182
Dwelling	2	GARAGE BRICK - GB:GARAGE BRICK	948
Dwelling	3	PORCH, COVER BR - PB:PORCH, COVERED BRICK	240
Dwelling	4	PORCH, COVER BR - PB:PORCH, COVERED BRICK	48
Dwelling	5	PORCH, COVER FR - PF:PORCH, COVERED FRAME	240
Outbuilding	1	BARN, FLAT - 102:BARN, FLAT	1,792

Existing 948+1792 = 2740 sqft

Allowable = 3000 sqft.

Requesting:

28x56 outbuilding addition = 1568

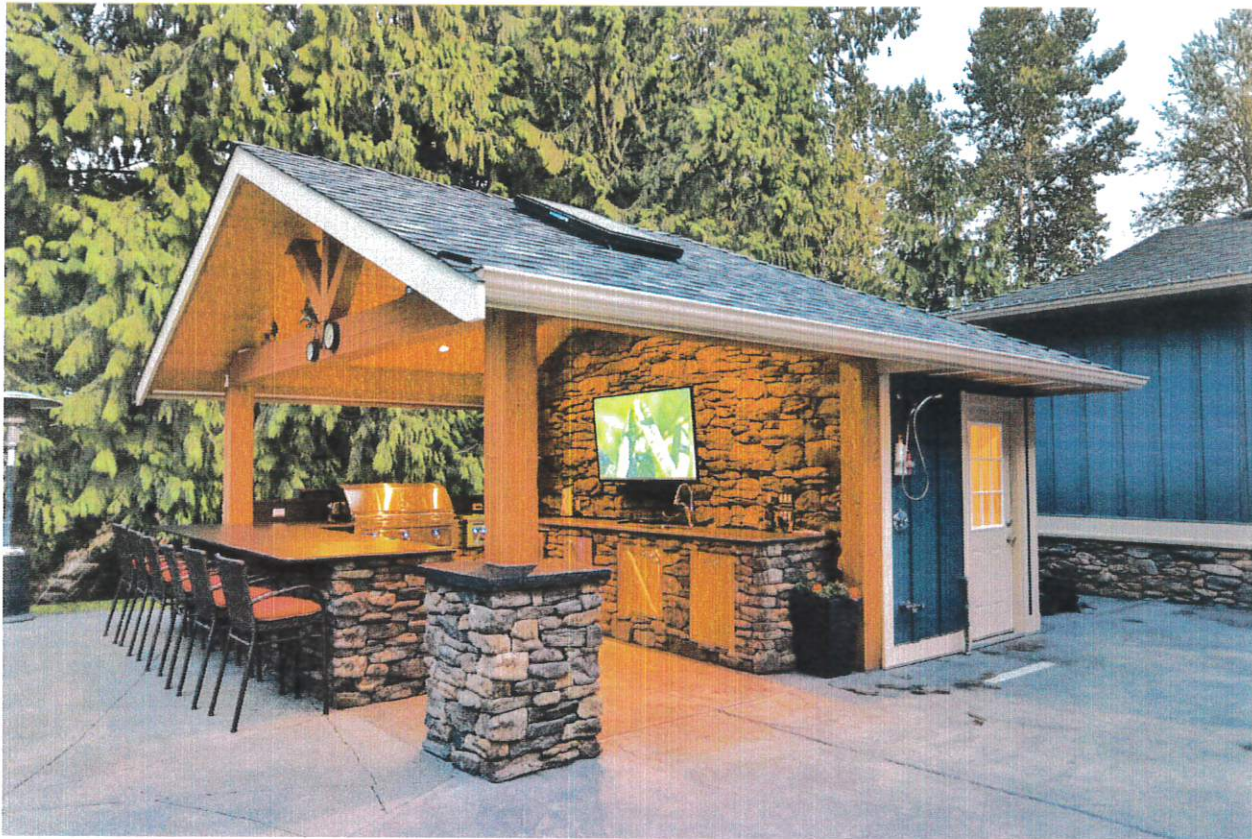
20x20 pool house = 400

Total Requested Variance = 1708 sqft.

