

A G E N D A
 Massillon Planning Commission
 July 9, 1986 7:30 P.M.
 Massillon City Council Chambers

1 Approval of the Minutes for the June 11, 1986 Meeting.

2 Petitions and Requests

Rezoning Request YAN VOORPS - TOT. RESID. NEIB INTIMITY
 BERNIE DENY- 4-1

Location: 1229 Walnut Road, S.W., Lot No. 4691 and the northwest corner of Lot No. 4692, presently zoned R-1 Single Family Residential, to be rezoned B-1 Local Business. This request has been submitted by Susan E. Hotacre, who wishes to convert a portion of the garage on this property into a beauty salon. ADVISE, 0-1 24x24 1 CHAIR OPERATION
 PETITION - 199% OFF SH. PKE 3+

Rezoning Request APPROVED

Location: 424 Cherry Road, N.E., Lot No. 2579, presently zoned R-1 Single Family Residential, to be rezoned O-1 Office. This request has been submitted by Bryan Corban, who wishes to operate a photography studio at this location.

Lot Split

APPROVED

Location: Lots No. 6898 and 6899, located at the northeast corner of 27th Street, S.E., and Connecticut Avenue, S.E. This request has been submitted by Vince Dornhecter who wishes to split off an additional 15 feet from the north end of Lot No. 6899 (a previous 15 foot lot split has already been made). The purpose of this request is to sell the remaining 45 foot frontage parcel of Lot No. 6899. The balance of the property - Lot No. 6898, a 15 foot portion of Lot No. 6899, and the additional 15 foot portion of Lot No. 6899 currently being requested - will be retained by the owner.

3 Old Business

Request for Approval of a Conditional Land Use

~~TABLE~~ - TABLED

Location: 28 Charles Avenue, S.E., part of Lot No. 252. Mr. Charles E. Lakey is requesting approval of the Planning Commission to operate a business, Mr. P's Game Room, at this location. Indoor commercial recreation facilities are conditional uses permitted within the City's B-2 Central Business District, subject to the review and approval of the Planning Commission (see Section 1165.04 C6) of the Massillon Zoning Code). This request was tabled at last month's meeting.

4 Other Business

CHARLES

ST. S.W.

ERIE

SOUTH

AVE.

S.E.

