

3111 Hilton St. NW
Massillon, Ohio 44646
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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 October 6, 2025 at 6:00 PM.

The following appeal case will be heard:

Case 10-25A Pat & Jennifer Zbuka, 6333 Fohl Rd SW., Navarre, OH 44662
Parcel #4300449

The applicant is seeking a variance for an accessory structure. Section 602.4 Accessory Building, Uses and Structures, Paragraph 3.

Case 10-25B Kevin J Hanlon, 4424 18th St NW., Canton, OH 44708
Parcel #4307478

The applicant is seeking a height variance for a residential fence. Section 602.9 Fences, Walls and Hedges

The maps and proposed applications will be available for examination starting Monday September 22, 2025, 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.

You have received this notice as an action on a neighboring property may impact your lands. This meeting is open to the public.

19th
CR# 2869

PERRY TOWNSHIP
BOARD OF ZONING APPEALS
APPLICATION

Cal.No. _____ A

Filed 9-11, 2025

BOARD OF ZONING APPEALS
PERRY TOWNSHIP
3111 HILTON ST. N.W.
MASSILLON, OHIO 44646

NOTICE: This application must be completed and returned with a nonrefundable fee of \$350 on or before the eleventh (11th) day of the calendar month.

Names and Addresses

Applicant KEVIN J. HANLON Address 4424 18TH ST N.W

Phone Number 330 479 0099 City CANTON State OH Zip 44708

Owner of premises affected KEVIN HANLON Address 4424 18TH ST N.W

Lessee of premises affected _____ Address _____

Premises affected are situated on the SOUTH side of 18TH ST N.W, and

Known as house number 4424, Parcel number 4307418, Lot number 156 w.h. #2
(Street)

QUESTIONNAIRE

(1) Has any previous application or appeal been filed with this board on these premises?

Yes _____ No ☒. If yes, When _____

(2) How long has the present owner held title to property under appeal? 20 yrs.

(3) Is there a school, church, or hospital in the same street-block, or within 200 feet of the premises in question? Yes _____ No ☒.

(4) Has court summons been served relative to this matter? Yes _____ No ☒.

(5) Is there any case pending in court involving the use of the premises or the ownership thereof?

Yes _____ No ☒. 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 ☒. Is there a petition pending? Yes _____ No _____.

(7) If petition is pending, indicate nature of proposed change.
_____.

(8) What is the approximate cost of the work involved by this application? \$

\$2000 = +\$350⁰⁰ FOR THE REQUEST

(9) Are there any restrictions of record by deed or otherwise which would prevent the proposed use of the premises? Yes _____ No ☒. If so, what are they? _____.

(10) Are you to be represented by an attorney in this matter? Yes _____ No ☒. 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.	W. MAURAKIS	1743 WHIPPLE AVE N.W.
B.	WHIPPLE REALTY (MARINO)	1723 WHIPPLE AVE N.W.
C.	1721 WHIPPLE L.L.C.	1721 WHIPPLE AVE N.W.
D.	R. SWEITZER	4425 17 TH ST. N.W.
E.	S. MONBORNE	4433 17 TH ST N.W.
F.	C. TOLSON	4440 18 TH ST N.W.
G.	J. KAGLEY 4445-4443-4435-4433	18 TH ST N.W.
H.	ST. JOSEPH CREDIT UNION	184 WHIPPLE AVE N.W.
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.

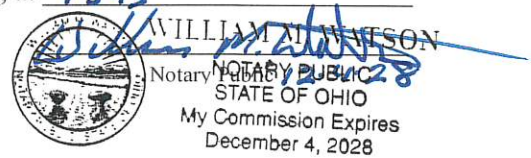
STATE OF OHIO }
STARK COUNTY } SS.

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

K. J. LD
Applicant to sign here

Sworn to before me this 11th day of SEPTEMBER, 2025, at 1345

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



▼ 4424 18th st nw X Q

Show search results for 4424 1...

