

**ADDENDUM TO THE AGENDA
MASSILLON PLANNING COMMISSION
MAY 14, 2008 7:30 P.M.
MASSILLON CITY COUNCIL CHAMBERS**

OLD BUSINESS

Rezoning – Prophecy Massillon Annexation

Property Description: Prophecy Massillon Annexation Area, an approximate 78.6 acre parcel located on the east side of Erie Avenue SW (State Route 21), north of Lindcrest Street SW

Zone Change From: Perry Township

Zone Change To: I-2 General Industrial District

Applicant: City of Massillon

Proposed Use: To give this recently annexed property, which is an existing industrial facility, a zoning district classification under the Massillon City Zoning Code. At its March 12 Meeting, the City had proposed I-1 Light Industrial Zoning for this property. The City is now requesting the Planning Commission reconsider its earlier recommendation and is proposing that the property be zoned I-2 General Industrial.

A G E N D A
MASSILLON PLANNING COMMISSION
MAY 14, 2008 7:30 P.M.
CITY COUNCIL CHAMBERS

1. *Approval of the Minutes for the Commission Meeting of April 9, 2008.*
2. *New Business*

Replat / Lot Split – 2066 Tremont Ave. SW

Location: Part of Out Lot 261, located on the north side of Tremont SW, east of 23rd St. NW. The request is to split the property into two parcels, one containing the residence and the other containing the existing business property. The property is zoned B-1 Local Business.

Applicant: Lori Gardner

Vacation Plat – Nova Drive SE

Location: An irregular shaped portion of right of way located on the east side of Nova Drive SE, east of Nave Road. The request is to vacate the irregular portion of right of way, approximately 0.112 acres, and leaving no less than 60-foot right of way remaining for Nova Drive.

Applicant: Kim and Todd Schumacher, Alco Industries

Vacation Plat – Vista Avenue SE

Location: An irregular shaped portion of right of way located on the south side of Vista Avenue SE, east of Erie Street South. The request is to vacate the south half of the existing cul de sac area, approximately 0.299 acres, and leaving no less than 72-foot right of way remaining for Vista Avenue.

Applicant: Kim and Todd Schumacher

Replat – Nova Drive SE

Location: Parts of Out Lots 560 and 600, located on the east side of Nova Drive SE, east of Nave Road. The request is to combine the property into two parcels, one containing the existing business and the other being a vacant parcel for future development. This request also includes the parcels of vacated roadway listed above. The property is zoned I-1 Industrial.

Applicant: Kim and Todd Schumacher

Lot Split, Dedication, and Easement Plat – Harsh Avenue SE

Location: Parts of Out Lot 313, located on the south side of Harsh Avenue SE, east of 20th St. SE. The request is to reconfigure the property lines to keep the existing buildings on one parcel of land, with the other parcel being vacant. Also included is the dedication of existing Harsh Avenue and sanitary sewer easements for the existing sewer lines. The property is zoned I-1 Industrial.

Applicant: Gary Holderbaum / Rick Holderbaum

Rezoning – Genshaft Park

Property Description: Out Lot 542, a 17 acre parcel located on the southwest corner of Erie Street South and Nave Road SE.

Zone Change From: I-1 Light Industrial

Zone Change To: B-3 General Business

Applicant: City of Massillon

Proposed Use: Construction of a commercial shopping center

Proposed Amendment to the Zoning Code – Small Wind Energy Systems

The proposed amendment would add a new section to Chapter 1187 “Supplemental Zoning Regulations” that would establish regulations and requirements for the erection and use of small wind energy systems (i.e., windmills) in the City of Massillon.

3. *Old Business*

Replat – Harmony Street NW

Location: Lot 17266, located on the East side of Harmony Street NW, north of Raynell Ave. The request is to split the property into two proposed building lots. The property is zoned R-3 Residential.

Variance Request: Section 1177.01, frontage on a public street. 90 feet of frontage is required, applicant has 23.72 feet for the north lot, requiring a variance of 66.28 feet. The south lot meets the zoning requirements.

This item was tabled at the April 9, 2008 meeting.

Applicant: Joseph and Charlene Glick

Massillon Planning Commission
April 9, 2008

The Massillon Planning Commission met in regular session on April 9, 2008, at 4:15 P.M. in the office of the Mayor, 151 Lincoln Way East, Massillon, Ohio. The following were present:

Members

Chairman James Johnson
Mayor Francis H. Cicchinelli, Jr.
Mike Loudiana
Frank Cilona
Todd Locke (arrived at 4:30)

Staff

Aane Aaby
Jason Haines
Keith Dylewski

The meeting started at 4:15 P.M., but voting occurred after Mr. Locke's arrival.

The first item of business was the minutes of the March 12, Commission meeting. Mayor Cicchinelli moved for approval, seconded by Mr. Locke, motion unanimously carried.

The next item was a replat and dedication presented by Mr. Haines.

Replat and Dedication Plat – 849 Earl Road NW

Location: Out Lot 874, located on the east side of Earl Road NW, north of Cherry Road NW. The request is to split the property into two lots, one containing a residential home and the other containing commercial storage buildings. The property is zoned I-1 Industrial and R-2 Residential. The Engineering Department will also require the dedication of existing Earl Road right-of-way areas.

Applicant: Attorney Pericles Stergios / Mitchell Grove

This property consists of five (5) acres. The residential portion must be split from the storage buildings. The right-of-way will be dedicated to the center line of Earl Road NW. Attorney John Kurtzman, who was present representing the owner, commented that the residential property should be on its own parcel. Mr. Loudiana moved for approval, seconded by Mr. Locke, motion unanimously carried.

The next item was a replat and dedication presented by Mr. Haines.

Replat and Dedication Plat – 29th Street NW

Location: Lots 13450, 13451, and 16469 located on the east side of 29th Street NW, south of Gordon Avenue and west of Davis Circle NW. The request is to combine the existing lots into two (2) new lots to create new building sites. The Engineering Department will also require the dedication of existing 29th Street right-of-way areas. The owner is also wishing to sell a 20-ft wide strip of property to the neighboring property owner to the east. This area will be combined with the existing lot on Davis Circle. The property is zoned R-2 Single Family Residential.

This request was approved by the Planning Commission in February 2008, with a variance of Section 1177.01, minimum lot frontage for R-2 Zoning. This previous request is being modified hereon to allow the sale of a portion of the lot to the adjoining property owner.

Applicant: Derek Shanklin / John and Kelly Koehler

This previously approved request has been revised due to the pending sale of the 20 feet off the back of the parcel to an owner on Davis Circle.

The request is to combine the 20-ft strip with the property on Davis Circle; revise the 29th Street replat; dedicate center line right-of-way. The owners were present and commented that they have not executed a written purchase agreement, but the property has been surveyed and the sale will occur. Mr. Cilona moved for approval, seconded by Mayor Cicchinelli, motion unanimously carried.

The next item was a replat presented by Mr. Haines.

Replat – Harmony Street NW

Location: Lot 17266, located on the east side of Harmony Street NW, north of Raynell Avenue. The request is to split the property into two proposed building lots. The property is zoned R-3 Residential

Variance Request: Section 1177.01, frontage on a public street. 90 feet of frontage is required, applicant has 23.72 feet for the north lot, requiring a variance of 66.28 feet. The south lot meets the zoning requirements.

