

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

www.perrytwp.com
office@perrytwp.com



BOARD OF TRUSTEES
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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 August 4, 2025 at 6:00 PM.

The following appeal case(s) will be heard:

Case 08-25A Daniel & Karoline Blair, 4645 Kemary Ave SW, Navarre, OH 44662
Parcel #10017638

The applicant is seeking a side yard setback variance for a home addition. Section 702.3 Minimum Lot Requirements.

Case 08-25B Jennifer A Miller, 4610 Marcellus St NW, Canton, OH 44708
Parcel #4304384

The applicant is seeking a side and rear yard setback for an accessory structure. Section 702.3 Minimum Lot Requirements.

Case 08-25C Cynthia Rivers, 133 Bernower Ave SW, Massillon, OH 44646
Parcel #4319583

The applicant is seeking a side and rear yard setback for a detached garage. Section 706.4 Yard Requirements.

The maps and proposed applications will be available for examination starting Tuesday July 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.

**PERRY TOWNSHIP
BOARD OF ZONING APPEALS**

3111 Hilton St., N.W.
Massillon, Ohio 44646

Application for Conditional Use Permit

Application Number: _____ A

Date Filed: _____

The undersigned requests a Conditional Use Permit for the use specified below. Should this application be approved, it is understood that it shall only authorize that particular use described in this application and any conditions or safeguards required by the Board. If this use is discontinued for a period of more than one (1) year, this permit shall automatically expire.

Applicant Cynthia Rivers Phone: 803-842-0166

Mailing Address 133 Bernauer Ave SW Massillon OH 44646

Owner of Premises Affected Cynthia Rivers Phone: 803-842-0166

Mailing Address of Owner 133 Bernauer Ave SW Massillon OH 44646

Location of Conditional Use (Address) 133 Bernauer Ave SW Massillon OH 44646

Zoning Classification for above address _____

Existing Use I currently have a concrete slab where a previous

garage once stood before a tree from a neighboring property fell on it.

Description of Conditional Use I would like to use the concrete slab

to anchor a pre-fab metal carport to give me shelter for

my vehicles from the elements.

Supporting Information: Attach a site plan for the proposed use showing the location of the building, parking and loading areas, traffic access and circulation drives, open space, landscaping, and signs.

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? May 2025.
- (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.
_____.
- (8) What is the approximate cost of the work involved by this application? \$
5,800.
- (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>Quentin Hewitt</u>	<u>125 Bernower Ave SW Massillon OH 44646</u>
B. <u>Steve Brownell</u>	<u>2813 Lincoln Way E Massillon OH 44646</u>
C. <u>Megan McKean</u>	<u>*SAA*</u>
D. _____	_____
E. _____	_____
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.

[Signature]
 Applicant to sign here

Stark County, Massillon, Ohio
Christina Whittenberger
 Notary Public



to before me this 22 day of July, 2025, at Stark County, Massillon, Ohio
CHRISTINA R. WHITTENBERGER
 Notary Public, State of Ohio
 My Commission Expires 09/12/2028

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

Fee: \$ _____

Permit No. _____

ZONING PERMIT

PERRY TOWNSHIP ZONING DEPARTMENT

3111 HILTON STREET N.W. MASSILLON, OHIO 44646

PHONE (330) 833-2141 FAX (330) 833-2153

☒ RESIDENTIAL ☐ RETAIL ☐ COMMERCIAL ☐ INDUSTRIAL ☐ SEWER

E-Mail Address Cindy linn 88@gmail.com

Date 7 / 9 / 25

Name of Applicant

Cynthia Rivers

Phone

330

842

803

- 0166

Address 133 Bernauer Ave SW Massillon OH 44646

Parcel #

4319583

Name of Lot Owner Cynthia Rivers

Lot #

Address of Premises 133 Bernauer Ave SW Massillon OH 44646

Application is hereby made to: (Description of work) Installation of pre-fab carpet

(1) Size of Building or Structure: Width 18 feet Depth 26 feet

(2) Total Square Feet + Garage Height _____ stories Height _____ feet

(3) Character of Construction (brick, frame, etc.) Frame (4) Approximate cost of work \$ 5800

(5) Size of lot: _____ feet wide _____ feet deep Area _____ sq.ft.

(6) Location on Property:

FRONT 71 ft. from Property Line to Building or Structure

SIDE 6 ft. from Property Line to Building or Structure

SIDE 56 ft. from Property Line to Building or Structure

REAR 2 ft. from Property Line to Building or Structure

MEASURE THE REQUIRED SETBACK FROM THE STRUCTURE
OVERHANG, NOT THE FOUNDATION WALL.

