

3111 Hilton St. NW
Massillon, Ohio 44646

Phone: (330) 833-2141
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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 November 4, 2024, at 6:00 PM.

The following appeal case will be heard:

Case 11-24 Duane Fannin 2320 Brooklyn Ave SW Canton, OH 44706

Parcel #4317884

Mr. Fannin is seeking a two foot height variance on an existing residential wood privacy fence. Section 602.9 Fences, Wall and Hedges, paragraphs one and three.

The maps and proposed application will be available for examination starting Tuesday October 29, 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 29, 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.

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 Duane FANNIN Address 2320 BROOKLYN AVE S.W
Phone Number 330 744 8414 City CANTON State OH Zip 44706
Owner of premises affected Duane FANNIN Address 2320 BROOKLYN AVE S.W
CANTON, OH 44706
Lessee of premises affected Same Address _____

To the Board of Appeals:

I hereby appeal from the order, requirement, decision or determination of the Zoning Inspector,
dated: July 31, 20 24.

Premises affected are situated on the east side of Brooklyn Ave SW, and
Known as house number 2320, Parcel number 4317884, Lot number 1698.170

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 October 23, 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 . If yes, When _____

(2) How long has the present owner held title to property under appeal? 34

(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.

N/A

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

\$7700

(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.	Keith Gillilan	4870 Lyncrest St SW Canton 44706
B.	Dennis Gillilan	2313 Saratoga Ave SW Canton 44706
C.	Horatio Trener	2334 Brooklyn Ave SW Canton 44706
D.	Olga McCaulley	2333 Brooklyn Ave SW Canton 44706
E.	Stephanie McIntosh	2305 Brooklyn Ave SW Canton 44706
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.

Duane Fannin
 Applicant to sign here



Subscribed and sworn to before me this 23rd day of October, 2024, at Massillon, Ohio
 CHRISTINA R. WHITTENBERGER
 Notary Public, State of Ohio
 My Commission Expires
 09/12/2028

Christina Whittenberger
 Notary Public

AFFIDAVIT OF OWNERSHIP

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

He resides at 2320 Brooklyn Ave SW in the City of Canton, in the County of Stark, in the State of Ohio, 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

Fee: \$ _____

OCT 23 2024

DENIED

Permit No. 7202 E 2 100

ZONING PERMIT (FENCE)
PERRY TOWNSHIP ZONING DEPARTMENT
3111 HILTON STREET, N.W. MASSILLON, OHIO 44646
PHONE (330) 833-2141 FAX (330) 833-2153

OCT 23 2024

RESIDENTIAL RETAIL COMMERCIAL INDUSTRIAL

E-Mail Address: DUANE.FANNIN@NEW1212@ATT.NET Date: 1 / 124
Name of Applicant: DUANE FANNIN Phone: 330 704 8414
Address: 2320 BROOKLYN AVE SW Parcel #: 4317884
Name of Lot Owner: DUANE FANNIN Lot # 1693170
Address of Premises: 2320 BROOKLYN AVE SW CANTON OH 44706
Application is hereby made to: (Description of work) CONSTRUCT AND INSTALL FENCING

Total Length: 202 feet Height: 8' Feet (at highest point)
Type of Fence: PRIVACY Approximate cost of work \$ 7700
Size of lot: 100 feet wide: 150 feet deep Area 15,000 sq. ft.

Location on Property, Height and Total Length of Proposed Fence:

FRONTS	Height	Length
SIDE	Height <u>8'</u>	Length <u>86'</u>
SIDE	Height <u>8'</u>	Length <u>86'</u>
REAR	Height	Length

LOCATION: ON PROPERTY LINE OFF PROPERTY LINE Inches feet

* Some of the key provisions on fences from the Zoning Resolution.

A. A site plan (drawn to scale) must be submitted with this application showing the size and location of the lot, the actual Property Lines*, the dimensions and locations of the proposed building or structure on the lot and locations of the existing buildings or structures on the lot.
*Property Lines are determined by surveyors property line pins, and are not determined by the edge of road pavement or walkways.

- B. Fences may be installed on the property line.
- C. Fences in any residential district maybe 6' high around rear of property.
- D. Fences in any residential district from front of structure to front of property line can only be 3'
- E. Fences in B-1, B-2 and industrial districts shall be a minimum of 6' in height or a maximum of 8'
- F. Fences placed on any corner lot must not impair vision to traffic.

*Consult the Complete Zoning Resolution for conditions or questions not covered above.

Notice

This permit shall become void at the expiration of one year after the date of issuance unless construction is started. All construction shall be completed within two years.

Applicant is responsible for all Stark County and State Permits.

If any deviations are made from the original application, a new permit is required.

Once a Zoning Certificate is issued the fee becomes non-refundable.