Applicant: Joseph and Charlene Glick

The applicant attempted to purchase property from a neighbor to increase the size of the north lot, but was unsuccessful. Several suggestions and ideas were discussed, including one by Mr. Locke for the applicant to request an easement from the neighbor. Mr. Locke then moved to table the request for one month, seconded by Mr. Loudiana, motion unanimously carried.

There being no further business before the Commission, the meeting adjourned at 5:00 P.M.

Respectfully submitted,


Marilyn E. Frazier, Commission Clerk

Approval:

MEF/ky

Replat - 2066' Tremont Ave. SW

Location: Part of Out Lot 261, located on the north side of Tremont SW, east of 23rd St. NW. The request is to split the property into two parcels, one containing the residence and the other containing the existing business property. The property is zoned B-1 Local Business.

Applicant: Lori Gardner



N

Being Part of Out Lot 261 in the City of Massillon, County of Stark, Ohio.

DATE: APRIL 5, 2008

SCALE: 1" = 30'



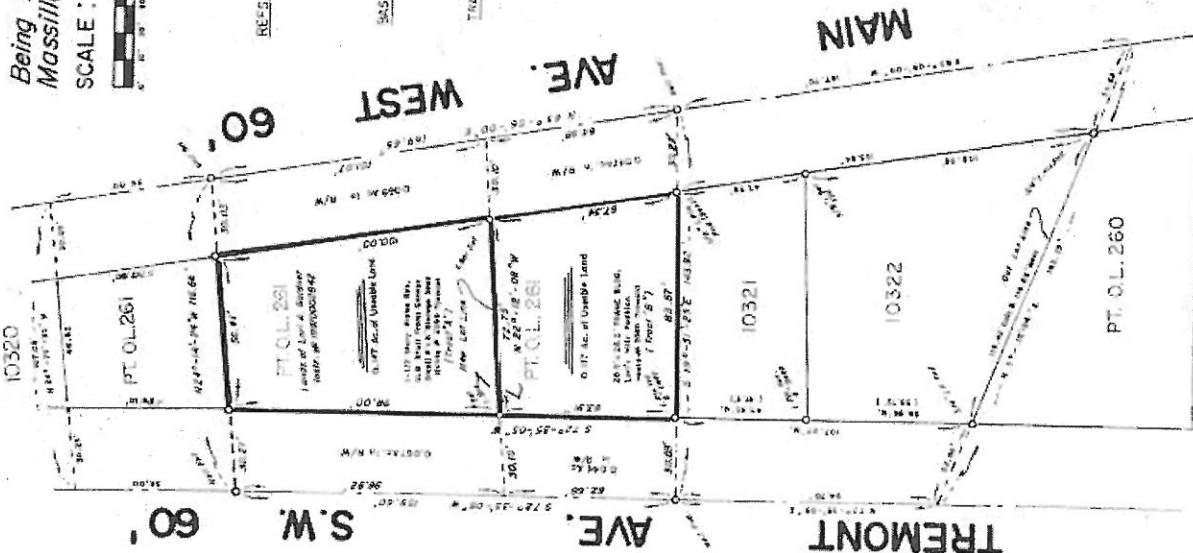
REC-5, USFO
Incls: 1970002842
Dated: Vol. 969, Pg. 394
On Rec. 303, Pg. 23
Surrey on the Main Eng's Office
Floor 5, 2550
Shannon 10/16/64
Washington City Tel. Map 50

CRISIS OF HEARING
 While the carrier line of Madison Ave West as N 63 W 66-00 E
 located from Assumption City Tax Map No 10

TRACT SUMMARY

Tract "A"	=	Total	0.203	Acres
-	0.203	Acres in Tract "A" R/W		
-	0.089	Acres in Main Ave West R/W		
		0.197	Acres of Unusable Land	

Tract "B"	=	Total	0.204	Acres
-	0.044	Acres in Tract "B" R/W		
-	0.047	Acres in Main Ave West R/W		
		0.117	Acres of Unusable Land	



Crutle, R. DeSis, Jr.
Reg. Surveyor #5823
2027 - Corlene Ave. S.W.
Marietta, Ga. 30066
Phone: 330-837-2578

CERTIFICATION

I hereby certify the adjacent to be correct, as surveyed by me this 5th day of April, 1908.

Charles W. McLaughlin
 Civil E. Engr. &
 Reg. Surveyor of Mass.

PLANNING COMMISSION

Approved by the Massillon Planning Commission at a meeting held

CHADRIKAN

SECRETARY

CITY COUNCIL

Accepted by the City Council of Massillon, Ohio, by ord. No. _____ passed this _____ day of _____, 19____.

COUNCIL. ACCEPTANCE NOT NECESSARY, NO STREET DEDICATION HERE - ON PER. SECTION 107.8.10, CODIFIED CODE ORD., MASSILLON, OHIO.

SINCE

MASSILLON CITY ENGINEER

of Numbers _____ assigned by the Division of the Census.

ACKNOWLEDGEMENT

know all men by these present, that we the undersigned owners of the land delineated herein, do hereby acknowledge the signing of the same to be our free act and deed, and do hereby resign our land.

WILNESS

CHINESE

Dorothy A. Bacon DOROTHY A. BACON Susan Houser Susan Houser
--

Lori A. Gardner
LORI A. GARDNER

COUNTY OF STARK
STATE OF OHIO ss.

before me, a Notary Public, in and for said county, did personally appear, the above, who, acknowledging the signing of the same to be their free act and deed regarding to law, his witness whereof, I hereunto set my hand and seal this 30 day of April, 2008.



Robert D. Dali
NOTARY PUBLIC

TARK COUNTY AUDITOR

ordered for transfer this _____ day of _____ 20____

STARK COUNTY AUDITOR

TARK COUNTY RECORDER

Received for record this _____ day of _____, 20____.
Recorded in Volume _____ Page _____, this _____ day of _____, 20____.