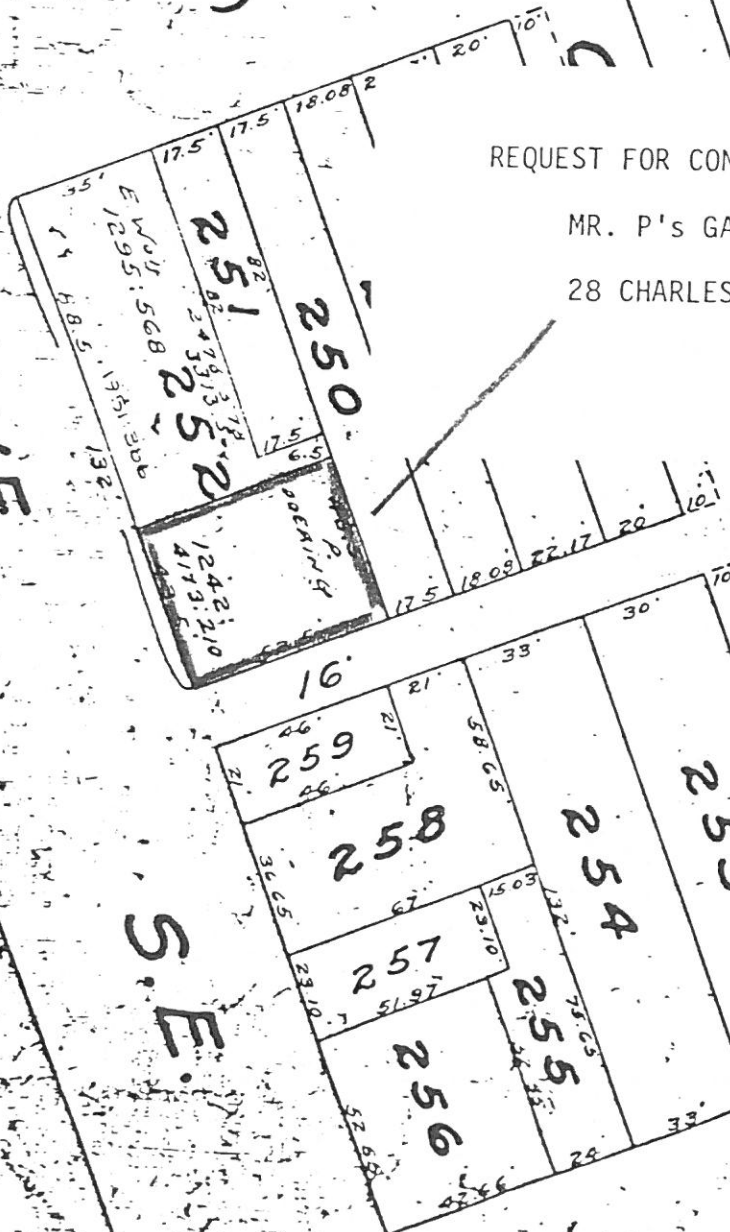
1ST

S.E.

REQUEST FOR CONDITIONAL LAND USE

MR. P's GAME ROOM

28 CHARLES AVENUE, S.E.



4257	4258	4259	4260	4261
4262	4263	4264	4265	4266
4267	4268	4269	4270	4271

3169	3170	3171	3172	3173
3174	3175	3176	3177	3178
3179	3180	3181	3182	3183

3000	3001	3002	3003	3004
3005	3006	3007	3008	3009
3010	3011	3012	3013	3014

3015	3016	3017	3018	3019
3020	3021	3022	3023	3024
3025	3026	3027	3028	3029

3100	3101	3102	3103	3104
3105	3106	3107	3108	3109
3110	3111	3112	3113	3114

8837	8838	8839	8840	8841	8842
8843	8844	8845	8846	8847	8848
8849	8850	8851	8852	8853	8854

4774	4775	4776	4777	4778	4779	4780	4781	4782	4783	4784	4785	4786	4787
4773	4772	4771	4770	4769	4768	4767	4766	4765	4764	4763	4762	4761	4760

4746	4747	4748	4749	4750	4751	4752	4753	4754	4755	4756	4757	4758	4759
4745	4744	4743	4742	4741	4740	4739	4738	4737	4736	4735	4734	4733	4732

4718	4719	4720	4721	4722	4723	4724	4725	4726	4727	4728	4729	4730	4731
4717	4716	4715	4714	4713	4712	4711	4710	4709	4708	4707	4706	4705	4704

4691	4692	4693	4694	4695	4696	4697	4698	4699	4700	4701	4702	4703	4704
4689	4688	4687	4686	4685	4684	4683	4682	4681	4680	4679	4678	4677	4676

4662	4663	4664	4665	4666	4667	4668	4669	4670	4671	4672	4673	4674	4675
4661	4660	4659	4658	4657	4656	4655	4654	4653	4652	4651	4650	4649	4648

8135	8136	8137	8138	8139	8140
8141	8142	8143	8144	8145	8146

4788	4789	4790	4791	4792	4793	4794	4795	4796	4797	4798	4799	4800	4801
4787	4786	4785	4784	4783	4782	4781	4780	4779	4778	4777	4776	4775	4774

4756	4757	4758	4759	4760	4761	4762	4763	4764	4765	4766	4767	4768	4769
4755	4754	4753	4752	4751	4750	4749	4748	4747	4746	4745	4744	4743	4742

4718	4719	4720	4721	4722	4723	4724	4725	4726	4727	4728	4729	4730	4731
4717	4716	4715	4714	4713	4712	4711	4710	4709	4708	4707	4706	4705	4704

4691	4692	4693	4694	4695	4696	4697	4698	4699	4700	4701	4702	4703	4704
4689	4688	4687	4686	4685	4684	4683	4682	4681	4680	4679	4678	4677	4676

4662	4663	4664	4665	4666	4667	4668	4669	4670	4671	4672	4673	4674	4675
4661	4660	4659	4658	4657	4656	4655	4654	4653	4652	4651	4650	4649	4648

8265	8266	8267	8268	8269	8270	8271	8272	8273	8274	8275	8276	8277	8278
8264	8263	8262	8261	8260	8259	8258	8257	8256	8255	8254	8253	8252	8251

