



LAND DESCRIPTION
of

MASSILLON CITY ZONE CLASSIFICATION CHANGE REQUEST BY JAMES R.
GELLENBECK IN OUTLOT 324 AND GELLENBECK HEIGHTS ALLOTMENT NO. 1.

Change of R-1 single family to RM-1 multiple dwelling lying west of the centerline of Twenty-fourth street described as follows:-

Beginning at a point on the north line of Outlet 324 being also the south line of "Perfection Development Allotment" at the intersection with the center line of 24th Street, thence southerly along the center line projected along a curve to the right from a tangent bearing S 4° - 09' W having a radius of 175 feet for a distance of 150.6 feet, thence along a curve to the left of 175 feet radius a distance of 150.6 feet, thence S 2° - 07' W, 417.7 feet, thence along a curve to the left having a radius of 175 feet for a distance of 40.8 feet, thence along a curve to the right having a radius of 175 feet for a distance of 40.8 feet, thence leaving the center line N 87° - 53' W 130 feet, thence S 2° - 07' W, 100 feet to the north line of Harsh Avenue, thence along the north line of the Avenue N 87° - 53' W, 111.3 feet to the West line of Outlet 324, thence along said West line N 1° - 32' E, 865.1 feet to the north west corner of the Outlet and thence S 87° 47' E, 380.68 feet to the point of beginning.

Change of R-1 single family to R-T duplex dwelling in the Tracts 1 and 2 as follows:-

Tract 1

Beginning at the north east corner of lot 11617 in Gellenbeck Heights Allotment No. 1, thence along the north line of lot 11617 and across Kaylynn Street N 88° - 10' W, 190 feet to the north-east corner of lot 11616, thence along a chord of a 28 degree curve to the left N 9° - 05' W, 20 feet, thence N 88° - 10' W, 139.6 feet, thence along the west line of Gellenbeck Allotment S 2° - 07' W, 444.5 feet, thence N 87° - 53' W, 144.5 feet to the center line extension of 24th Street South East by the following 5 courses, first from a tangent bearing N 2° - 07' E along a curve to the left having a radius of 175 feet for a distance of 40.8 feet, thence along a curve to the right having a radius of 175 feet for a distance of 40.8', thence N 2° - 07' E, 417.7 feet, thence along a curve to the right having a radius of 175 feet for a distance of 150.6 feet, and thence along a curve to the left having a radius of 175 feet for a distance of 150.6 feet to the north line of Outlet 324, thence along the north line of the Outlet being also the south line of "Perfection Development Allotment" S 87° - 47' E, 266.32 feet, thence S 5° - 47' W, 203.15 feet, thence S 84° - 50' E 103.55 feet and thence S 5° - 47' W, 129.3 feet to the point of beginning.

Tract 2

Being all of Lots 11620, 11621, 11622, and 11623 in the Gellenbeck Heights Allotment No. 1.

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Tract 2

Being all of Lots 11620, 11621, 11622, and 11623 in the Gellenbeck Heights Allotment No. 1.

PERFECTION DEVELOPMENT ALLOTMENT

S 87°-47'E

380.68'

266.32'

N

R M-1 ZONE CLASSIFICATION

R=175'

150.6'-60'-1

R=175'

R-T ZONE OF CLASSIFICATION

203.15'

S 84°-50'E

103.55'

129.3'

S 55°-47'W

N 88°-10'W

139.6'

190.0'

N 88°-10'W

11617

20' lg. Chord of
28° CV. LT. N 89°-05' W
11616

444.5'

S 2°-07'W

324

HAROLD AV.

GELLENBECK S. HEIGHTS ALLOTMENT NO. 1

KAYLYNN

TRACT 2 OF R-T 60'

140.2'

11620

142.4'

11621

142.8'

11622

141.6'

11623

138.52'

61.99'

R=175'

130.0'

144.5'

N 87°-53'W

S 2°-07'W

100.0'

111.3'

N 87°-53'W

HARSH AVE. S.E.

TRACTS AFFECTED BY ZONE CLASSIFICATION
CHANGE REQUEST BY JAMES R. GELLENBECK
IN OUTLOT 324 AND GELLENBECK HEIGHTS ALLOT-
MENT NO. 1 IN THE CITY OF MASSILLON, STARK
COUNTY, OHIO. Scale: 1"=100 Ft. Dr. By: M. J. Ater 5-22-72.

PETITION FOR ZONING CHANGE

CITY OF MASSILLON, OHIO

TO WHOM IT MAY CONCERN:

I intend to make application to change the property described below from R-1 single family zone to R-T duplex east of proposed -24th Street, S.E.; and RM-1 multiple dwelling west of proposed -24th Street, S.E., Massillon, Ohio, all as shown on the preliminary drawing.

The property is located in the city of Massillon adjacent to Harsh Avenue S.E. and Kaylynn Street S.E. on the south side and -24th Street, S.E. on the north side. The property is recorded as P.T. O.L. 324 and Gellenbeck Heights No. 1.