FOR: L.A. GARDNER

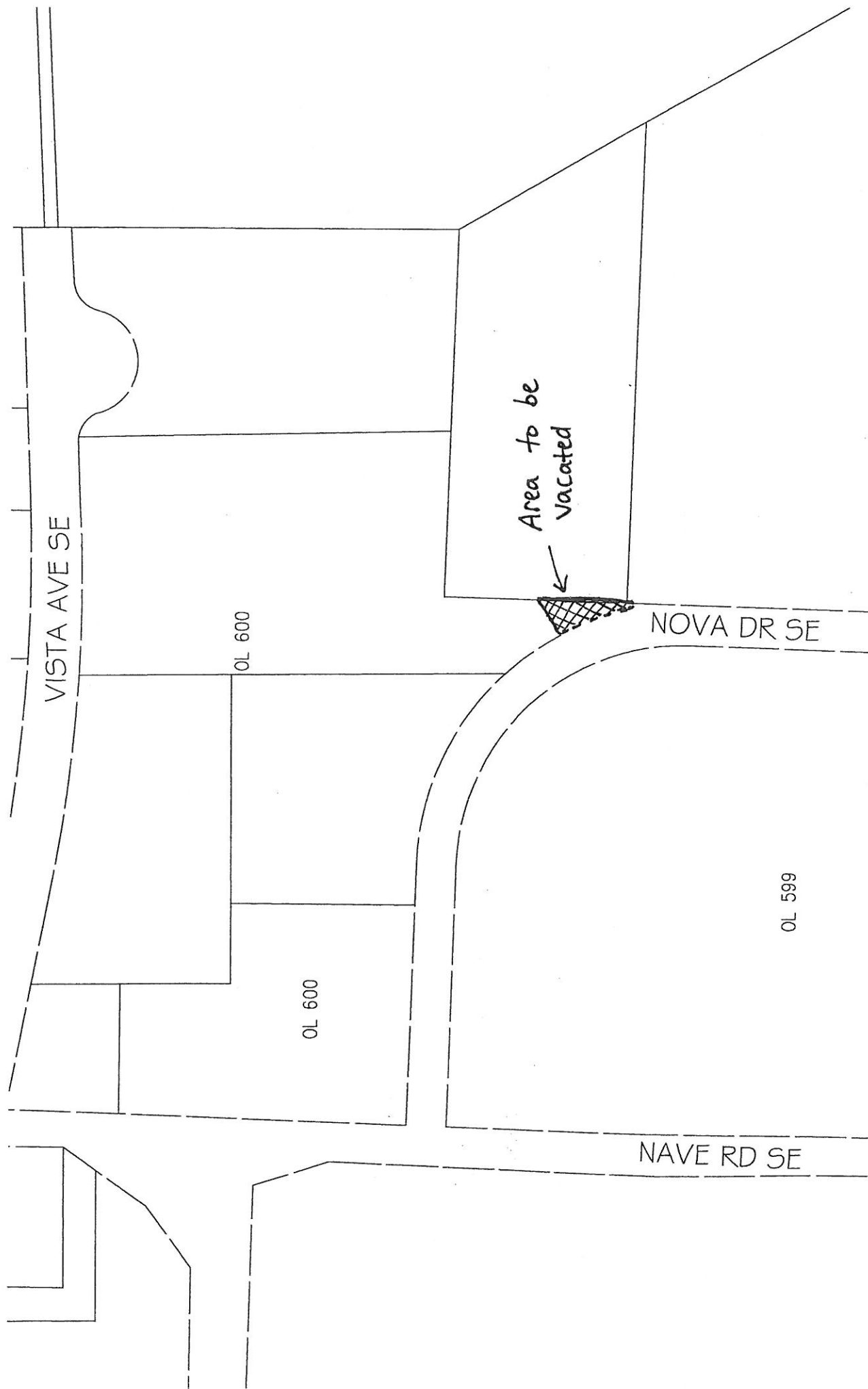
STARK COUNTY RECORDER

FILE NO.	ACC. NO.
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Vacation Plat **Nova Drive SE**

Location: An irregular shaped portion of right of way located on the east side of Nova Drive SE, east of Nave Road. The request is to vacate the irregular portion of right of way, approximately 0.112 acres, and leaving no less than 60-foot right of way remaining for Nova Drive.

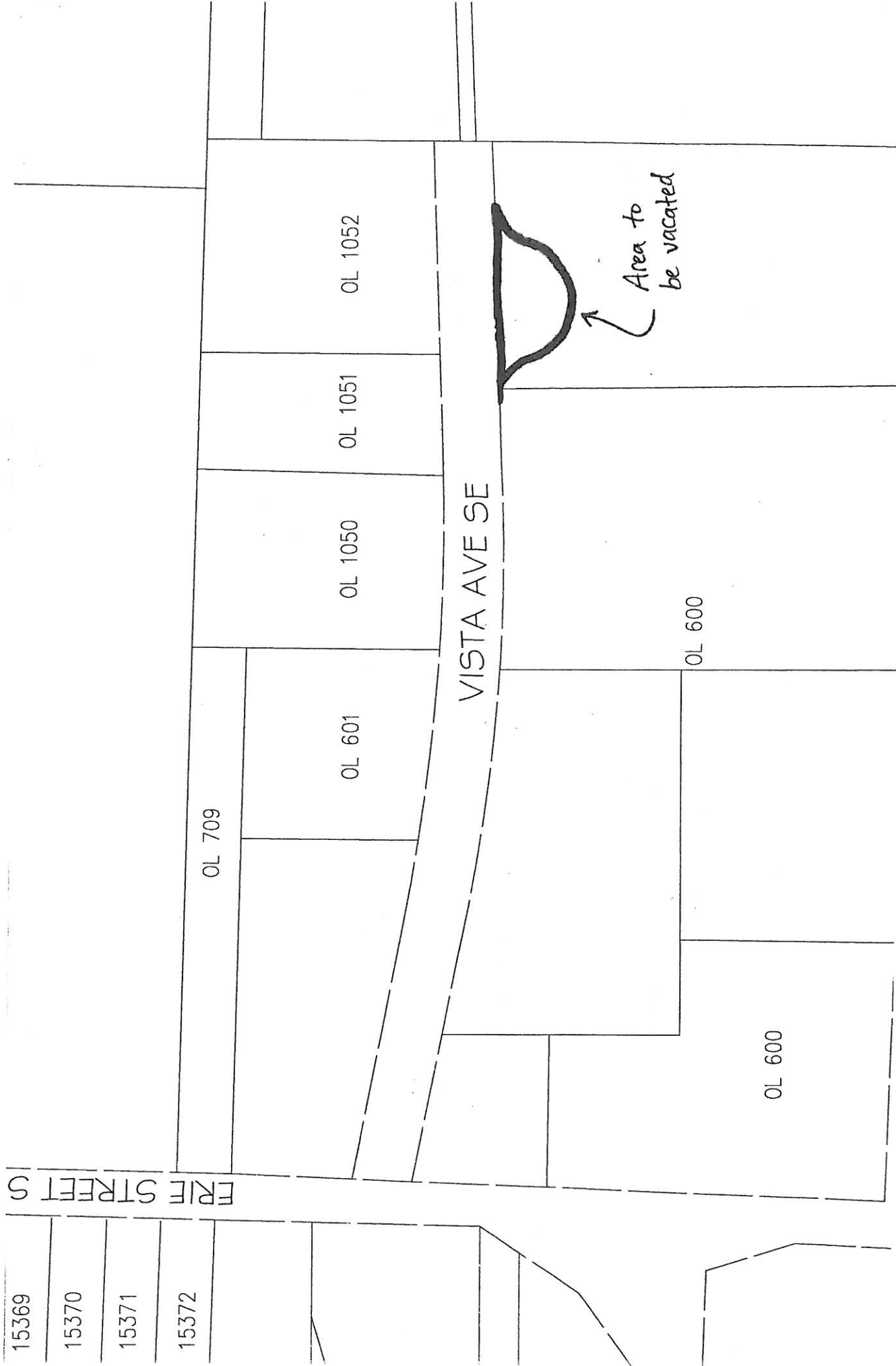
Applicant: Kim and Todd Schumacher, Alco Industries