8991	8992	8993	8994	8995	8996	8997	8998	8999	9000	9001	9002	9003	9004
8990	8989	8988	8987	8986	8985	8984	8983	8982	8981	8980	8979	8978	8977

8951	8952	8953	8954	8955	8956	8957	8958	8959	8960	8961	8962	8963	8964
8950	8949	8948	8947	8946	8945	8944	8943	8942	8941	8940	8939	8938	8937

8911	8912	8913	8914	8915	8916	8917	8918	8919	8920	8921	8922	8923	8924
8910	8909	8908	8907	8906	8905	8904	8903	8902	8901	8900	8899	8898	8897

8871	8872	8873	8874	8875	8876	8877	8878	8879	8880	8881	8882	8883	8884
8870	8869	8868	8867	8866	8865	8864	8863	8862	8861	8860	8859	8858	8857

11294	11295	11296	11297	11298	11299	11300	11301	11302	11303	11304	11305	11306	11307
11293	11292	11291	11290	11289	11288	11287	11286	11285	11284	11283	11282	11281	11280

LOWELL ST. S.W.

FIFTEENTH

NILE ST. S.W.

14TH ST. S.W.

13TH ST. S.W.

12TH ST. S.W.

AVE. S.W.

NILE

ST. S.W.

WALNUT ROAD

ST. S.W.

BORDEN

GREEN

ST. S.W.

WARREN

ST. S.W.

TWELFTH

ST. S.W.

UNRECORDED

PLAT

OHIO GENERAL PT. O.L.

SEE PAGE 307

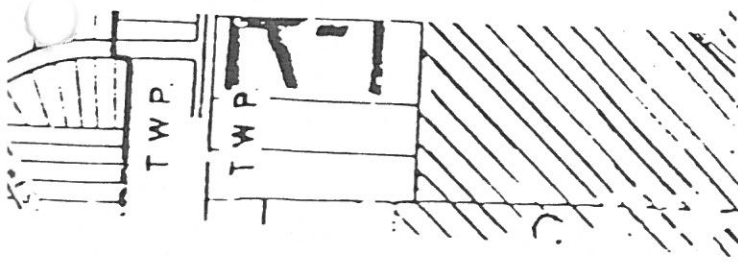


EXISTING ZONING MAP - REZONING REQUEST

1229 WALNUT ROAD, S.W.

R-1 to B-1

- R-1 R-1 ONE-FAMILY RESIDENTIAL 7800 SQ. FT. LOTS
- R-2 R-2 ONE-FAMILY RESIDENTIAL 9600 SQ. FT. LOTS
- R-3 R-3 ONE-FAMILY RESIDENTIAL 12000 SQ. FT. LOTS
- R-T R-T TWO-FAMILY RESIDENTIAL
- RM-1 MULTIPLE-FAMILY RESIDENTIAL
- O-1 OFFICE
- B-1 LOCAL BUSINESS
- B-2 CENTRAL BUSINESS DISTRICT
- B-3 GENERAL BUSINESS
- I-1 LIGHT INDUSTRIAL
- I-2 GENERAL INDUSTRIAL
- P-1 VEHICULAR PARKING
- RM-2 MULTIPLE-FAMILY RESIDENTIAL



6. It is proposed that the following building(s) will be constructed:

Existing 24x24 framed garage will be remodeled, using
half the space for the beauty salon and half for a
one stall garage.

7. Attach a statement here to indicating why, in your opinion, the change is necessary for the preservation and enjoyment of substantial property rights, and why such change will not be detrimental to the public welfare, nor the property of other persons located in the vicinity thereof.

8. Attach two (2) prints of a parcel map drawn at a scale of not less than 1" - 20', if the parcel is under three acres and 1" - 100' if the parcel is three acres or more, showing the lot or parcel in question and all adjacent and abutting property lines, public rights-of-way and existing zoning.

