

3111 Hilton St. NW
Massillon, Ohio 44646
Phone: (330) 833-2141
Fax: (330) 833-2153

www.perrytwp.com
office@perrytwp.com



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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 May 5, 2025 at 6:00 PM.

The following appeal cases will be heard:

Case 05-25A Jon Williams Erie Ave SW Navarre, OH 44662
Parcel #4400274

The applicant is seeking two variances. The first is a 5 foot set back on the sides and rear of the parcel for the storage buildings. The second is for a Conditional Use for a second business use on the same parcel, known as a Planned Commercial Complex. Section 715.4 Yard Requirements (A-C). Section 711.2 (B)(3), Planned Commercial Complex, and Article XI Conditional Zoning Certificates, Section 1102, Subsection 122 (A-F).

The maps and proposed applications will be available for examination starting Friday April 25, 2025, at www.perrytwp.com. This application may also be viewed 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.

Jeff Whytsell, Township Zoning Inspector has prepared this notice to be published one time only, on or before April 28, 2025.

APPEAL FROM ORDER, REQUIREMENT, DECISION OR
DETERMINATION OF ZONING INSPECTOR

Cal.No. _____ A

Filed _____, 20 ____

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

NOTICE: This Appeal must be typewritten and filed within twenty (20) days of the date of the order, requirement, decision or determination, accompanied by necessary data.

Names and Addresses

Applicant Jon Williams Address 4570 Carmont Ave SW

Phone Number 330-701-2718 City Navarre State OH Zip 44662

Owner of premises affected Two One Storage LLC Address 4535 Eric Ave SW

Lessee of premises affected _____ Address _____

To the Board of Appeals:

I hereby appeal from the order, requirement, decision or determination of the Zoning Inspector,
dated: April 11th, 20 25.

Premises affected are situated on the W side of OF Eric Ave SW, and

Known as house number ^{incorrect} 4535, Parcel number 4400274, Lot number _____.

Attached hereto is a copy of the order, requirement, decision or determination rendered by the Zoning Inspector.

Notice of this appeal was filed with the Zoning Inspector on April 11th, 20 25.

Description of Case (Specify the grounds of the appeal.) Attach additional sheet if required.

Asking for 2 variance's
one would Be for a 5' set Back on all sides
of property.

Second would Be a variance for a second
Buisness use on The Front Half of property

QUESTIONNAIRE

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

Yes _____ No X. If yes, When _____

(2) How long has the present owner held title to property under appeal? N/A.

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

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

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

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

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

N/A.

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

Stage 1 2.50 K

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

(10) Are you to be represented by an attorney in this matter? Yes _____ No X. 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.	Pizza Oven	4571 Erie Ave SW
B.		4510 Erie Ave SW Narbonne 44662
C.	Shelly Materials Inc	8920 Canyon Falls Blvd Suite 1 Twinsburg, OH 44087
D.		Parcel # 10000829
E.	CJ Mac Enterprises LLC	7193 Sunset Strip NW North Canton, OH 44720
F.		
G.		
H.		
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.

Sworn to before me this 14th day of April, 2025, at Perry Twp, Massillon, OH

Jan Miller Jr
 Applicant to sign here

William M. Watson
 WILLIAM M. WATSON
 Notary Public
 NOTARY PUBLIC
 STATE OF OHIO
 My Commission Expires
 December 4, 2028

AFFIDAVIT OF OWNERSHIP

STATE OF OHIO }
 STARK COUNTY } SS. _____ being duly sworn, deposes and says that

