

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 7, 2024, at 6:00 PM.

The following appeal case will be heard:

Case 10-24 James Jenkins 1437 Bordner Ave SW Canton, OH 44710

Parcel #4305569

Mr. Jenkins is seeking variances for two accessory structures. One is for the placement of a storage structure and the second is for the placement of a detached garage. Section 602.4 Accessory Building, Uses, and Structures, paragraphs one and two.

The maps and proposed application will be available for examination starting Tuesday October 1, 2024, 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.

Jeff Whytsell, Township Zoning Inspector has prepared this notice to be published one time only, on or before October 1, 2024. You are receiving this notice as a courtesy since your neighbor is applying for a project which may or may not affect your property. You are welcome to attend this meeting.

ZONING PERMIT DENIAL FORM

DATE: September 12, 2024

CASE NUMBER: 10-24

APPLICANT NAME: James Jenkins

ADDRESS: 1437 Bordner Ave SW Canton, OH 44710

The attached permit application has been denied by the Perry Township Zoning Inspector for the following reason (s):

ZONING SECTION: SECTION 602.4 ACCESSORY BUILDING, USES, AND STRUCTURES, PARAGRAPHS ONE AND TWO.

The proposed storage shed and detached garage do not conform with required side and rear yard setbacks.

Jeff Whytsell
ZONING INSPECTOR

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

received
SEP 25 2024

Cal.No. _____ A

Filed September 25, 20 24

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 JAMES JENKINS Address 1437 BORDNER AVE SW

Phone Number 330-244-7841 City CANTON State OH Zip 44710

Owner of premises affected same Address _____

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: _____, 20 ____.

Premises affected are situated on the West side of Bordner, and

Known as house number 1437, Parcel number 4305509, Lot number PT103.

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 September 25, 20 24.

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

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? 39
- (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? \$
_____.
- (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. <u>Douglas MarHese</u> owner of	<u>1433 Bordner Ave SW Canton 44710 1133, Massillon 44646</u>
B. <u>Richard Kryah</u>	<u>1436 Bordner Ave SW Canton 44710</u>
C. <u>Mariani Dante</u> owner of	<u>1446 Bordner Ave SW Canton 44710, 122 Saratoga Ave NW Canton 44708</u>
D. <u>Naylor Dreama</u>	<u>1449 Bordner Ave SW Canton 44710</u>
E. <u>Connie Phillips</u>	<u>1443 Bordner Ave SW Canton 44710</u>
F. <u>Barry Lippert</u>	<u>4979 15th St SW Canton 44710</u>
G. <u>Wanda Stiner</u> owner of	<u>1436 Saratoga Ave SW Canton 44710, 1302 Perry Ave SW Canton 44710</u>
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.

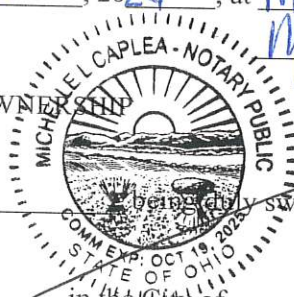
STATE OF OHIO }
 STARK COUNTY } SS.

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

[Signature]
 Applicant to sign here

Sworn to before me this 25 day of September, 2024, at Massillon OH 44647

[Signature]
 Notary Public



STATE OF OHIO }
 STARK COUNTY } SS.

AFFIDAVIT OF OWNERSHIP
 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

Profile

Parcel: 4305569

Values

JENKINS JAMES

1437 BORDNER AVE SW

Values History

Land Summary

Appeal Tracking

Sales

Tax Summary

Tax Detail

Tax Distribution

Special Assessments

Tax Estimator

Land

CAUV Application

Residential

Commercial

Outbuildings

Manufactured Homes

Sketch

Tax Map

Aerial Map

Pictometry

Line #	Land Type	Land Code	Square Feet	Acres	Rate	Market Land Value
1	F-FRONT FOOT	01 - HOUSE LOT	2,400	.06	.770	\$10,900
2	F-FRONT FOOT	01 - HOUSE LOT	3,300	.08	.770	\$14,400
Total:			5,700	.14		\$25,300

Land

1 of 2 >

Line #	1
Land Type	F - FRONT FOOT
Location Rating	3 - AVERAGE
Land Code	01 - HOUSE LOT
Square Feet	2,400
Acres	.06
Land Units	
Actual Frontage	20.0
Effective Frontage	20.0
Override Size	
Actual Depth	120
Table Rate	770.00
Override Rate	
Depth Factor	.8
Influence Factor 1	
Influence Code 1	
Influence Factor 2	
Influence Code 2	
NBHD Factor	.88147
Value	\$10,900
Exemption %	
Homesite Value	\$10,900