(7) Use of Proposed Building or Structure:

Residence

No. Apartments -

No. Employees -

(Residence, Grocery, Filling Station, etc.)

(8) 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 surveyor property line pins, and are not determined by the edge of road pavement or walkways.

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.

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.

Applicant is responsible for all Stark County and State Permits.

Call Before You Dig 1-800-362-2764

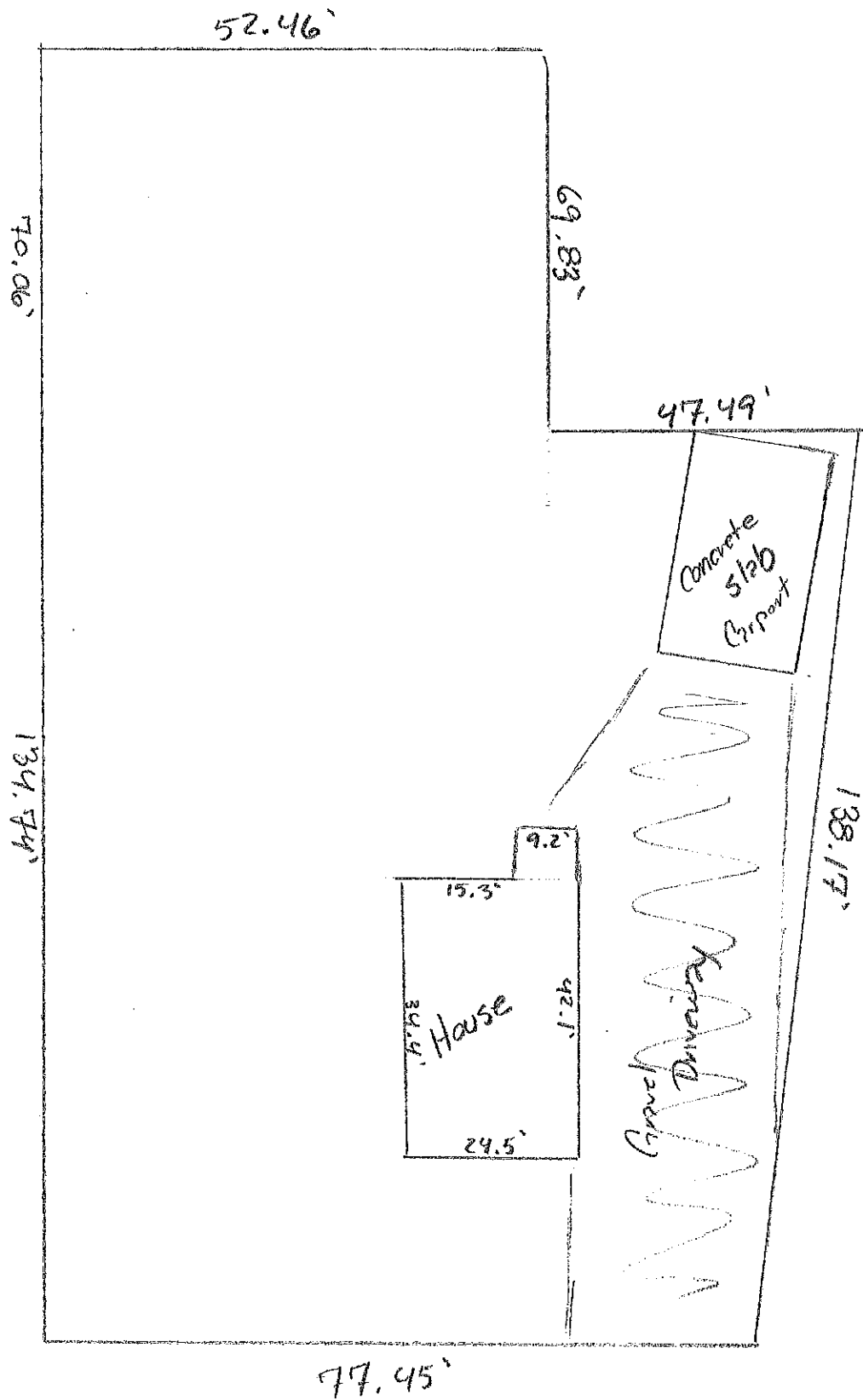
Call Zoning Department for an inspection of proposed (staked out) **before** construction begins.