A preliminary plat dated January 1972 identified as Gellenbeck Heights No. 2 P.T. O.L. 324 has been submitted and accepted by the City of Massillon Planning Commission insofar as their requirements as stated in Ordinance No. 35-1963. Chapter 16: Minimum plat requirements 1116.01 Preliminary plats. This drawing is on file at their office.

It is required that a petition be filed in support of this application signed by the owners of a majority of the properties lying within the area sought to be changed, and by the owners of all properties within 200 feet of any part of the area sought to be changed.

The following parcels of land, the owners and addresses thereof are as they appear on the County Auditor's current tax list or the Treasurer's mailing list.

(To be completed by Applicant)

The signatures listed below indicate support of this application for zoning change.

Lot No.	Owner of Property	Address of Owner	Owner's Signature	Date Signed
116105	MR. & MRS. J. BRIAN MURRAY	375 KAYLYNN ST. S.E.	J. Brian Murray Chillette M. Murray	2-28-72 2-28-72
11616	MR. & MRS. JAMES T. MURRAY	369 KAYLYNN ST. S.E.	James T. Murray Mary T. Murray	2-28-72 2-28-72
11619	MR. & MRS. JAMES R. DOUGHERTY	504 KAYLYNN ST. S.E.	James R. Dougherty Doreen L. Dougherty	2-28-72 2-28-72
11618	MR. & MRS. JACK E. BROWN	374 KAYLYNN ST. S.E.	Jack E. Brown Dorrie M. Brown	2-28-72 2-28-72
11617	MR. & MRS. RALPH E. BUGG	368 KAYLYNN ST. S.E.	Ralph E. Bugg Mary L. Bugg	2-29-72 2-29-72
11611	MR. STEVE ALEKSICH	519 KAYLYNN ST. S.E.	Steve Aleksich	2-29-72
	MR. & MRS. DONALD R. NORRIS	2356 HARSH AVE. S.E.	Louise Norris Donald R. Norris	2-29-72 2-29-72
	MR. & MRS. BLAIN WILLIAMS	2408 HARSH AVE. S.E.	Blain Williams Helen E. Williams	2-4-72 2-4-72
	MR. & MRS. ROBERT J. RANKL	339-25TH ST. S.E.	Robert J. Rankl Harvey Rankl	2-4-72 2-4-72

CITY OF MASSILLON, OHIO

Lot No.	Owner of Property	Address of Owner	Owner's Signature	Date Signed
	MR. & MRS. HOWARD E. ALLENSWORTH	329 - 25TH. ST. S.E.	Howard E. Allensworth	3/1/72
	MR. & MRS. RICHARD J. RUTLEDGE	329 - 25TH. ST. S.E.	Edna G. Allensworth	3-4-72
	MR. & MRS. ALEX R. DOTTAVIO	349 - 25TH ST. S.E.	Richard J. Rutledge	3/5/72
	MR. & MRS. A. J. HAMILTON	375 - 25TH. ST. S.E.	Patsy J. Rutledge	3/5/72
	MR. & MRS. MARLIN L. SCOTT	375 - 25TH. ST. S.E.	Alex P. Dottavio	3/5/72
	MR. & MRS. GEORGE H. SCHAEFFER	371 - 25TH. ST. S.E.	James P. Dottavio	3-6-72
	MR. & MRS. JERRY LINT	2402 HARSH AVE. S.E.	Brown J. J. Hamilton	3/6/72
	MR. & MRS. RICHARD L. WOLF	365 - 25TH. ST. S.E.	George H. Schaeffer	3/6/72
	MRS. ANITA OBERLIN	2362 HARSH AVE. S.E.	Alice H. Schaeffer	3/6/72
	MR. REX L. PORTER	523 - 25TH. ST. S.E.	Jerry A. Lint	3/6/72
	MR. & MRS. I. L. MACKLEY	511 - 25TH. ST. S.E.	Richard L. Lint	3/6/72
L. 326	MR. CHARLES F. SHEARN, JR.	505 - 25TH. ST. S.E.	Anna M. Wolfe	3/7/72
9	MR. CHARLES F. SHEARN, JR.	517 - 25TH. ST. S.E.	Anta Oberlin	3/7/72
	MR. & MRS. BERT BLACKFORD	319 UNDERHILL DR. S.E.	Rex L. Porter	3/8/72
313	EVANS ENTERPRISES INC.	319 UNDERHILL DRIVE S.E.	Ann L. Mackley	3/8/72
		P.T. OL 326 319 UNDERHILL DR. S.E.	Lula J. Mackley	3/8/72
		319 UNDERHILL DRIVE S.E.	Charles F. Shearn Jr.	3/8/72
		2444 HARSH AVE. S.E.	Charles F. Shearn Jr.	3/8/72
		743 FADEBIPS RD. N.E.	Bert Blackford	3/8/72
		2405 HARSH AVE S.E.	John Evans, Pres.	3-14-72
			Ralph C. Tabellion	
			Mary R. Tabellion	
4 13465 7 13466 0 13476	Perfection Developers Inc	3250-Mahoning RD. N.E. Canton Ohio	Ray C. Dwyer	3/15/72
4 2 11612 1 11622	JAMES R. GELLENBECK	3240 ALABAMA AVE. SOUTH DALTON OHIO 44618	James R. Gellenbeck	3/8/72