5925 Richville Dr SW - Pool House 20x20



5925 RICHVILLE DR SW



EXAMPLE OF POOL HOUSE STRUCTURE – For Reference Only

DENIED

AUG 13 2024

Fee: \$ _____

Permit No. _____

**ZONING PERMIT
PERRY TOWNSHIP ZONING DEPARTMENT**

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PHONE (330) 833-2141 FAX (330) 833-2153

AUG 09 2024

RESIDENTIAL RETAIL COMMERCIAL INDUSTRIAL SEWER
E-Mail Address rebecca-stayer@yahoo.com Date 8/9/24

Name of Applicant Rebecca Stayer Phone 330 221-9528

Address 5925 Richville Dr Sw, Navarre Parcel # 4318117

Name of Lot Owner Ronald + Rebecca Stayer Lot # _____

Address of Premises 5925 Richville Dr Sw, Navarre OH 44662

Application is hereby made to: (Description of work) Outbuilding Addition

(1) Size of Building or Structure: Width 28 feet Depth 56 feet
(2) Total Square Feet + Garage Height 1 stories Height 16'6" feet

(3) Character of Construction (brick, frame, etc.) Frame (4) Approximate cost of work \$ 80,000

(5) Size of lot: _____ feet wide _____ feet deep Area 387,892 sq.ft.

(6) Location on Property:
FRONT _____ ft. from Property Line to Building or Structure
SIDE _____ ft. from Property Line to Building or Structure
SIDE _____ ft. from Property Line to Building or Structure
REAR _____ ft. from Property Line to Building or Structure

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

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Residence _____ No. Apartments - No. Employees -

(Residence, Grocery, Filling Station, etc.)