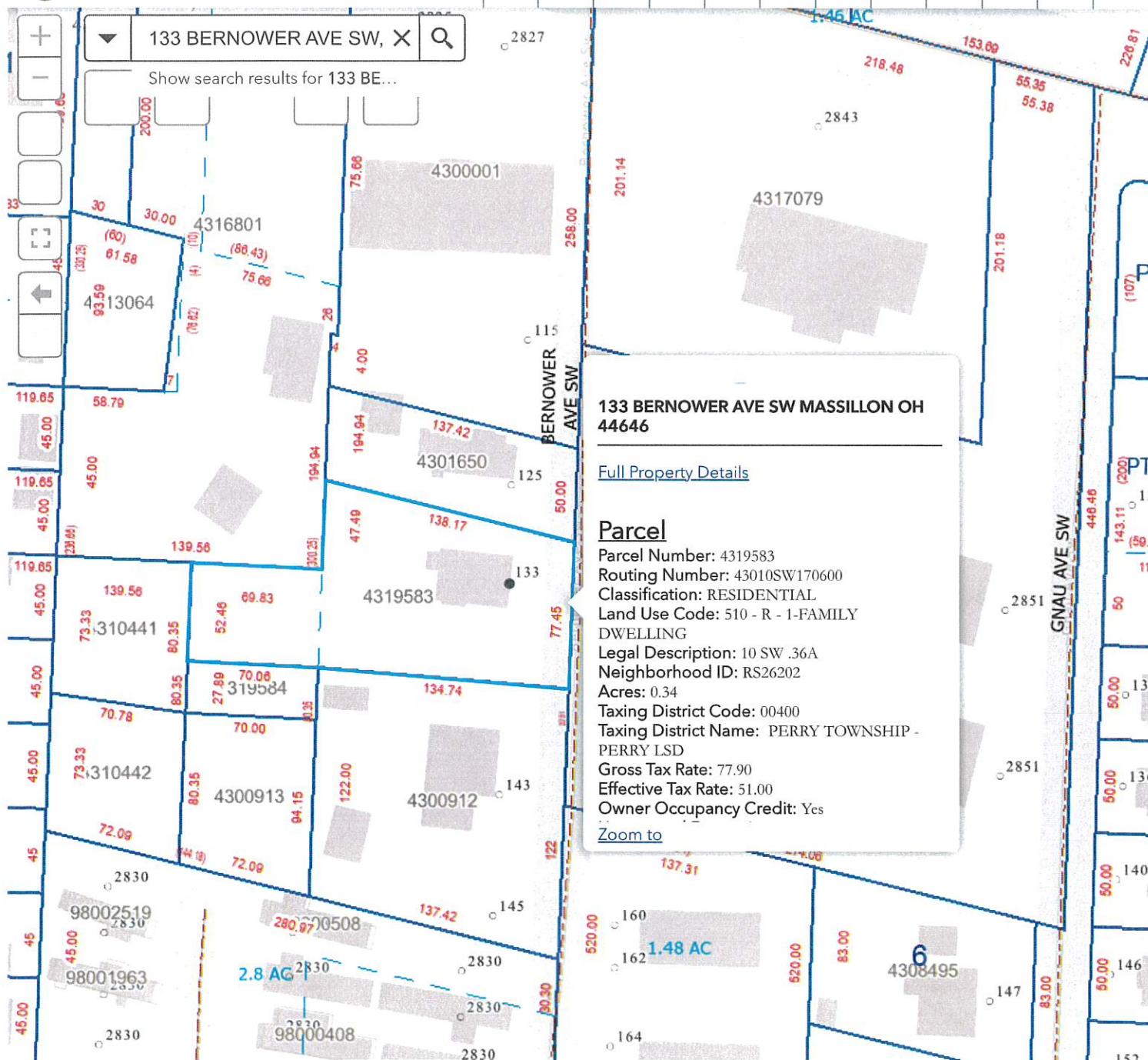
Jeff Whytsell

Perry Township Zoning Department
Stark County

Applicant's Signature

133 Barnauer Ave SW Massillon OH 44646





60ft

-81.48040795 Degrees

App State

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

Profile**Values****Values History****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**

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Land Summary

1 of 1

Line #	Land Type	Land Code	Square Feet	Acres	Rate	Market Land Value
1	F-FRONT FOOT	01 - HOUSE LOT	9,828	.23	780	\$24,900
2	F-FRONT FOOT	01 - HOUSE LOT	3,690	.08	780	\$11,900
3	F-FRONT FOOT	70 - ROADWAY	1,155	.03	0	\$0
Total:			14,673	.34		\$36,800