VERIFIED BY APPLICANT

DATE 3/16/72

2. A parcel of land in Massillon, Ohio, described as follows:

Known as and being a part of Outlot No. 324 in said City according to the present enumeration of lots therein, and being more fully described as follows: Beginning at an iron pin on the North line of Harsh Avenue, S. E., North 87 degrees 53 minutes West 285.0 feet from an iron pin at the intersection of the North line of Harsh Avenue, S. E., and the West line of 25th Street, S. E., said point being the true place of beginning of the parcel herein described; thence continuing North 87 degrees 53 minutes West 50.0 feet to an iron pin; thence North 2 degrees 07 minutes East 100.0 feet to an iron pin; thence North 87 degrees 53 minutes West 230.0 feet to an iron pin; thence South 2 degrees 07 minutes West 100.0 feet to an iron pin on the North line of Harsh Avenue, S. E.; thence North 87 degrees 53 minutes West along the North line of Harsh Avenue, S. E., 50.0 feet to an iron pin; thence North 2 degrees 07 minutes East 100.0 feet to an iron pin; thence North 87 degrees 53 minutes West 110.0 feet to an iron pin; thence South 2 degrees 07 minutes West 100.0 feet to an iron pin on the North line of Harsh Avenue, S. E.; thence North 87 degrees 53 minutes West 111.3 feet along the North line of Harsh Avenue, S. E., to an iron pin at its intersection with the West line of Outlot No. 324; thence North 1 degree 32

minutes East along the West line of Outlot No. 324, 865.1 feet to an iron pin on the Northwest corner of said Outlot; thence South 87 degrees 47 minutes East along the North line of Outlot No. 324, 647.0 feet to an iron pin; thence South 5 degrees 47 minutes West 203.15 feet to an iron pin; thence South 84 degrees 50 minutes East 103.55 feet to an iron pin; thence South 5 degrees 47 minutes West 249.30 feet to an iron pin on the North line of a proposed 50 foot street; thence South 88 degrees 10 minutes East 150.0 feet along said North line to an iron pin on the West line of 25th Street, S. E.; thence South 5 degrees 47 minutes West 50.0 feet along the West line of 25th Street, S. E., to an iron pin; thence North 88 degrees 10 minutes West along the South line of said 50 foot proposed street 287.4 feet to an iron pin; thence South 8 degrees 27 minutes West 51.29 feet to an iron pin; thence South 87 degrees 53 minutes East 139.8 feet to an iron pin; thence South 5 degrees 47 minutes West 249.89 feet to an iron pin; thence North 87 degrees 53 minutes West 138.52 feet to an iron pin on the East line of a proposed 50 foot street; thence South 2 degrees 07 minutes West 55.0 feet along the East line of said proposed street to the place of beginning, containing 13.45 acres.

The above described real estate includes Gellenbeck Heights No. 1 as set out on Plat recorded in Volume 32, page 167 of the Stark County Plat Records, and also includes Kaylynn Street, S. E., Massillon, Ohio, and part of Harold Avenue, S. E., Massillon, Ohio

Excepting therefrom Lots No. 11611, No. 11613, No. 11615, No. 11616, No. 11617, No. 11618, No. 11619 in Gellenbeck Heights No. 1 in the City of Massillon, Ohio; said Lots being heretofore sold.

Calc. of £ 24th St. Projection (60' wide)

126.09
94.64
130.00
30.00
380.68

~~724.67~~
380.68

343.51

$$\begin{array}{r} 647.0 \\ 380.68 \\ \hline 266.32 \end{array}$$

N 87°53'W - 130.0
03673 99552

N S E W
4.80 129.91

5 2° 07' N - 100.00' -
99932 03693

N 87°53W 111.30'
03693 99932'

N 1° 32' E · 865.1 ·
99964 02676 ·

S 87°47'E 380.68
03868'9925'

S. 11th 49 W. 775.47
97882

$$14.72 \div 436.9$$
$$.03369 = 1^{\circ}56'$$

90
91-56

$S 87^{\circ} 47' E = 92^{\circ} - 13' Az$
 $184^{\circ} - 09'$

587253E 473.08
03693 99932

S 35° 47' W 357.8
9949/10077

N 87° 33' W 565.0
03693 99932

20 07'E 100.0
99932 03693

5 87253E 1145
03693 99932

N 2° 13' E 257.05
99925

USE N 22-07'E

N 5 2
17.47 472.76

255.98

20.87

99.93

4,23 114,42

256,86

.03858 9491

175.0' Radius

130.0
N 87° 53' 14"

144.5

19.5

N 87°-53'W