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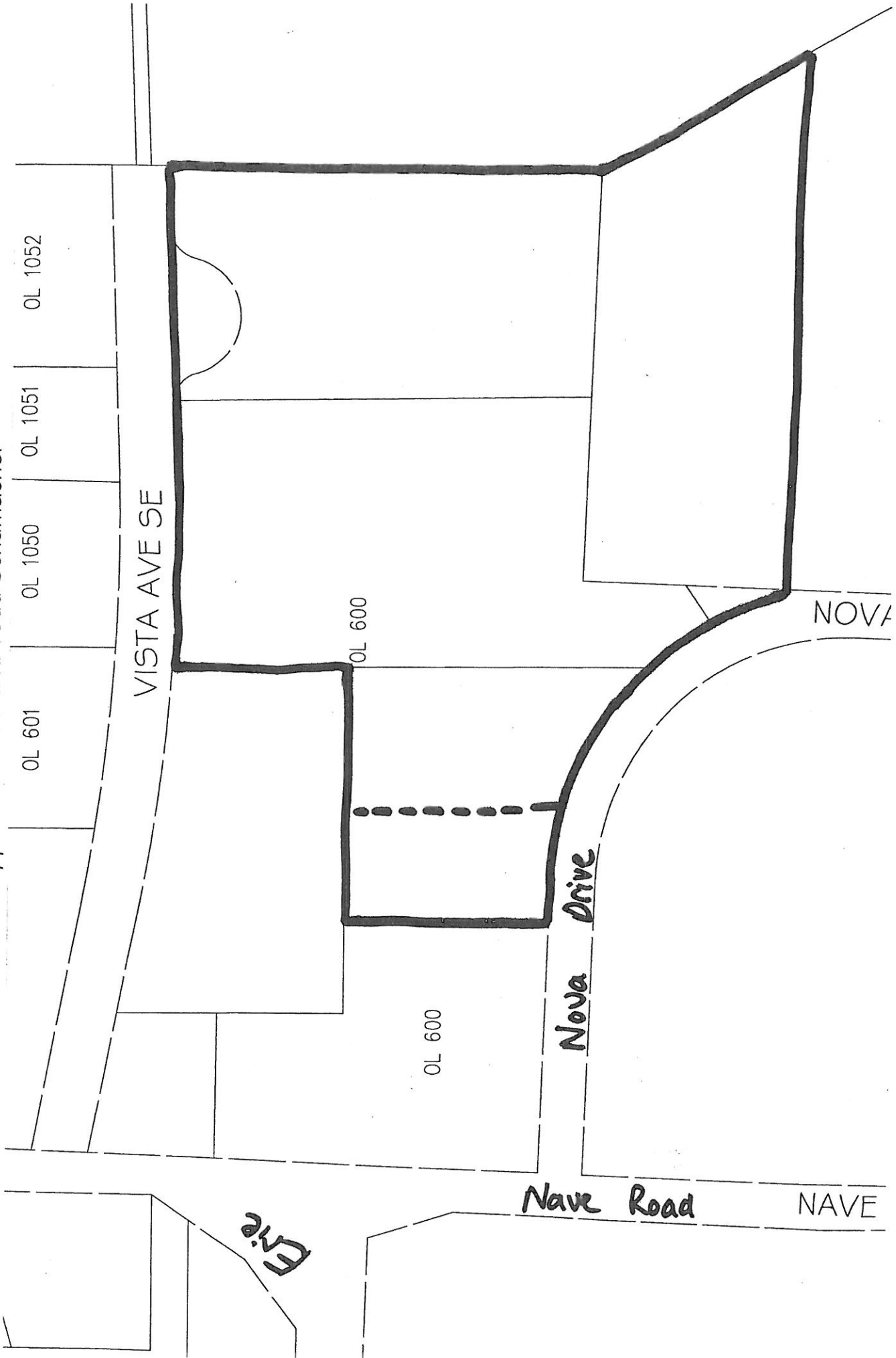
Applicant: Kim and Todd Schumacher



Replat – Nova Drive SE

Location: Parts of Out Lots 560 and 600, located on the east side of Nova Drive SE, east of Nave Road. The request is to combine the property into two parcels, one containing the existing business and the other being a vacant parcel for future development. This request also includes the parcels of vacated roadway listed above. The property is zoned I-1 Industrial.

Applicant: Kim and Todd Schumacher



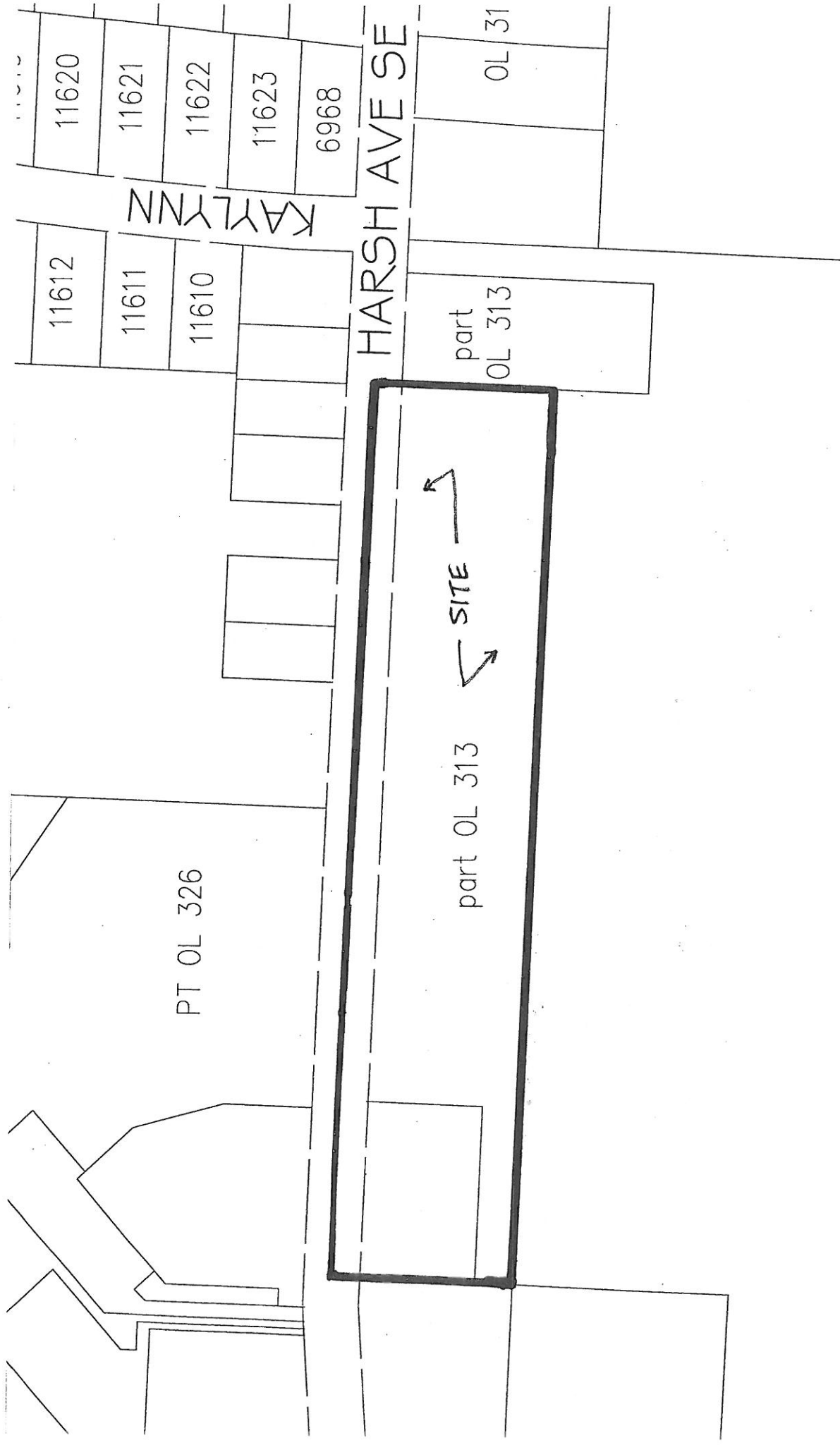
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[illegible]

Lot Split, Dedication, and Easement Plat – Harsh Avenue SE

Location: Parts of Out Lot 313, located on the south side of Harsh Avenue SE, east of 20th St. SE. The request is to reconfigure the property lines to keep the existing buildings on one parcel of land, with the other parcel being vacant. Also included is the dedication of existing Harsh Avenue and sanitary sewer easements for the existing sewer lines. The property is zoned I-1 Industrial.