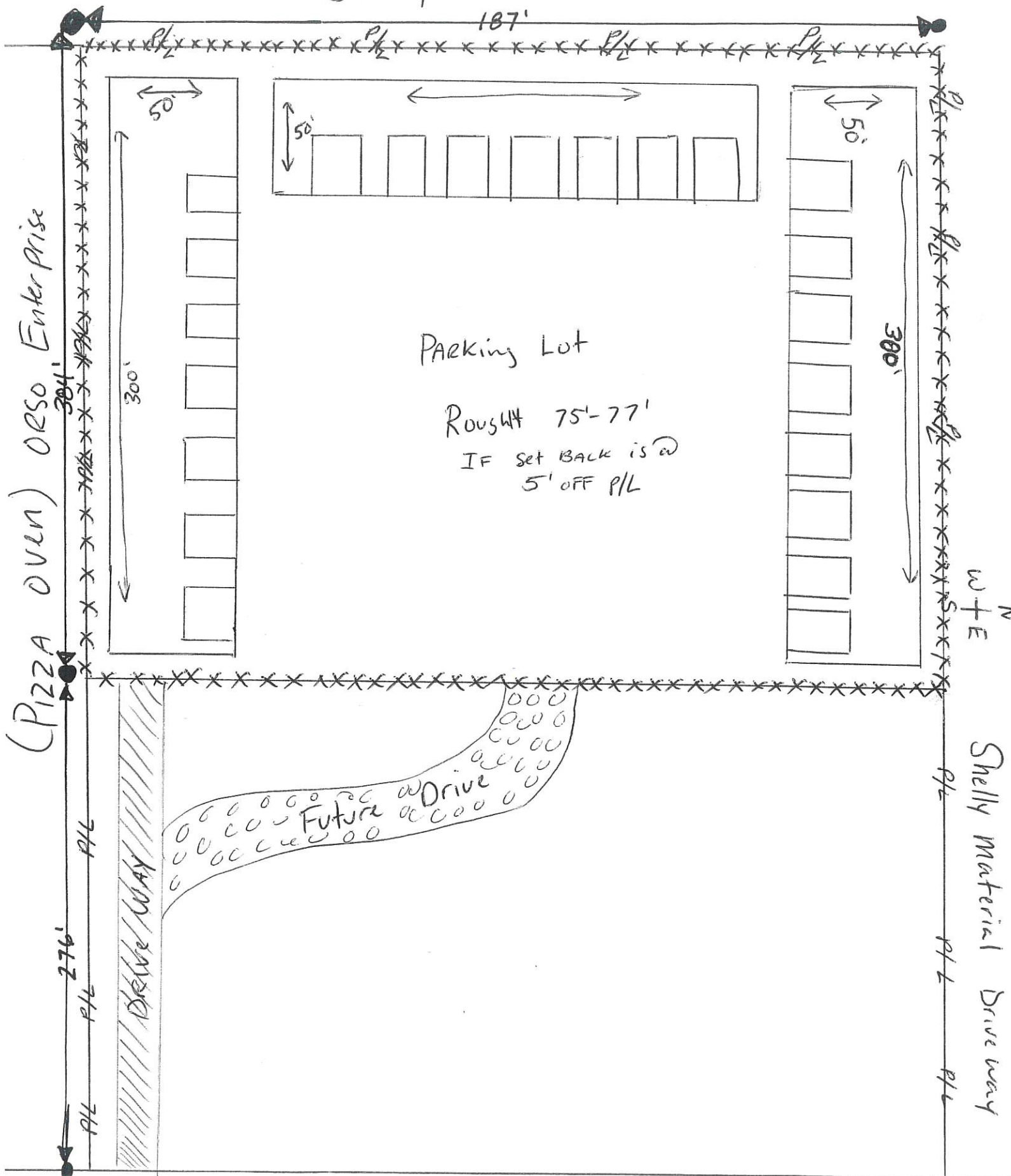
He resides at _____ in the City of _____, in the
 County of _____, in the State of _____, that he is the owner in fee of all that
 Certain lot, piece or parcel of land situated, lying and being in the Township of Perry, Stark County,