Call Before You Dig 1-800-362-2764

Jeff Whytsell

Perry Township Zoning Department
Stark County

Quane Fannin

Applicants Signature

STOP WORK

Perry Township

3111 Hilton Street NW

Massillon, OH 44646

330-833-2141

Permit Number: [permitnum]



VIOLATIONS

SECTION 602.9: FENCES, WALLS, AND HEDGES IN ANY RESIDENTIAL DISTRICT MAY BE PERMITTED IN ANY REQUIRED YARD, OR ALONG THE EDGE OF ANY YARD, PROVIDED THAT NO FENCE, WALL, OR HEDGE ALONG THE SIDES AND FRONT EDGE OF ANY FRONT YARD SHALL BE OVER THREE (3) FEET IN HEIGHT. THE MAXIMUM HEIGHT OF A FENCE IN THESE DISTRICTS SHALL BE SIX (6) FEET. FENCES MUST BE PLACED ON ALL LOTS SO THEY DO NOT IMPAIR VISION TO TRAFFIC ON CORNER LOTS OR INTERIOR LOTS. PERMITS ARE REQUIRED FOR ALL FENCES AND WALLS. (AMENDED, 9/26/89)

IT IS HEREBY ORDERED in accordance with the above Code that all persons cease, desist from, stop work at **once** pertaining to construction, alterations or repairs on these premises, and to discontinue any work or services related to the business being conducted at this location known as:

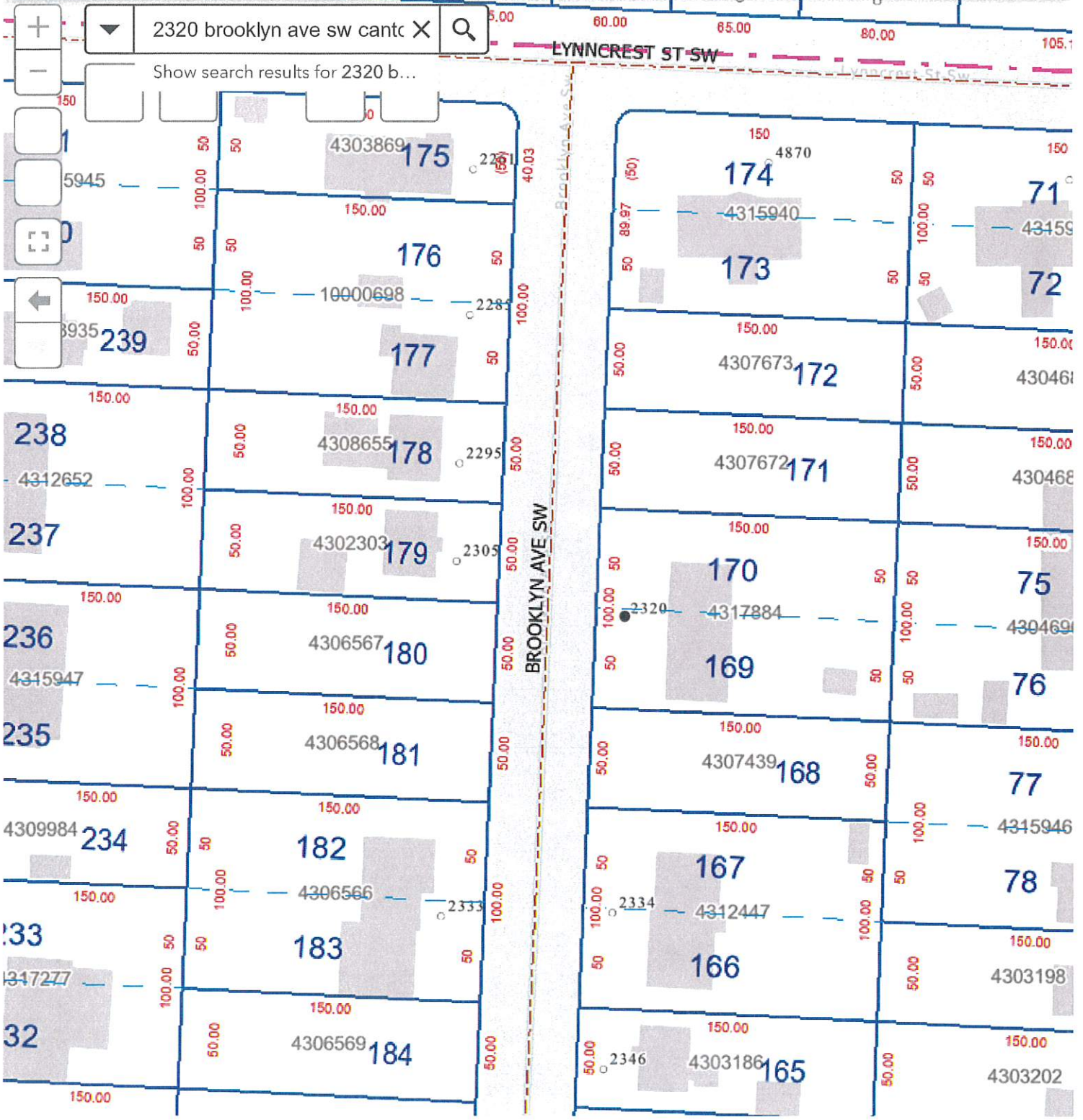
2320 BROOKLYN AVE SW

All persons acting contrary to this order or removing or mutilating this notice are subject to prosecution unless such action is authorized by the Town.