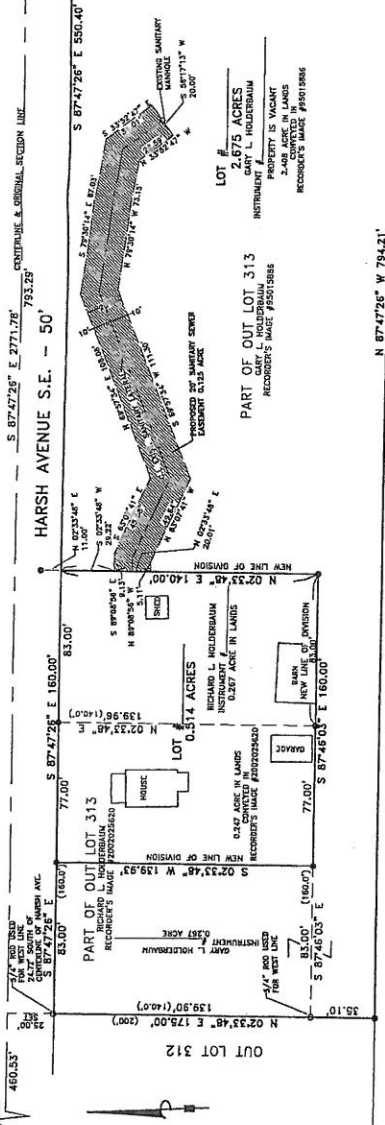
Applicant: Gary Holderbaum / Rick Holderbaum



REPLAT OF PART OF OUT LOT 313 OUT LOT 313 IN THE CITY OF MASSILLON, COUNTY OF STARK, STATE OF OHIO

TRUNK (AND)
ORIGINAL NORTHWEST CORNER
SECTION 16, FORT TOWNSHIP

RAILROAD SPUR (AND)
ORIGINAL NORTHWEST CORNER
SECTION 16, FORT TOWNSHIP



OUT LOT 461

LEGEND:
G PIPE OR ROD FOUND
S 5/8" STEEL ROD SET (UNLESS NOTED OTHERWISE)
O DENOTES RECORD INFORMATION

DATA & BASIS OF RECORD
THE PLAT & RECORD HEREON ARE BASED UPON THE FOLLOWING DATA:
1. THE PLAT & RECORD HEREON ARE BASED UPON THE FOLLOWING DATA:
2. THE PLAT & RECORD HEREON ARE BASED UPON THE FOLLOWING DATA:
3. THE PLAT & RECORD HEREON ARE BASED UPON THE FOLLOWING DATA:
4. THE PLAT & RECORD HEREON ARE BASED UPON THE FOLLOWING DATA:

SOURCES USED:
1. TAX MAP
2. MASSILLON CITY 46
3. FORT TOWNSHIP, SECTION 16, HISTORICAL
4. VOLUME 742, PAGE 387
5. VOLUME 742, PAGE 387
6. VOLUME 742, PAGE 387
7. VOLUME 742, PAGE 387
8. VOLUME 742, PAGE 387
9. VOLUME 742, PAGE 387
10. VOLUME 742, PAGE 387

ACKNOWLEDGMENT

KNOW ALL MEN BY THESE PRESENTS, THAT WE THE UNDERSIGNED OWNERS OF THE LAND HEREIN DESCRIBED, DO HEREBY ACKNOWLEDGE THE SIGNING OF THE SAME TO BE OUR FREE ACT AND DEED, AND DO HEREBY REPEAT OUR LAND.

WITNESSES (PRINT NAMES BELOW)

OWNERS
RICHARD L. HOLDERBAUM
GARY L. HOLDERBAUM

STATE OF OHIO }
STARK COUNTY }
BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE WHO, KNOWN TO ME TO BE THE SAME AS THE PERSONS WHOSE NAMES ARE SET FORTH IN THE FOREGOING INSTRUMENT, AND THAT THE SAME IS HIS FREE ACT AND DEED. I HAVE HERETO SET MY HAND AND OFFICIAL SEAL AT _____, OHIO THIS _____ DAY OF _____, 2008.

NOTARY PUBLIC

MY COMMISSION EXPIRES

APPROVED BY THE PLANNING COMMISSION
THIS _____ DAY OF _____, 2008.

CHAIRMAN _____ SECRETARY _____
MASSILLON CITY ENGINEER
LOT NUMBERS _____ ASSIGNED BY MASSILLON CITY ENGINEER.

MASSILLON CITY ENGINEER
STARK COUNTY RECORDER
RECEIVED FOR RECORD THIS _____ DAY OF _____, 2008.
THIS _____ DAY OF _____, 2008.

STARK COUNTY RECORDER
ENTER FOR TRANSFER THIS _____ DAY OF _____, 2008.

STARK COUNTY AUDITOR

CERTIFICATION

I HEREBY CERTIFY THIS PLAT ACCURATELY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION AND IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN OHIO PUBLISHED IN CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE.