1 of 1

Actions

- Printable Summary
- Printable Version

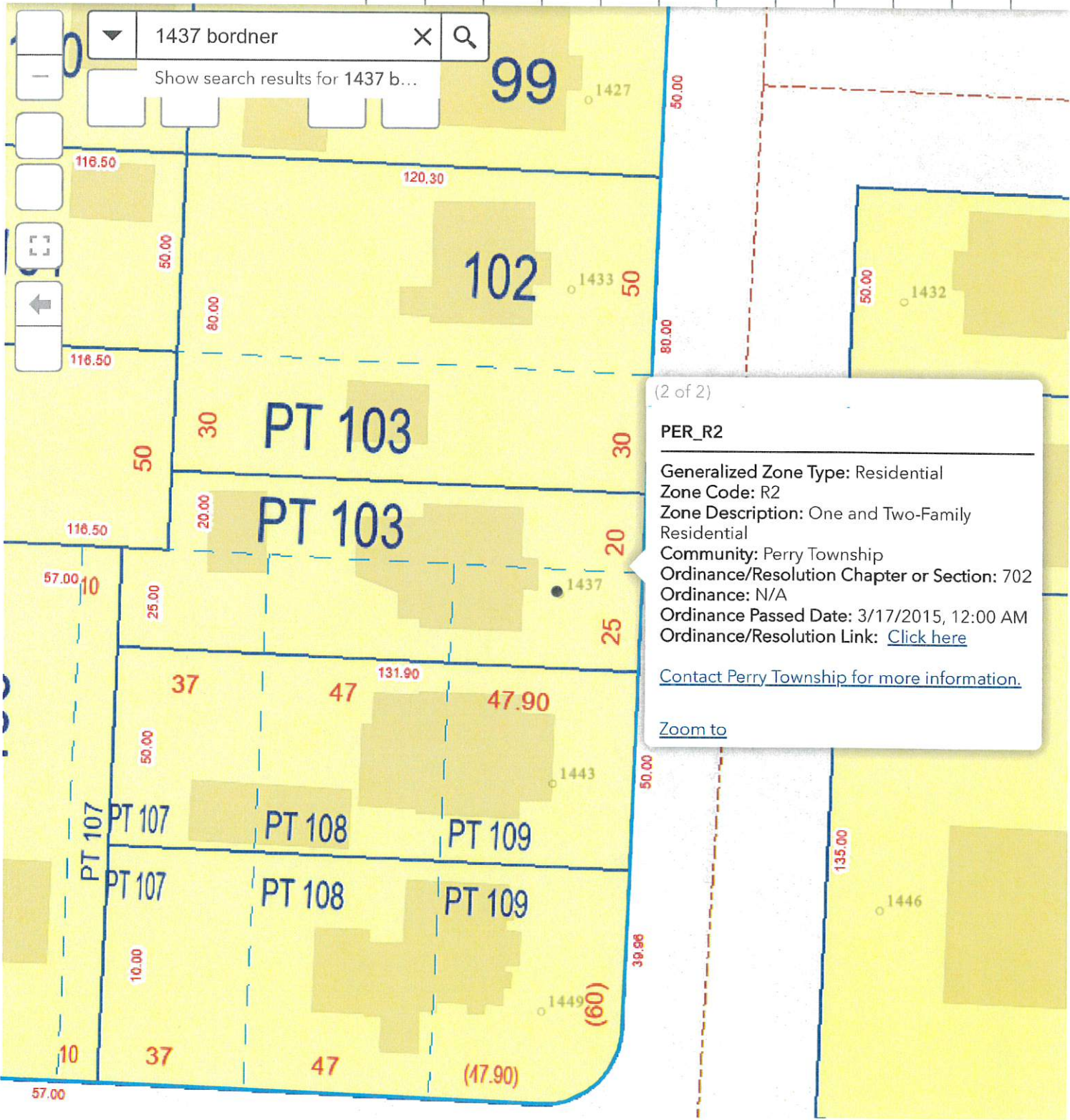
Reports

- Printable Tax Bill
- Residential PRC
- Commercial PRC

Go

Additional Information

- Printable Tax Bill
- Instructions



1437 bordner

Show search results for 1437 b...

(2 of 2)

PER_R2

Generalized Zone Type: Residential
Zone Code: R2
Zone Description: One and Two-Family Residential
Community: Perry Township
Ordinance/Resolution Chapter or Section: 702
Ordinance: N/A
Ordinance Passed Date: 3/17/2015, 12:00 AM
Ordinance/Resolution Link: [Click here](#)

[Contact Perry Township for more information.](#)

[Zoom to](#)



App State

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

1437 Bordner



1437 Bordner 1