City Official

07/31/2024

Date



60ft

-81.441 40.774 Degrees

2320 Brooklyn



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2320 Brooklyn





4317884 X Q

Show search results for 4317884



BROOKLYN AVE SW

2320



40ft

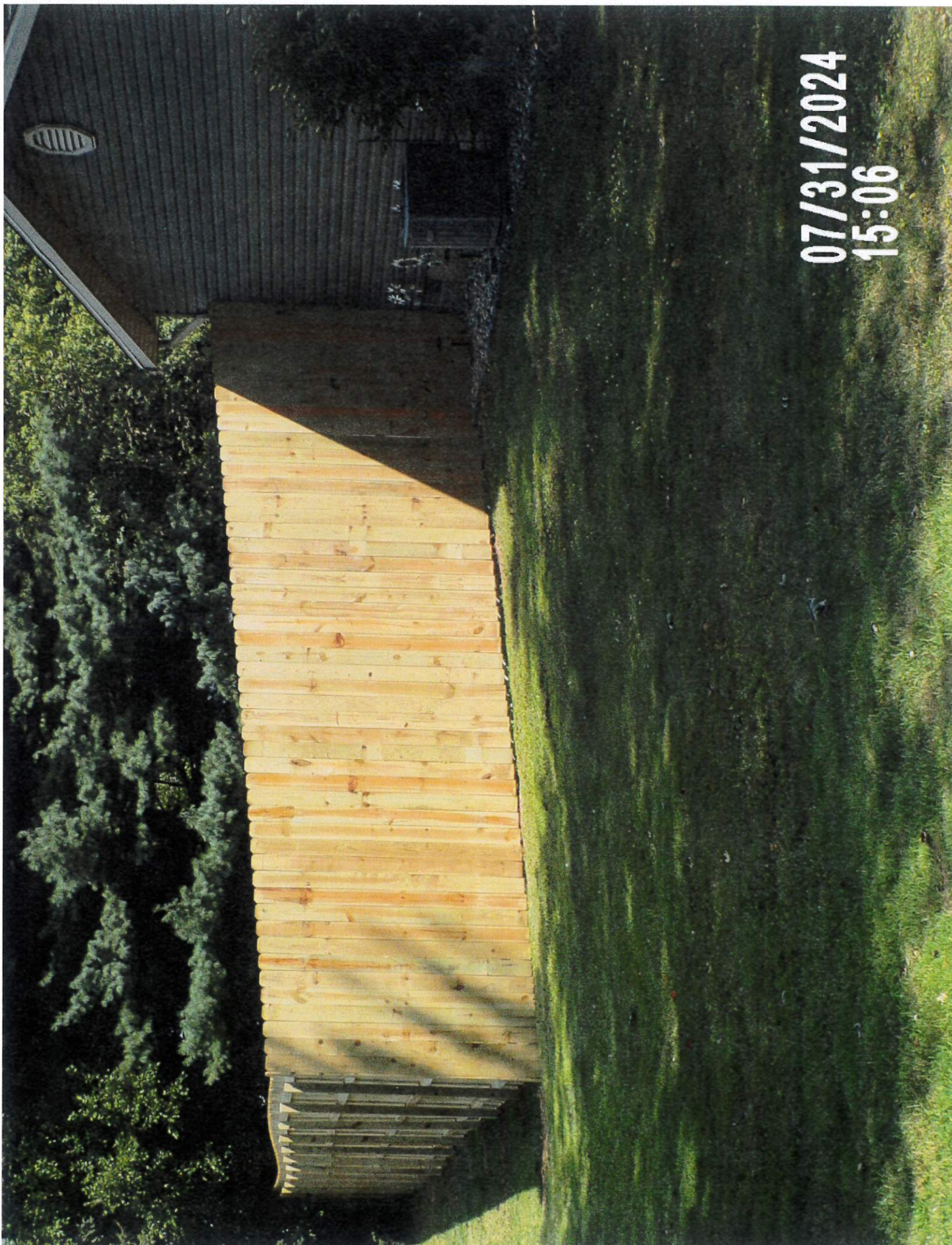
-81.442393 40.773575 Degrees



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