CURTIS G. DEIBEL
REGISTERED PROFESSIONAL SURVEYOR
DATE
#6673

www.deibelsurveying.com
deibel
surveying
INC

1100 SOUTH MAIN STREET
CANTON, OHIO 44705
OFFICE: (330) 435-2999
FAX: (330) 435-2998
E-mail: info@deibelsurveying.com

Rezoning - C shaft Park

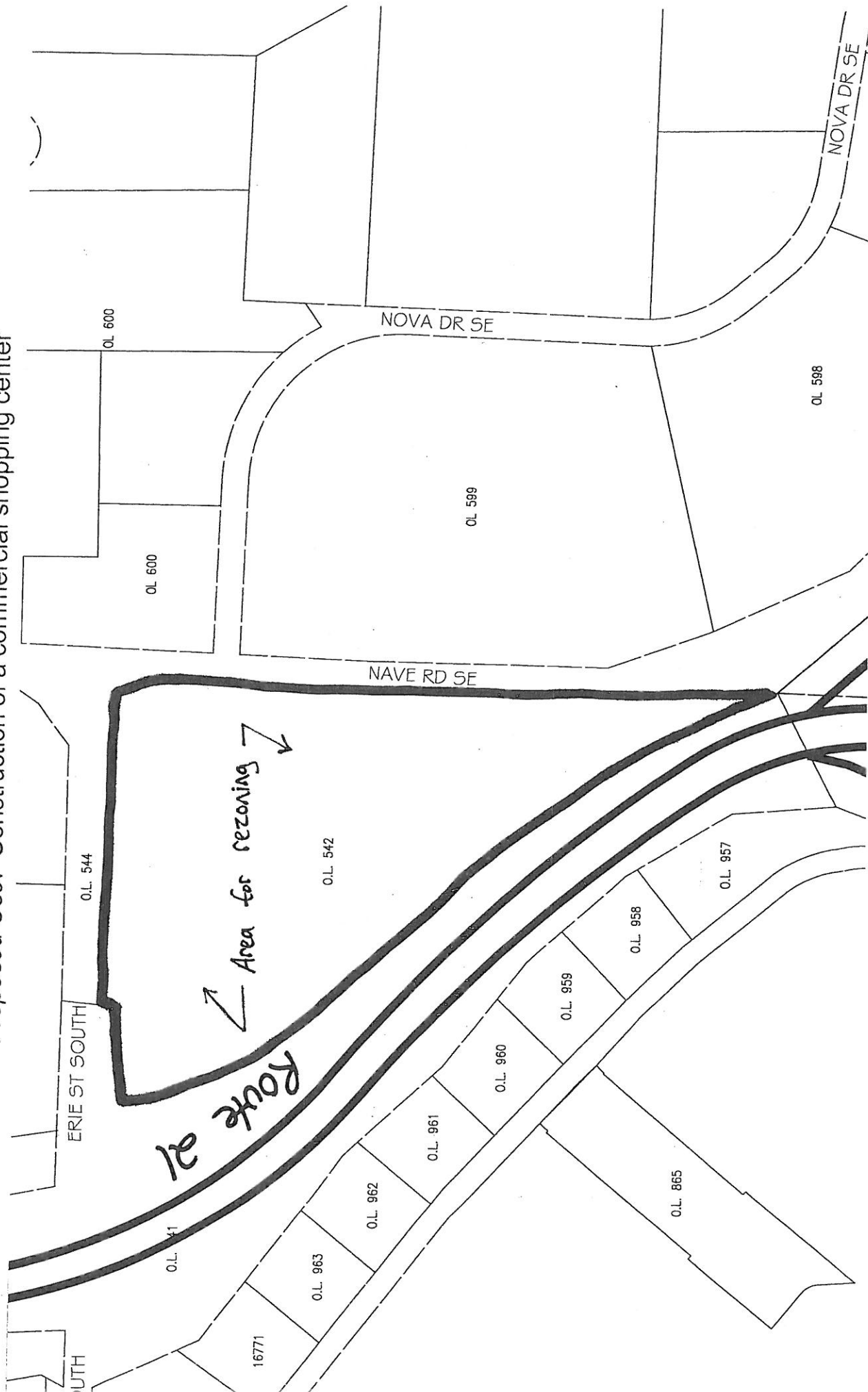
Property Description: Out Lot 542, a 17 acre parcel located on the southwest corner of Erie Street
South and Nave Road SE.

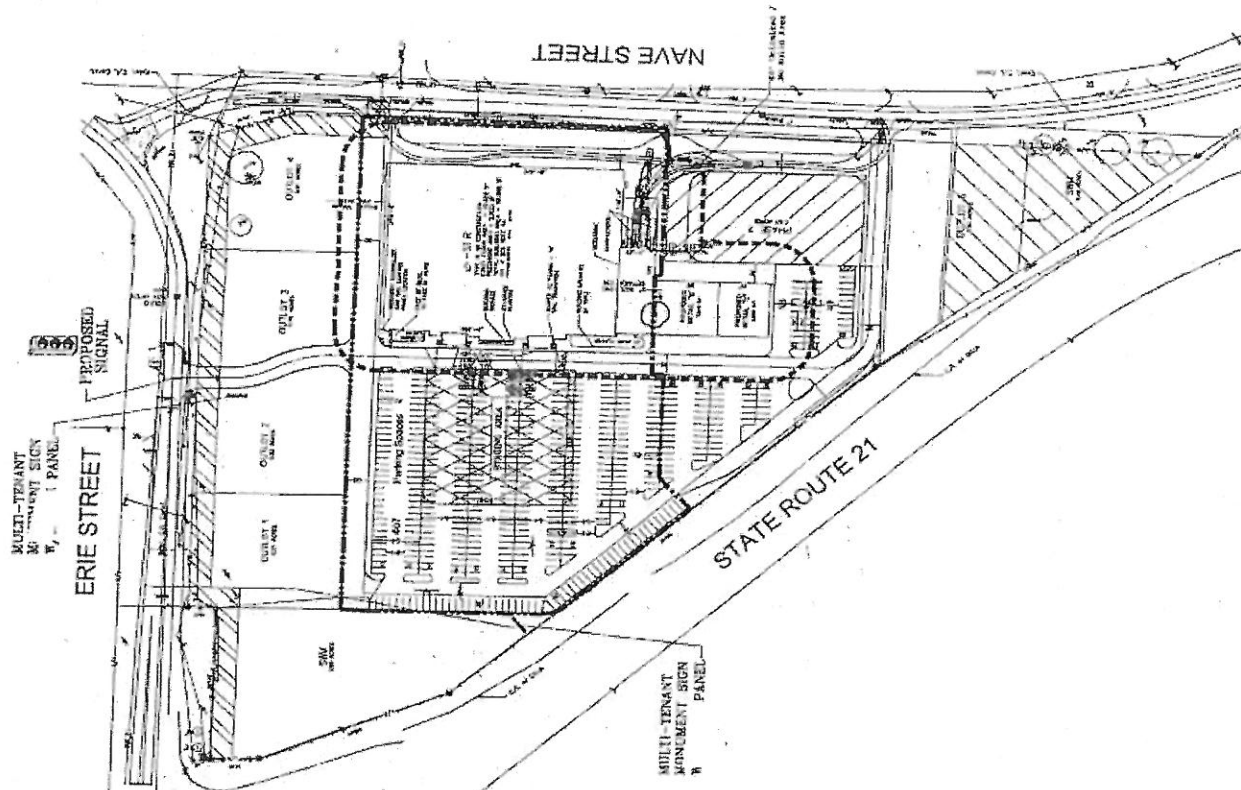
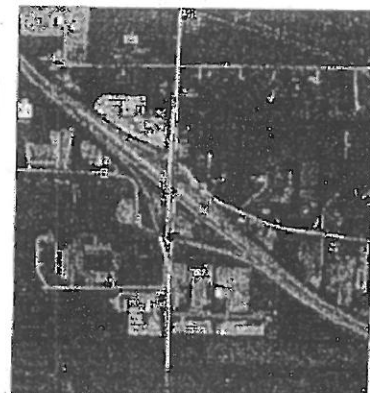
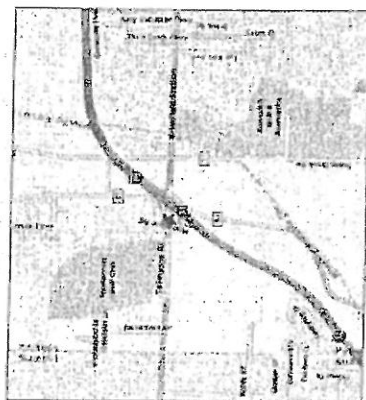
Zone Change From: I-1 Light Industrial

Zone Change To: B-3 General Business

Applicant: City of Massillon

Proposed Use: Construction of a commercial shopping center



[illegible]

CONCEPTUAL SITE PLAN

CONCEPTUAL SITE PLAN

CONCEPTUAL SITE PLAN

LOCATION:
SEQ S.R. 21
& Erie Street
Massillon, OH

Massillon, OH
8 Erie Street

HO, uo[[[SS]]]

HO, uo[[[SS]]]

GRAPHIC SCALE

REQUIRED SHEET
SIZE: 24" X 36"

REQUIRED SHEET
SIZE: 24" X 36"

PROJECT #	100
DATE	12-07-09
PREPARED BY	MS
CHECKED BY	TT
PROJECT #	28
DATE PLAN	73

SDC Name/Logo

Address
Address
Phone/Fax

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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PROPOSED AMENDMENT TO

~~CHAPTER 1187, SUPPLEMENTAL~~ CHAPTER 1187, *Supplemental* *Zoning Regulations*

~~CHAPTER 1187, SUPPLEMENTAL~~ DEFINITIONS

~~CHAPTER 1187, SUPPLEMENTAL~~
Chapter 1187.151
"SMALL WIND ENERGY SYSTEM: A wind energy conversion system consisting of a wind turbine, a tower, and associated control or conversion electronics, which has a rated capacity of not more than ~~100~~ ¹⁵⁰ kW and which is intended to reduce on-site consumption of utility power.

