

Jackson Township Board of Zoning Appeals
March 12, 2026

Members Present: Patrick Snyder
Jared Singer
Debbie Busby
Alex McArthur
Nick Young-Alternate
Zoning Inspector: Joni Poindexter

Absent Members: Randy Alexander
Steve Gosney-Alternate

5:00 PM Appeal 20260036 – Brian Koons, 3303-20th St. NW, Canton, Ohio 44708 agent for William & Jennifer Wilson, 5844 Walbrook NW, Canton, Ohio 44718 requests a variance for a 10 ft. front and a 5 ft. rear setback for existing dwelling with addition where a 40 ft. front and a 15 ft. rear setback is required per Art. IV Sect. 401.6 of the zoning resolution. Property located at 5844 Walbrook NW, Sect. 14 NW Jackson Twp. Zoned R-1.

Mr. Singer read the file application and contents of the file into the record.

Mr. Singer asked Ms. Poindexter to explain the reason for the variance request.

Ms. Poindexter explained that the existing home is at a legal non-conforming 10 ft. front and 5 ft. rear setback. They would like to add an addition to the existing dwelling that would be at a 20 ft. front setback and a 9 ft. rear setback, which is a greater setback than what currently exists. Although the new addition would be at a 20 ft. front and 9 ft. rear setback, the variance includes the existing dwelling to eliminate a non-conforming setback.

Mr. Singer noted that no one was present in the audience to speak in favor of or in opposition to the appeal therefore Mr. Singer closed the hearing to public input.

Mr. Singer stated that he had no issue and the variance as it will bring the existing dwelling into compliance and the addition is going no closer to the property line than the existing structure.

Mr. Young and Ms. Busby stated that they concurred with Mr. Singer.

Mr. Snyder stated he thought one of the practical difficulties was the lot size and he had no issue with the variance.

Mr. Singer stated the lot is long and thin and believes the spirit and intent of the zoning resolution has been met.

Mr. Young made a motion to approve appeal # 20260036 as requested.

Ms. Busby seconded the motion.

The vote was: Mr. Snyder-yes, Mr. Singer- yes, Ms. Busby-yes, Mr. McArthur-yes, and Mr. Young-yes.

5:15 PM Appeal 20260086 – Ty Hilbert 4565 Brunnerdale NW, Canton, Ohio 44718, property owner, requests a variance to rebuild an existing garage at the current 3 ft. setback by utilizing the existing foundation and adding additional square footage in which the finished garage will be 1,080 sq. ft. where 10 ft. is required per Sect. 401.10 of the zoning resolution. Property located at 4565 Brunnerdale NW, Sect. 27NE, zoned R-R.

Mr. Singer read the file application and contents of the file into the record.

Mr. Singer asked Ms. Poindexter to explain the reason for the variance request.

Ms. Poindexter explained that the garage currently exists at a legal non-conforming setback. The applicant is requesting to be able to tear down the existing garage and add some additional square footage. He would like to keep the garage in the existing location. The existing garage is at a 3 ft. setback from the side property line. Due to the angle of the lot line the addition would be at a 5 ft. setback in the rear so the additional square footage for the garage would be further away from the property line than the existing structure and the variance would eliminate a non-conforming use.

Mr. Singer noted that no one was present in the audience to speak in favor of or in opposition to the appeal therefore the hearing was closed to public input.

Mr. Young asked why they would utilize the existing foundation.

Ms. Poindexter explained per the applicant they did not want to have to tear it as it is at the end of the driveway. The granting of the variance would allow the garage to be built at its current location and eliminate a non-conforming setback.

Mr. Singer stated there are answers to the criteria in the file, and he believes the conditions have been met. He has no issue with the request.

McArthur concurred with Mr. Singer.

Mr. Snyder stated that he is fine with the variance due to there is an existing garage already there.

Mr. Snyder made a motion to approve appeal # 20260036 as requested and Mr. McArthur seconded the motion.

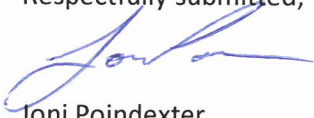
The vote was: Mr. Snyder-yes, Mr. Singer- yes, Ms. Busby-yes, Mr. McArthur-yes, and Mr. Young-yes.

Mr. Snyder made a motion to approve the meeting minutes and transcript from the February 12, 2026 meeting and Ms. Busby seconded the motion.

The vote was: Mr. Snyder-yes, Mr. Singer- yes, Ms. Busby-yes, Mr. McArthur-yes, and Mr. Young-yes.

Being no further business Mr. Singer adjourned the meeting.

Respectfully submitted,



Joni Poindexter
Jackson Township Zoning Inspector

**JACKSON TOWNSHIP BOARD OF ZONING APPEALS
CONCLUSIONS OF FACT
APPEAL #20260036**

Upon the hearing, the Board determined that the variance would allow for a 10 ft. front and a 5 ft. rear setback for existing dwelling with addition where a 40 ft. front and a 15 ft. rear setback is required per Art. IV Sect. 401.6 of the zoning resolution. Property located at 5844 Walbrook NW, Sect. 14 NW Jackson Twp. Zoned R-1.

Whereas, upon the Board determined:

 The non-conforming setback would be eliminated per the variance. The addition will be 10 ft. further back from the front property than the existing dwelling and 4 ft. further back from the rear lot line than the existing dwelling. The lot is long and narrow.

Whereas, the Board further:

Denied _____

Approved X

 The variance for a 10 ft. front and a 5 ft. rear setback for existing dwelling with addition.

Mr. Young motioned to approve the variance as requested.

Ms. Busby seconded the motion.

The vote was: Mr. Snyder-Yes
 Mr. McArthur-Yes
 Mr. Singer-Yes
 Ms. Busby-Yes
 Mr. Young-Yes



Chairman



Zoning Inspector, Joni Poindexter

**JACKSON TOWNSHIP BOARD OF ZONING APPEALS
CONCLUSIONS OF FACT
APPEAL #20260086**

Upon the hearing, the Board determined that the variance would allow an existing garage to be rebuilt at the current 3 ft. setback by utilizing the existing foundation and adding additional square footage in which the finished garage will be 1,080 sq. ft. where 10 ft. is required per Sect. 401.10 of the zoning resolution. Property located at 4565 Brunnerdale NW, Sect. 27NE, zoned R-R.

Whereas, upon the Board determined:

The new garage would be built on the same foundation as the existing garage and the and the additional square footage will be further away from the property line than the existing structure. The structure will be in compliance per the approve variance therefore eliminating the non-conforming setback.

Whereas, the Board further:

Denied _____

Approved X

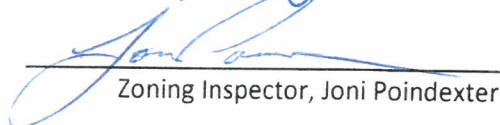
The variance for an existing garage to be rebuilt at the current 3 ft. setback by utilizing the existing foundation and adding additional square footage in which the finished garage will be 1,080 sq. ft.

Mr. Young motioned to approve the variance as requested.

Ms. Busby seconded the motion.

The vote was: Mr. Snyder-Yes
Mr. Singer-Yes
Ms. Busby-Yes
Mr. McArthur-Yes
Mr. Young-Yes


Chairman


Zoning Inspector, Joni Poindexter