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

Jeff Whytsell

[Signature] 8/9/24

Perry Township Zoning Department
Stark County

Applicant's Signature



Options ▾

Type	Line #	Item	Area
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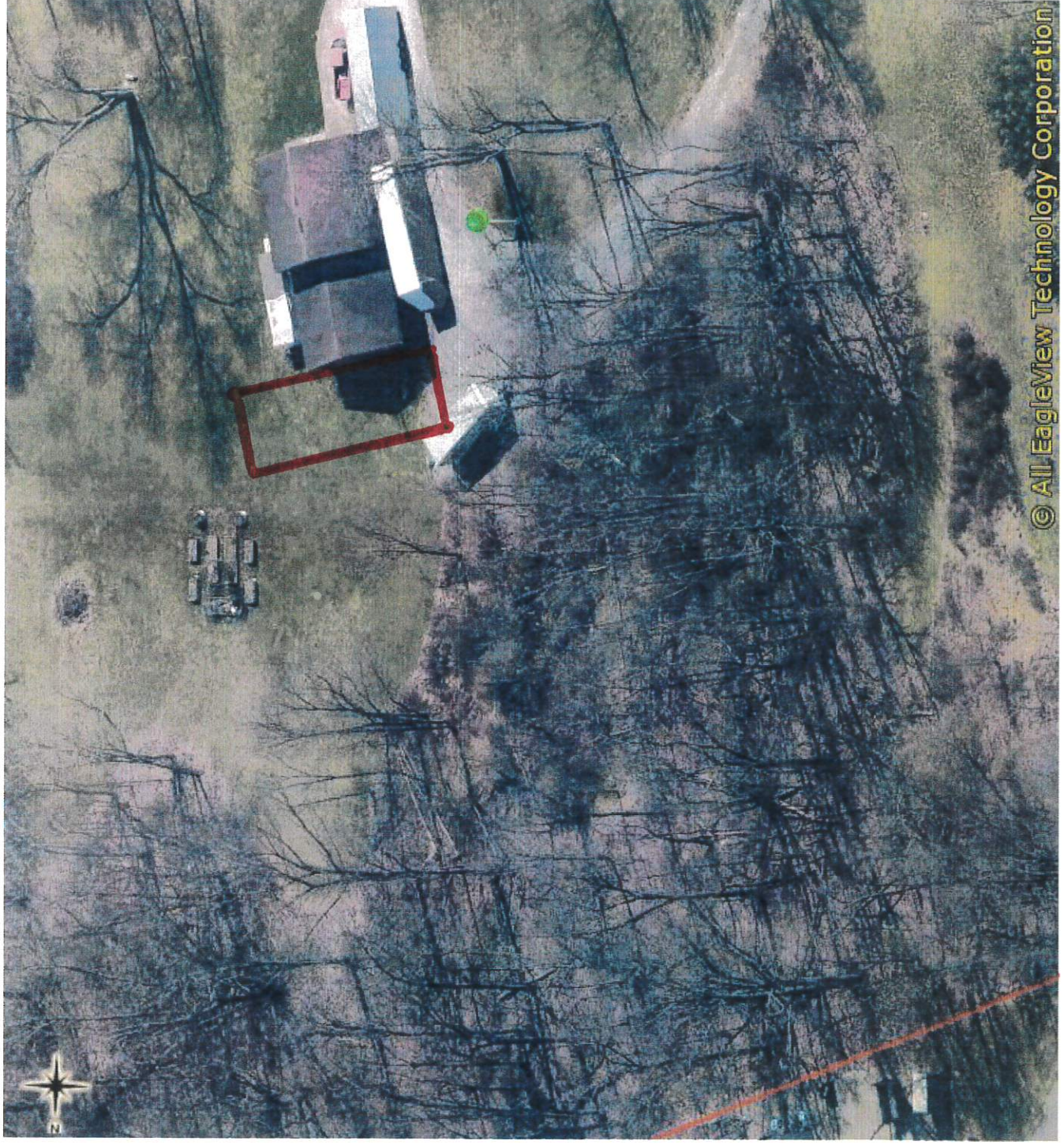
Requesting:

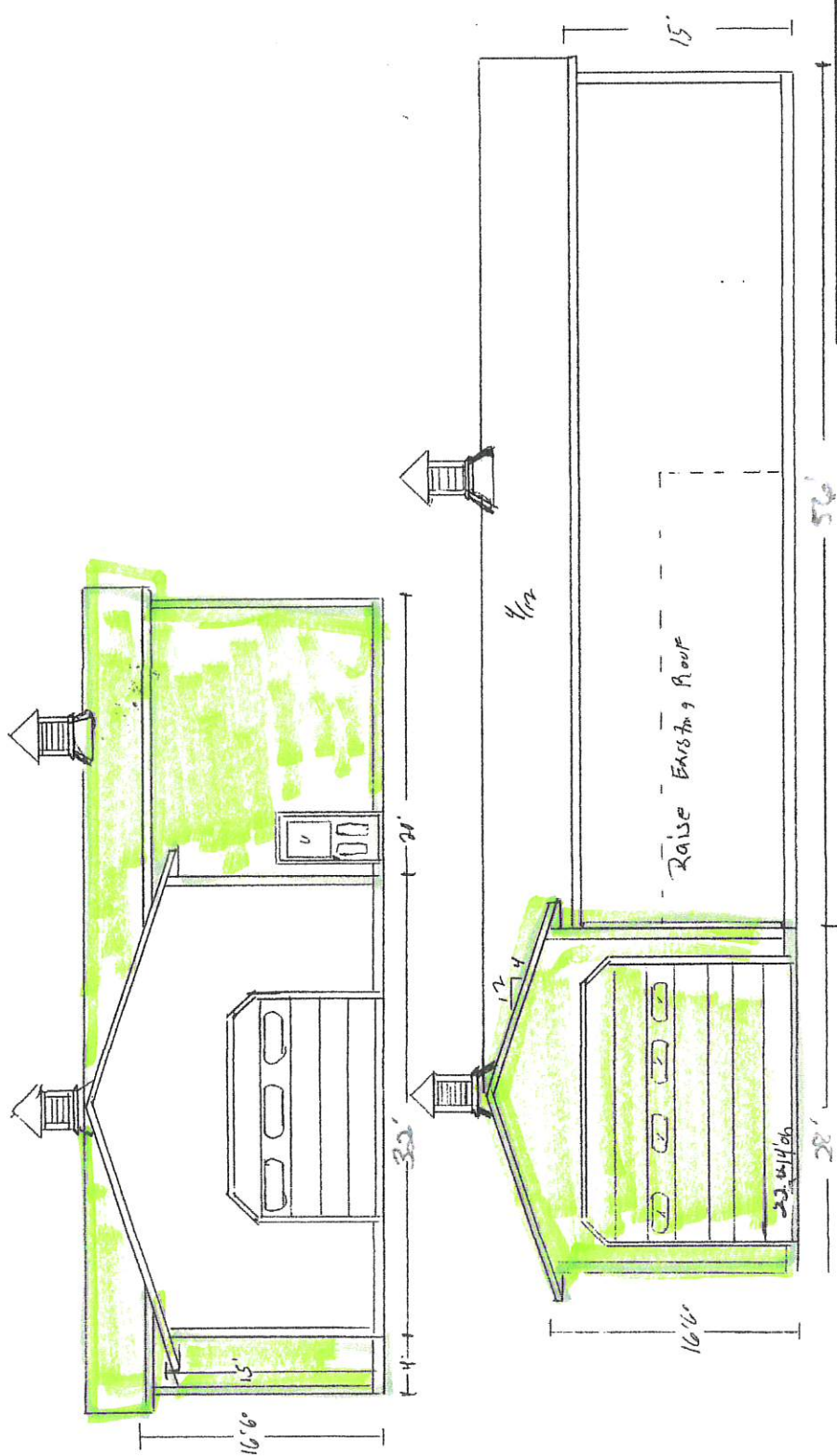
28x56 outbuilding addition = 1568

20x20 pool house = 400

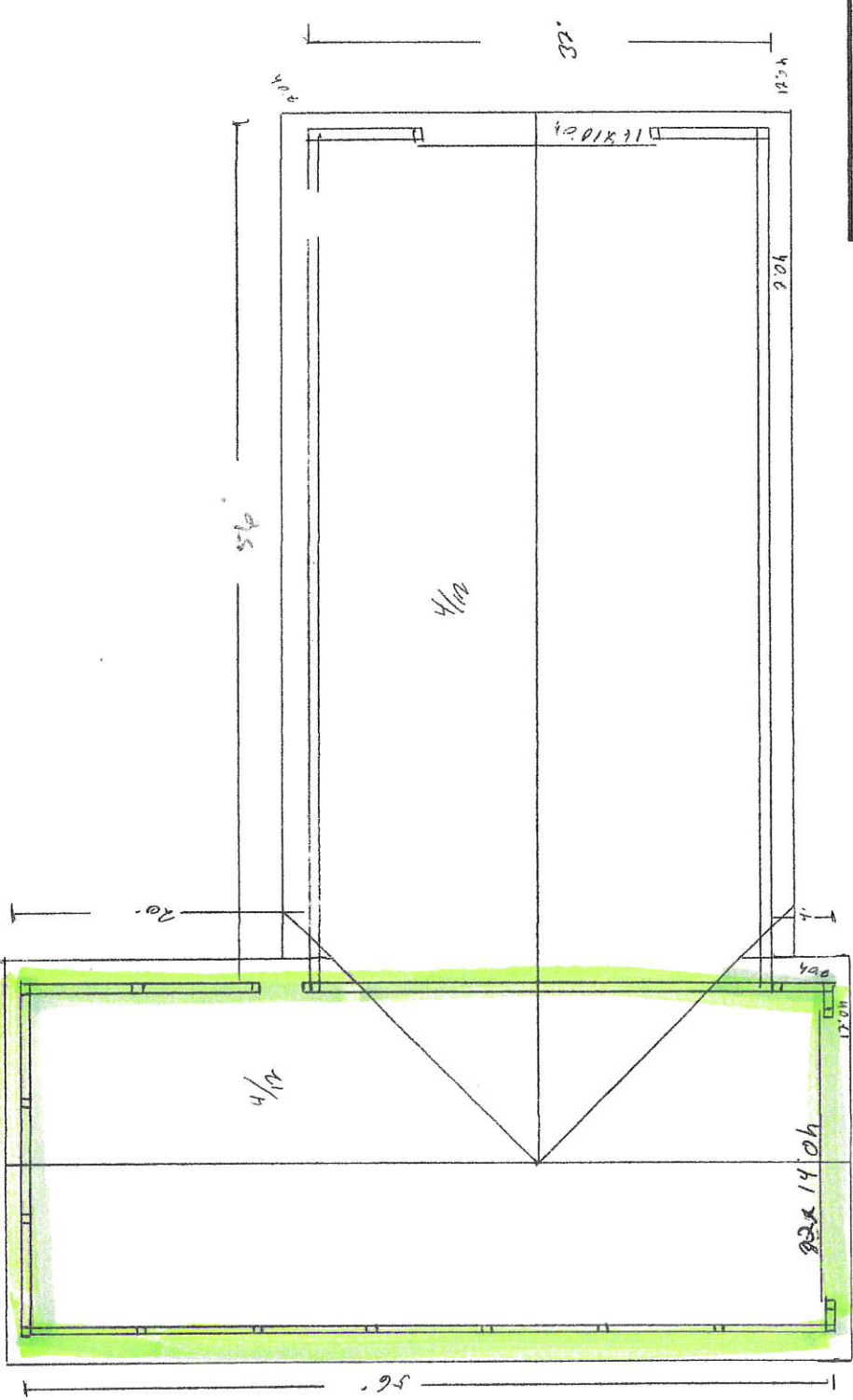
Total Requested Variance = 1708 sqft.

5925 Richville Dr SW Building Addition 28x56



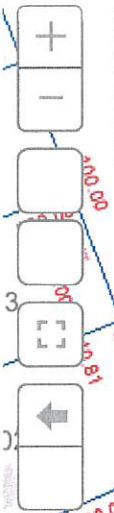


Becky Staver		3925 Richville Dr	
APPROVED BY:		56 x 28 Addition	
SCALE: 1/4" = 1'-0"	DRAWN BY: W.K.J.H.	REVISED	
DATE: 7-26-23	DRAWING NUMBER		