- NACELLE: The enclosure located at the top of a wind turbine tower that houses the gearbox, generator and other equipment.
- POWER CENTER: Serves as the central connection point for the electrical components in the system and provides a number of necessary control functions.
- ROTOR: The rotating part of a turbine, including the blades.
- TOWER: The support structure, including guyed, monopole and lattice types, upon which a wind turbine or other mechanical device is mounted.
- TOWER HEIGHT: The height of the tower, measured from the natural grade surrounding the support pad to the tip of the blade in a vertical position along the vertical axis of the tower.
- WIND TURBINE: A device that converts kinetic wind energy into rotational energy that drives an electrical generator. A wind turbine typically consists of a tower, nacelle body, power center and a rotor with two or more blades."

~~CHAPTER 1187, SUPPLEMENTAL~~ GENERAL STANDARDS AND SPECIAL PROVISIONS

~~CHAPTER 1187, SUPPLEMENTAL~~ SUPPLEMENTARY REGULATIONS

~~CHAPTER 1187, SUPPLEMENTAL~~ SMALL WIND ENERGY SYSTEMS

It is the purpose of this regulation to promote the safe, effective and efficient use of small wind energy systems installed to reduce the on-site consumption of utility supplied electricity. A small wind energy system may be permitted in any zoning district as a conditionally permitted use.

No person shall cause, allow or maintain the use of a small wind energy system without first having obtained a conditional zoning certificate from the Board of Zoning Appeals.

Application for a conditional zoning certificate shall be submitted to the ~~zoning inspector and~~ forwarded to the Board of Zoning Appeals in accordance with ~~Article XI, Conditional Zoning Certificates.~~

Chapter 112A.



DISTRICT REGULATIONS

Small wind energy systems shall be permitted in the following districts: R-1 through R-4 One-Family Residential, R-T Two-Family Residential, RM-1 and RM-2 Multiple Family Residential, I-1 Light Industrial, I-2 General Industrial, A-1 Agricultural and A-2 General Agricultural.

 Small wind energy systems shall meet the following requirements:

- a. Primary purpose shall be to provide power for the principal and accessory uses of the property and not for the generation of power for commercial purposes.
 - b. Minimum lot size of two (2) acres.
 - c. One small wind energy system tower per lot or parcel.
 - d. Small wind energy system shall be located only in the rear yard area.
 - e. Maximum height shall be 80 feet, measured from the natural grade surrounding the support pad to the tip of the blade in a vertical position measured along the vertical axis of the tower.
 - f. Minimum setback from all property lines, structures, and above ground utility lines shall be no less than 110 percent of the tower height.
 - g. Anchor points for guy wires for the tower shall be located no closer than 25 feet to
- 

the property lines and not on or across any above ground electric transmission or distribution lines.

- h. Minimum height from the base of the tower to the lowest part of the blade tip or rotor system shall be 12 feet.
- i. Tower and blade color shall be white or light gray.
- j. Lighting of the tower for aircraft and helicopter shall conform with Federal Aviation Administration standards for wattage and color, when applicable.
- k. The tower shall have either:
 - 1. Tower climbing apparatus located no closer than 12 feet to the ground level at the base of the structure;
 - 2. A locked anti-climb device installed on the tower; or
 - 3. Shall be completely enclosed with a locked fence at least six feet in height to prevent uncontrolled access from unauthorized personnel.
- l. A sign shall be posted at the base of the tower warning of electrical shock or high voltage.
- m. An automatic braking, governing or feathering system shall be required to prevent uncontrolled rotation.
- n. All small wind energy systems must separately comply with ~~Building Department~~ ^{Massillon} regulations (building mechanical, electrical, etc.).
- o. All small wind energy systems shall be installed, operated and maintained per the manufacturer's instructions, including compliance with Ohio EPA regulations regarding storage and disposition of batteries and other hazardous materials.
- p. No variance shall be issued for the placement of a small wind energy system so close to a property line that it may result in any portion of the system to overhang, cross, or otherwise extend beyond the property line at any time, whether erect or in the event the system should fall or be toppled.
- q. Decommissioning and Restoration. Any small wind energy system which has reached the end of its useful life or has been abandoned shall be removed. A small wind energy system shall be considered abandoned when it fails to operate for one year. The applicant shall include the following information regarding decommissioning of the project and restoring the site when submitting the application for a conditional zoning certificate:
 - 1. The anticipated life of the project;
 - 2. The estimated decommissioning costs in current dollars;
 - 3. The method and schedule for updating the costs of decommissioning and restoration;
 - 4. The method of ensuring funds will be available for decommissioning and restoration; and
 - 5. The anticipated manner in which the project will be decommissioned and the site restored.

r. Site Plan requirements shall include, but not be limited to:

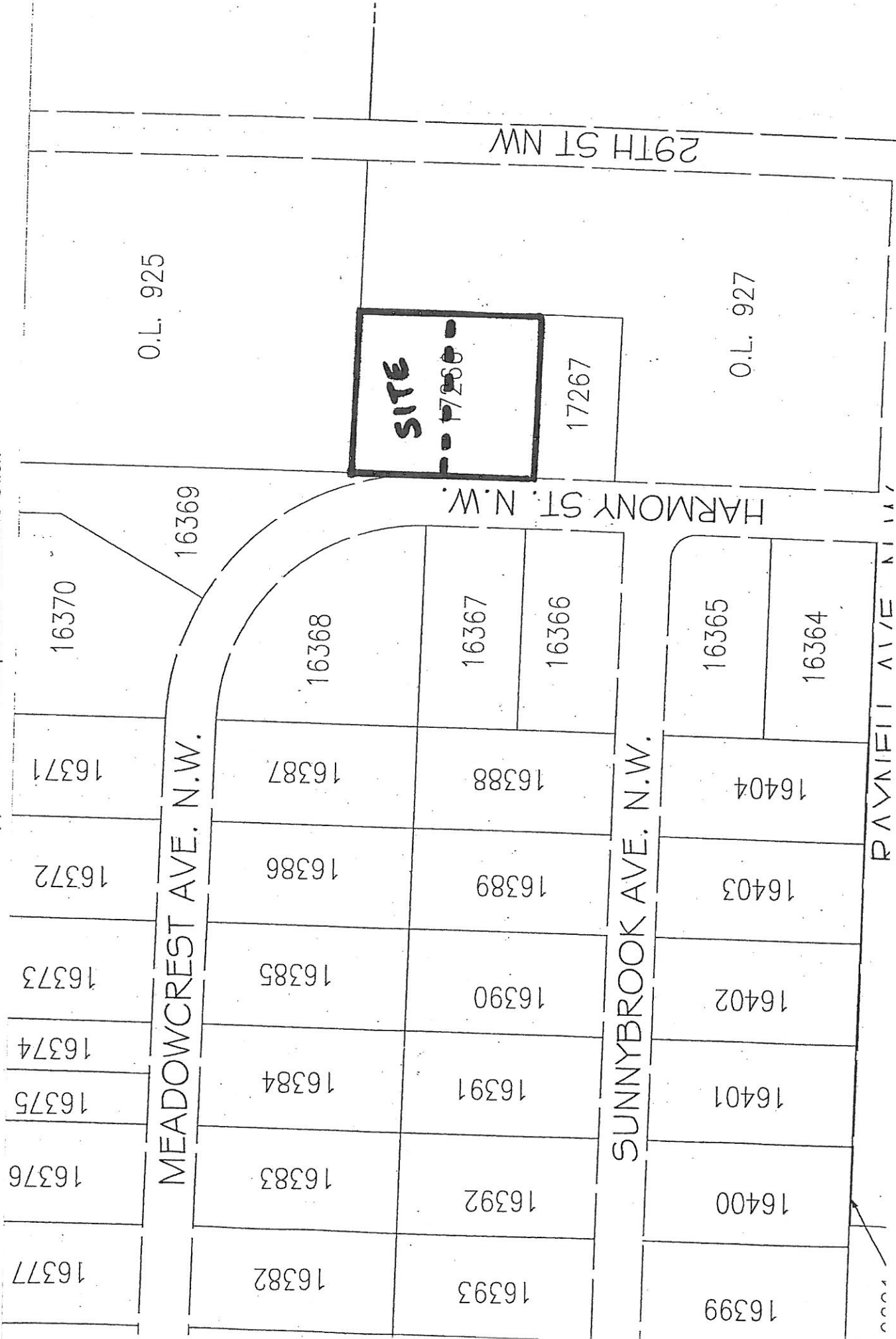
1. Property lines and physical dimensions of the site.
2. Location of small wind energy system tower, guy wires, setbacks from property lines, above- and under- ground utility lines, easements and any structures on the property. Also, show location of sewage treatment system, *if applicable*
3. Location of signage.
4. Elevation of the proposed small wind energy system tower.
5. Location of trees within a 100-ft. radius of the proposed small wind energy system.
6. Manufacturer's specifications, including make, model, and picture.
7. Scaled drawing prepared by a licensed engineer and/or surveyor, no smaller than 1" = 100'.