Signature of Applicant:

Susan E. Hofacre

Address: 2947 ALABAMA AVE. S. W. DALTON, OHIO

Phone Number: 832-8578 (work 833-0009)

NO. 7

THIS BUSINESS WILL BE A CREDIT TO THE COMMUNITY AND WILL BENEFIT THE WHOLE FAMILY. IN MY OPINION, THE OPERATION OF A BEAUTY SALON IS CONTAINED IN THE BUILDING ITSELF. NO SERVICES ARE PERFORMED OUTSIDE. THE ONLY ACTIVITY IS THE COMING AND GOING OF PATRONS, WITH NO MORE THAN FOUR OR FIVE AT ONE TIME. THE HOURS ARE BASIC BUSINESS HOURS. THE PATRONS CHILDREN ARE LIMITED TO THE BEAUTY SALON OR PARKING AREA. THE PARKING LOT WILL BE BIG ENOUGH TO ALLOW THE CUSTOMERS TO PULL COMPLETELY OFF THE STREET WITH NO REASON TO BE ON ANY ONES PROPERTY WHATSOEVER.

ESTATE

FOURTH ST. N.E.

AMHERST

EVANGELICAL LUTHERAN
726
ST. PAULS CHURCH

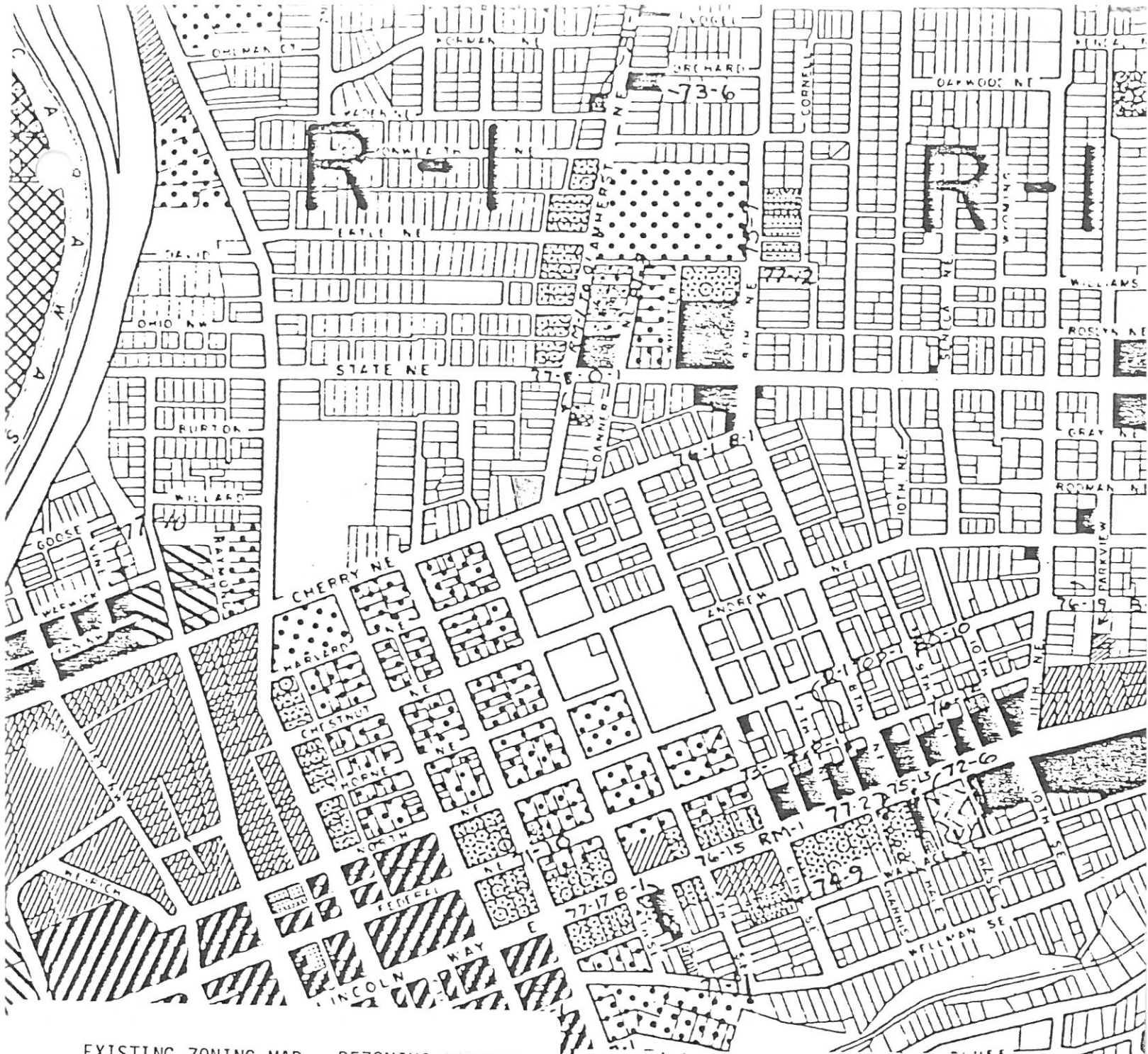
FOURTH

66 SECOND

FILED

685

672

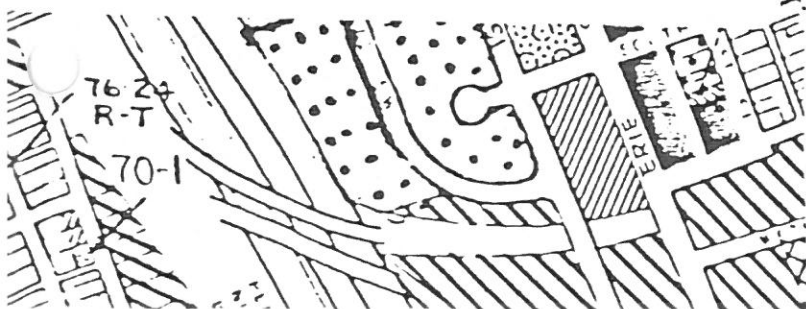


EXISTING ZONING MAP - REZONING REQUEST

424 Cherry Road, N.E.

R-1 to O-1

- R-1 R-1 ONE-FAMILY RESIDENTIAL 7800 SQ. FT. LOTS
- R-2 R-2 ONE-FAMILY RESIDENTIAL 9600 SQ. FT. LOTS
- R-3 R-3 ONE-FAMILY RESIDENTIAL 12000 SQ. FT. LOTS
- R-T R-T TWO-FAMILY RESIDENTIAL
- RM-1 MULTIPLE-FAMILY RESIDENTIAL
- O-1 OFFICE
- B-1 LOCAL BUSINESS
- B-2 CENTRAL BUSINESS DISTRICT
- B-3 GENERAL BUSINESS
- I-1 LIGHT INDUSTRIAL
- I-2 GENERAL INDUSTRIAL
- P-1 VEHICULAR PARKING
- RM-2 MULTIPLE-FAMILY RESIDENTIAL