1.12 AC

18TH ST NW

265.00

4424

PT 15

157

156

PT 154

PT 153

229.55

83.00

164.99

(180

229.46

90.36

(20

190

90.36

93.00

(200

190.0

93.00

93

84.00

230.00

83.00

230.00

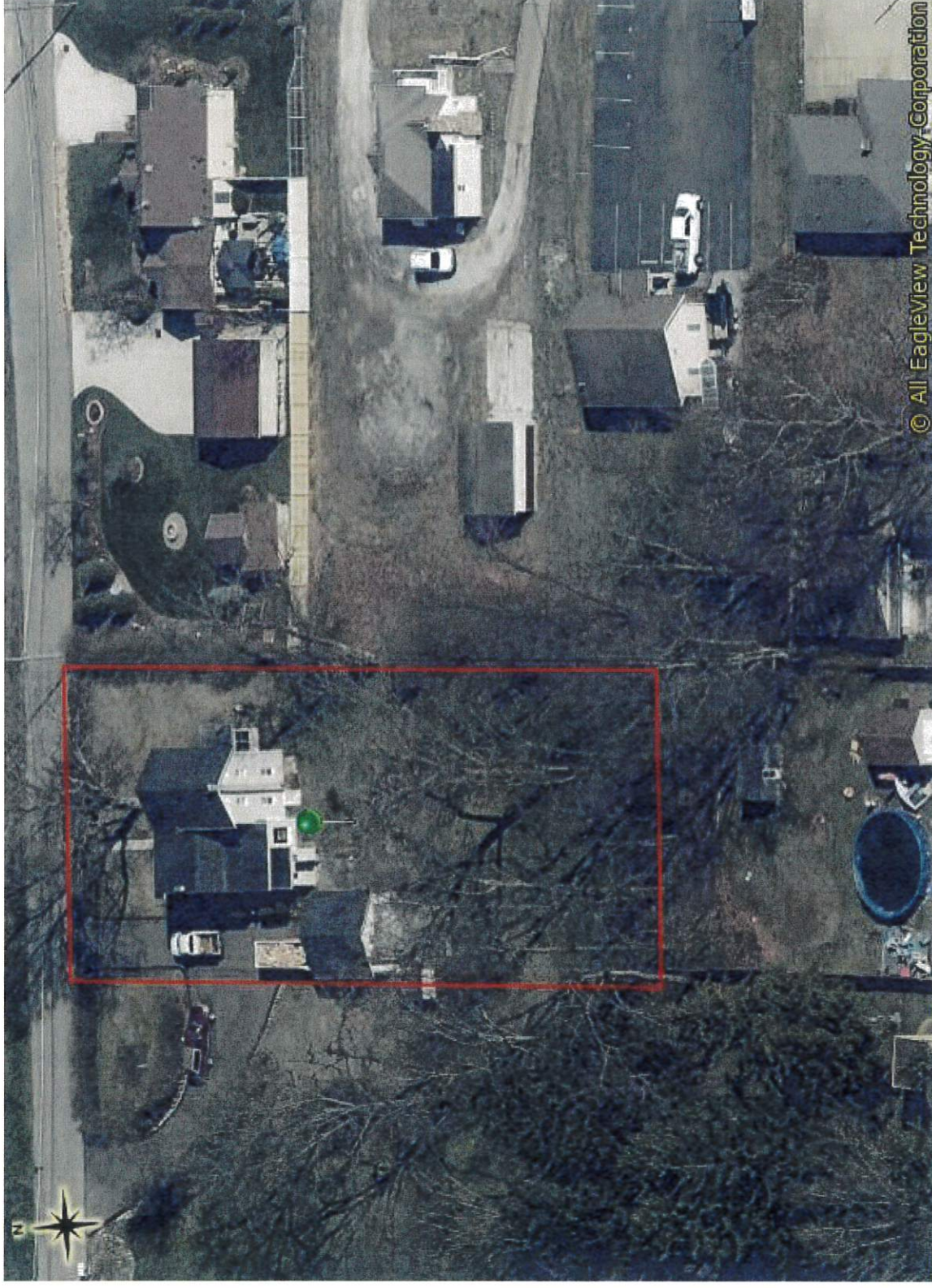
83.00

93.00

40ft

-81.425 40.818 Degrees

4424 18th St NW



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4424 18th St NW

Canton, Ohio



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