Actions

- Printable Summary
 Printable Version

Reports

Printable Tax Bill ▲
 Residential PRC
 Commercial PRC ▼

Go

Additional Information

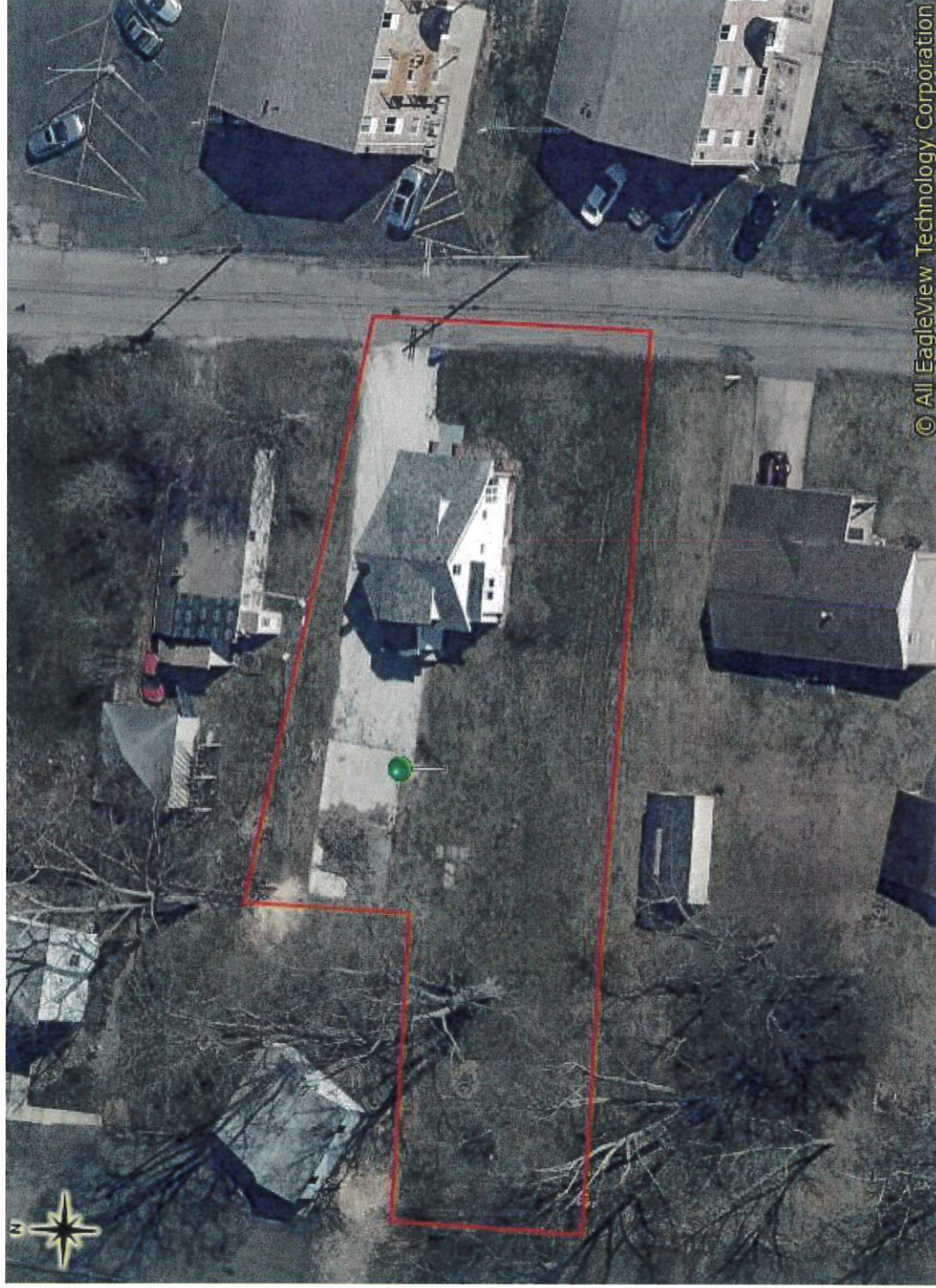
Printable Tax Bill
 Instructions

Land

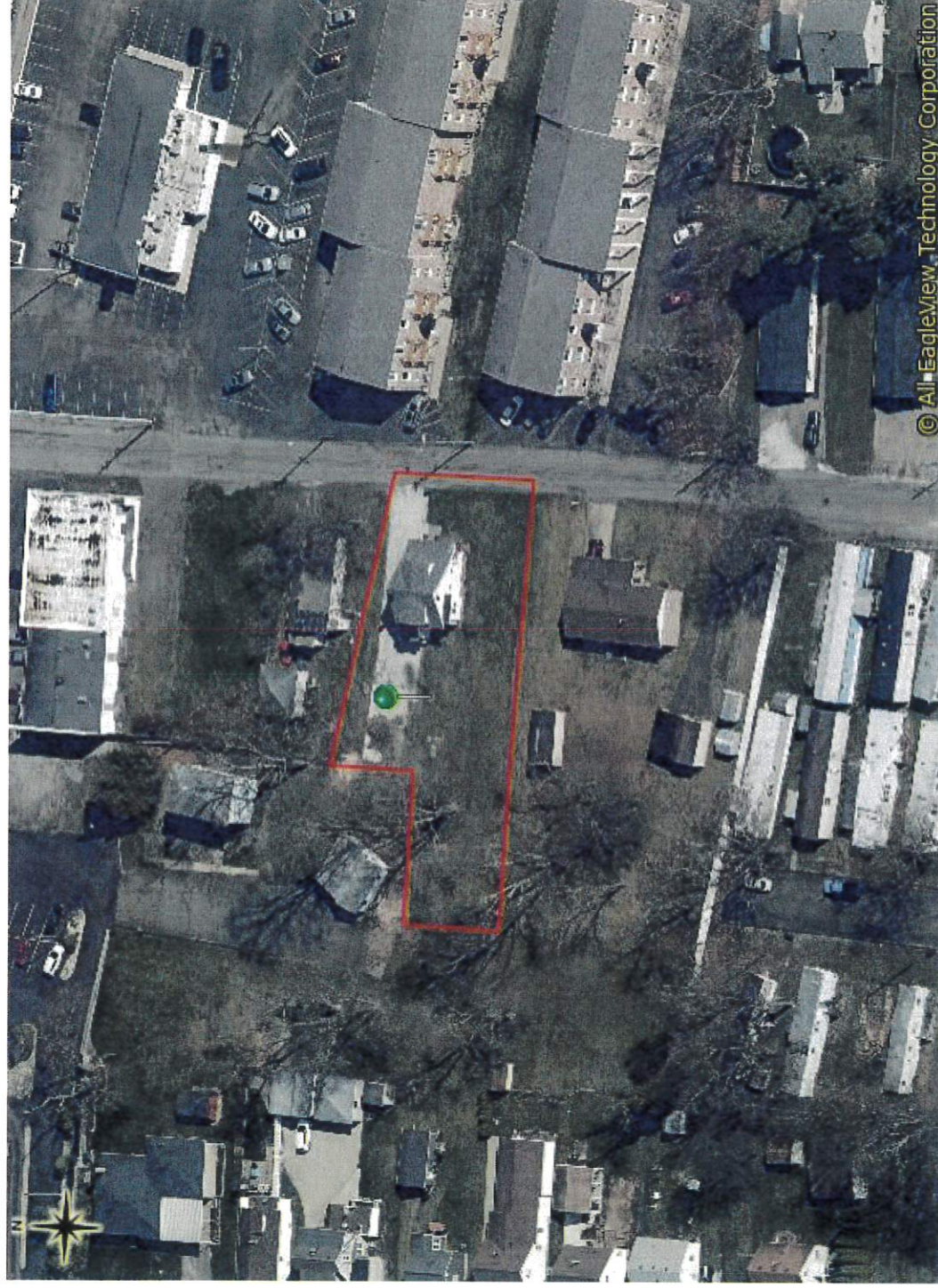
1 of 3 >

Line #	1
Land Type	F - FRONT FOOT
Location Rating	3 - AVERAGE
Land Code	01 - HOUSE LOT
Square Feet	9,828
Acres	.23
Land Units	
Actual Frontage	52.0
Effective Frontage	52.0
Override Size	
Actual Depth	189
Table Rate	780.00
Override Rate	
Depth Factor	.98
Influence Factor 1	-10
Influence Code 1	01 EXCESS FRONTAGE
Influence Factor 2	
Influence Code 2	
NBHD Factor	.69715
Value	\$24,900
Exemption %	
Homesite Value	\$24,900

133 Bernower Ave SW



133 Bernower Ave SW



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