Bryan Corban Photography



106 Cherry St. Massillon, Ohio 44646

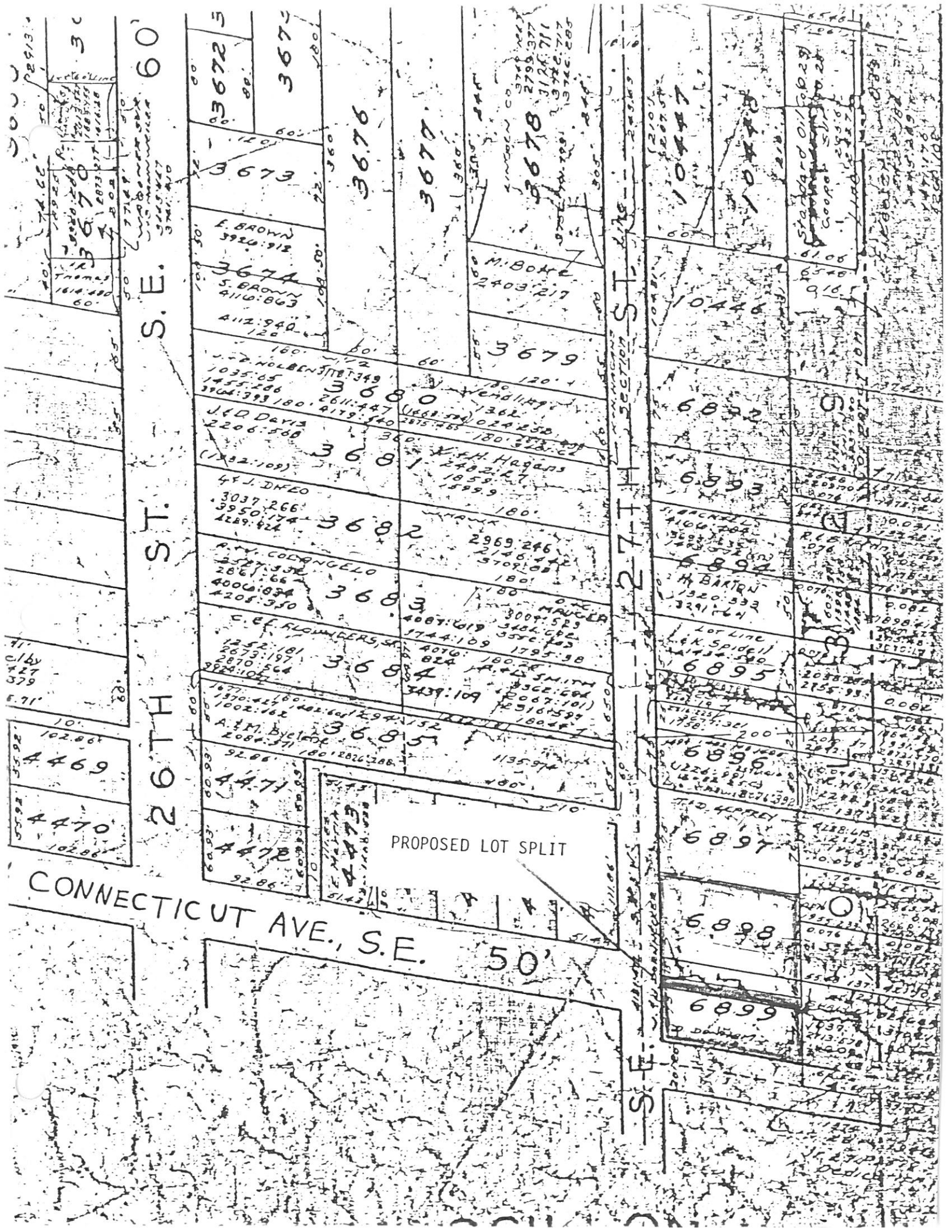
(216)833-3730

We are interested in the property at 424 Cherry St., first as our home and secondly as our photography studio. As our home and our studio the upkeep and beauty is very important. We are looking at the grounds as an attractive out-door studio; so we are planning to add some very nice landscaping which can't help but add to the appearance of the house.

The business is operated primarily by appointment so the traffic will be kept to a minimum and the parking is sufficient to handle the traffic. We have obtained signatures and best wishes from more than the majority of our neighbors who are confident, as we are that our photography studio will not be a detriment to the neighborhood.

Thank you,

Bryan and Kathy Corban



26TH ST. S.E. 60'

27TH ST. S.E. 60'

CONNECTICUT AVE. S.E. 50'

PROPOSED LOT SPLIT

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186 27th Street, S.E.
Massillon, Ohio 44646

June 24, 1986

City of Massillon Planning Commission
City Hall
Massillon, Ohio 44646

Gentlemen:

I am the owner of Lot Numbers 6898 and 6899 located on 27th Street, S.E., in the City of Massillon. Lot Number 6899 is in my wife's name.

We are preparing to put the property on Lot Number 6899 on the market and before doing so, would like to add fifteen (15) feet off the entire north side of Lot Number 6899 to Lot Number 6898.

I am enclosing a detailed map showing the orientation of the buildings and existing property lines for these two properties. The purpose of requesting this addition to Lot Number 6898 is for the purpose of maintaining the driveway and wall along side the driveway.

I would appreciate hearing from you as soon as possible as we would like to put the property on the market within the next few weeks. If you have any questions, please feel free to call me at 832-7149.

Thank you for your assistance.

Yours truly,

Vince Dornhecker

Vince Dornhecker

/pjw
Enclosure



119'

45'

40'

5'

15'

24'

18'

3'

LOT # 6898

V. J. DORNHECKER

WANT TO
PUT ON
LOT #
6898

LOT # 6899

J. DORNHECKER

42'

24'

24'

30'

20'

10'

15'

20'

20'

90'

105'

60'

45'

CONNECTICUT S.E.

97th S.E.