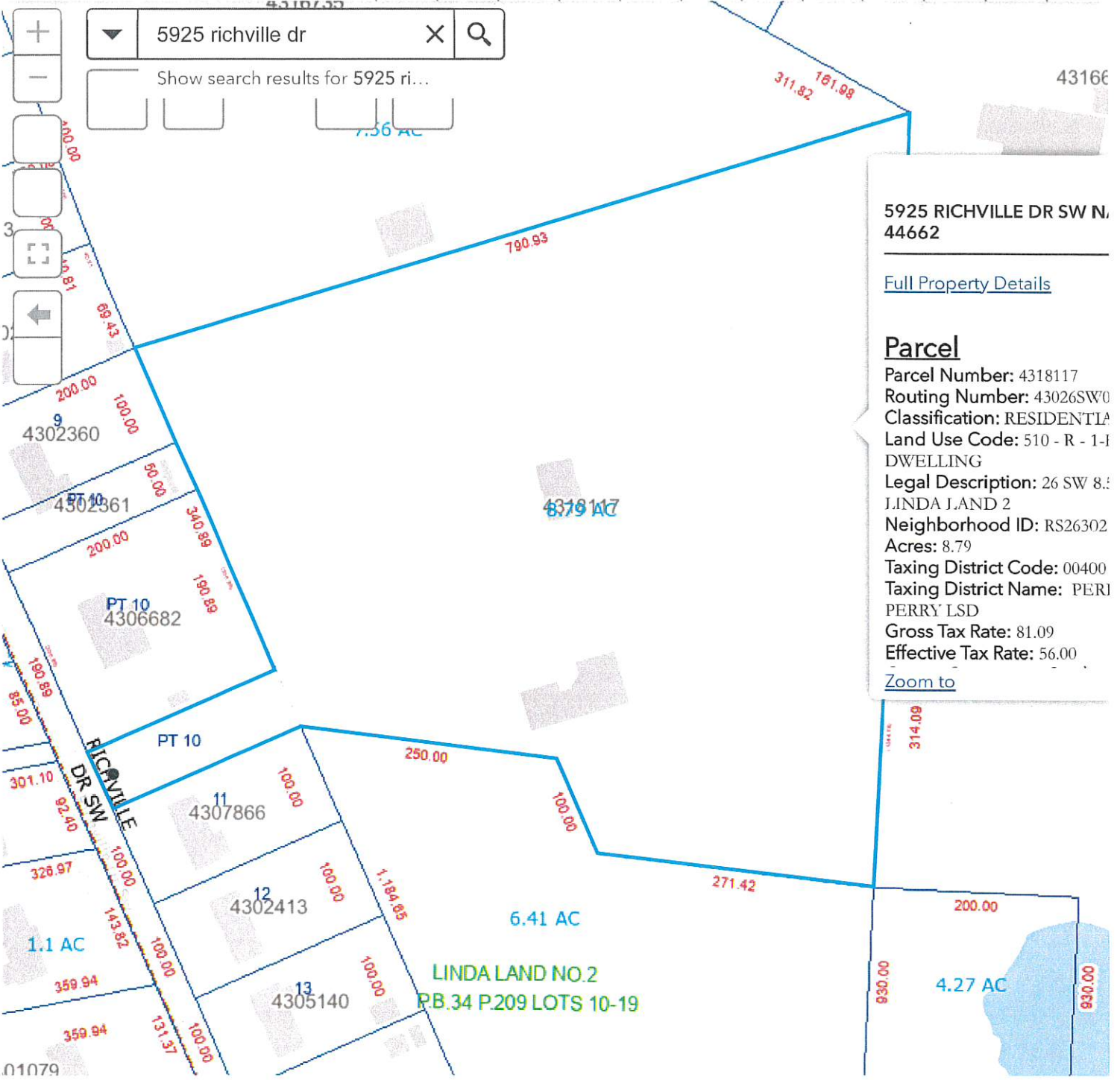
PROPOSED
ADDITION

Becky Staker		5935 Richville, Dr	
APPROVED BY:		56 x 28 Addition	
SCALE: 3/4" = 1'-0"	DATE: 7-26-23	DRAWN BY: W.P. JH	REVISID
SCALE 0.125" = 1 Ft		DRAWING NUMBER	



5925 richville dr

Show search results for 5925 ri...
7.56 AC



5925 RICHVILLE DR SW N. 44662

[Full Property Details](#)

Parcel

Parcel Number: 4318117
 Routing Number: 43026SW0
 Classification: RESIDENTIAL
 Land Use Code: 510 - R - 1-J DWELLING
 Legal Description: 26 SW 8: LINDA LAND 2
 Neighborhood ID: RS26302
 Acres: 8.79
 Taxing District Code: 00400
 Taxing District Name: PERRY LSD
 Gross Tax Rate: 81.09
 Effective Tax Rate: 56.00

[Zoom to](#)

200ft

-81.460 40.749 Degrees

5925 Richville Dr SW