iy Street NW

6, located on the East side of Harmony Street NW, north of Raynell Ave. The request is to split the property into two proposed building lots. The property is zoned R-3 Residential.

Variance Request: Section 1177.01, frontage on a public street. 90 feet of frontage is required, applicant has 23.72 feet for the north lot, requiring a variance of 66.28 feet. The south lot meets the zoning requirements.

Joseph and Charlene Glick



VARIANCE REQUEST

I, Joseph Glick am requesting a variance on Parcel # 06-19378 Harmony St. NW. I would like to develop this parcel into two building lots. Please review the attached map for details.

Thanks for your consideration,

Joseph Glick

SURVEY VARIANCE PLAT

for

LOT 17266

PLATTED IMG #2008-02-27-0008591

CITY of MASSILLON

STARK Co. OHIO

OWNER JOSEPH & CHARLENE GLICK

IMG #2007-08-20-0045655

PARCEL #06-19379

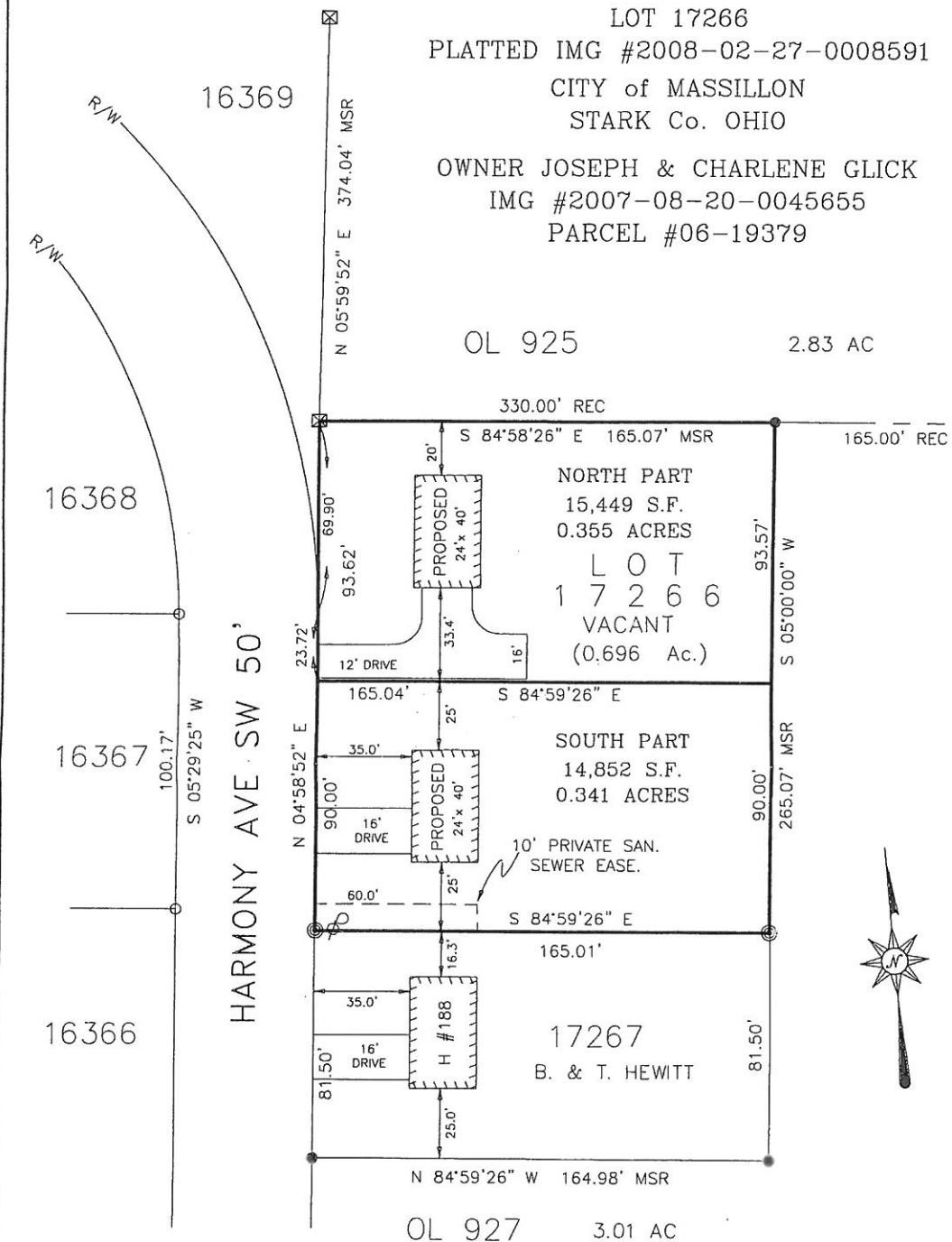
OL 925

2.83 AC

29th ST NW

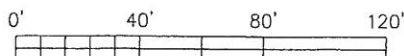
(GREENDALE AVE SW)

CENTERLINE



LEGEND

- IRON BAR W/ 7016 CAP FD
 - IRON PIPE FOUND
 - ⊙ #5 REBAR W/JLN 7349 CAP SET
 - ⊠ DISK MON IN CONC FD
- SCALE 1" = 40'



I HEREBY CERTIFY THIS PLAT ACCURATELY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN OHIO, PUBLISHED IN CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE.

Jerry L. Nichols 05/02/08
 JERRY L. NICHOLS DATE
 REGISTERED PROFESSIONAL SURVEYOR # 7349

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