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

Shelly materials



Key

~~xxxxxxx~~ Existing Fence

~~P/L~~ ~~P/L~~ ~~P/L~~ Property Line

 Drive way

 Future Drive



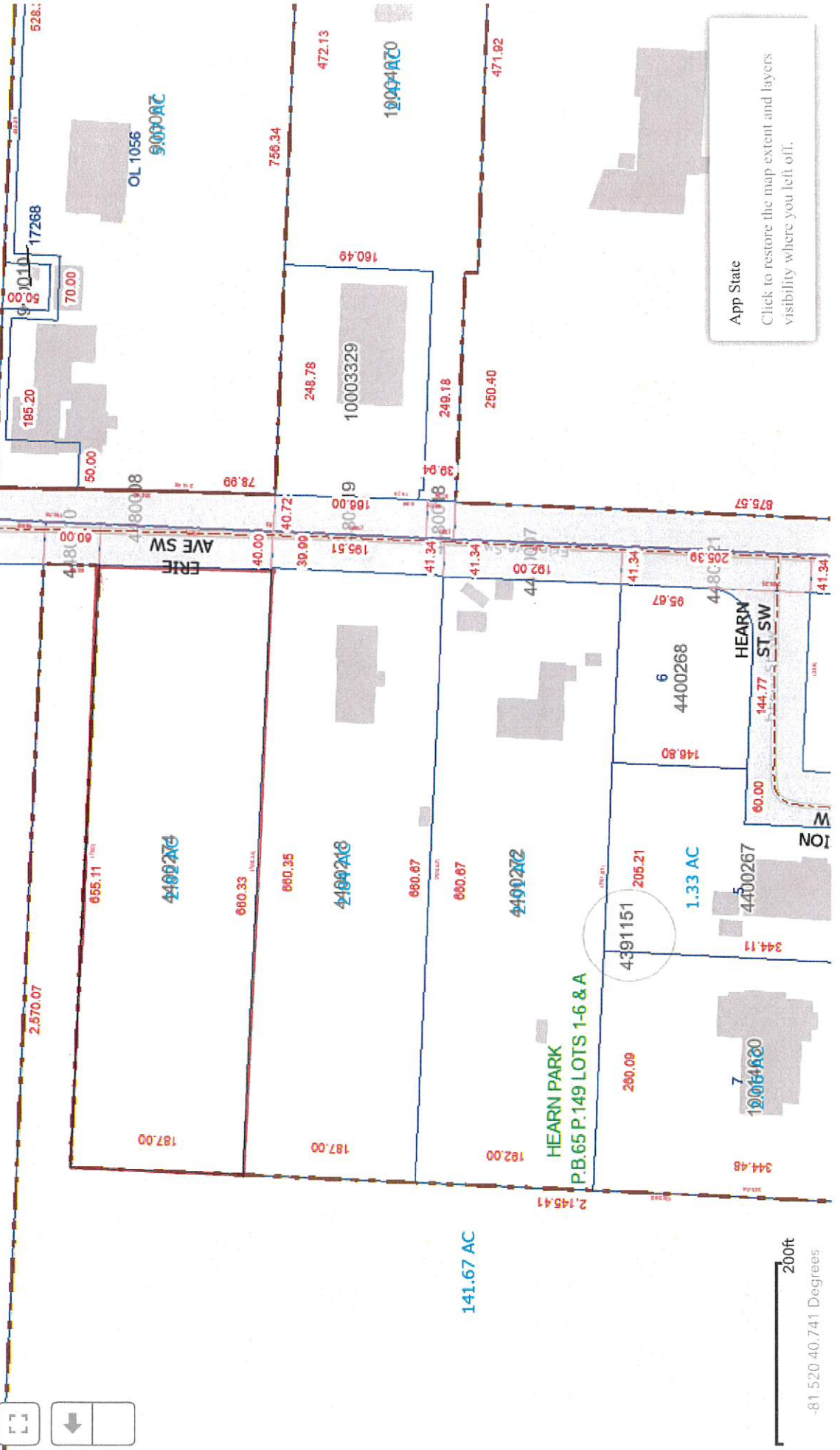
Stark County Auditor's Advanced Parcel Viewer

►	4400274	×	🔍
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Show search results for 4400274

333

43.36 AC



App State

Click to restore the map extent and layers visibility where you left off.

200ft
-81.520 40.741 Degrees

Pic #3



© All EagleView Technology Corporation



Pic #1



© All EagleView Technology Corporation

Pic #5

