

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 April 7, 2025 at 6:00 PM.

The following appeal cases will be heard:

Case 04-25A Marc & Stephanie Blough 4900 Beth Ave SW Canton, OH 44706
Parcel #4310445

The applicant is seeking a height variance for a proposed residential fence. Section 602.9 Fences, Wall and Hedges, paragraphs one and three.

Case 04-25B Charles Gollhofer 2844 Southway St SW Massillon, OH 44646
Parcel #4315573

The applicant is seeking a use variance to install a mother-in-law suite as a second residential structure on the parcel. Section 702 (B) Conditionally Permitted Uses (12), Group Dwellings; Article XI Conditional Zoning Certificates, Section 1102, Subsections: 105, 107, 109, 118, 127, 129, 130, and 148.

The maps and proposed applications will be available for examination starting Thursday March 27, 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.

Jeff Whytsell, Township Zoning Inspector has prepared this notice to be published one time only, on or before March 27, 2025.

PERRY TOWNSHIP
BOARD OF ZONING APPEALS
APPLICATION

received
FEB 24 2025

Cal.No. _____ A
PE 25022

Filed **02/24**, 20 **25**

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 **Stephanie + Marc R. Blough** Address **4900 Beth Ave SW**

Phone Number **(330) 844-0472** City **Canton** State **OH** Zip **44706**

Owner of premises affected **Stephanie + Marc R. Blough** Address **4900 Beth Ave SW**

Lessee of premises affected **N/A** Address _____

Premises affected are situated on the **East** side of **Beth Ave SW**, and

Known as house number **4900** Parcel number **4310445 + 4314301** lot number _____

(Street)

QUESTIONNAIRE

- (1) Has any previous application or appeal been filed with this board on these premises?
Yes No _____. If yes, When **chainlink fence: 11/01/2023**
- (2) How long has the present owner held title to property under appeal? **1 year, 4 months**
- (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 X. Is there a petition pending? Yes _____ No X.

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

(8) What is the approximate cost of the work involved by this application? \$
\$7800.00.

(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>Mark D + Connie E Christman</u>	<u>4848 Richville Dr SW 44706 : N-side, Rear</u>
B. <u>Leland C + Joan Christman</u>	<u>5101 Beth Ave SW 44706 : Front across street</u>
C. <u>Joseph G + Rosemary Rodojew</u>	<u>4980 Beth Ave SW 44706 : S-side</u>
D. <u>James D + Katherine L Blackledge</u>	<u>4860 Beth Ave SW 44706 : N-side beyond Christman property.</u>
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.

Sworn to before me this 24 day of February, 20 25, at KeyBank, Canton Ohio
Ricardo Melbourne
Notary Public

AFFIDAVIT OF OWNERSHIP

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

He resides at 4900 Beth 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 SELF and that he hereby Authorizes SELF aka Stephanie K Blough to make the annexed application in his behalf and that the statements of fact contained are true.

Sworn to before me this 24th day of February, 20 25 at

Ricardo Melbourne
Notary Public



RICARDO MELBOURNE
Notary Public, State of Ohio
Commission No. 2021-RE-826502
My Commission Expires
February 10, 2026

From: Bill Watson bwatson@perrytwp.com
Subject: Permit Request
Date: Feb 24, 2025 at 10:05:51 AM
To: mrsblough@gmail.com, Bill Watson bwatson@perrytwp.com

Stephanie,

After reviewing your permit request and drawing, it was found that a 4' fence is in violation of the Zoning Code 602.9. From the front corner of the house forward only a 3' fence is permitted. 4' is permitted from the front corner of the house back to the rear of the property. If you wish to appeal the Zoning Code, you can make that request to the Board of Zoning Appeals. This will require you to complete an Application to the Board of Appeals along with a non-refundable check for \$350.00 made out to Perry Township. Depending on when it is received, this will allow you to be scheduled for the Monday, April 7th Board of Appeals meeting.

If you decide to revise your fence, please resubmit a new Permit Application and a sketch/drawing from Rosko Fence.

Please contact me with any question you may have.

Thank you,


Bill Watson
Perry Township Assistant Zoning Inspector
Massillon, Oh 44646
Office (330)833-2141
Fax (330)833-2153
bwatson@perrytwp.com



Dear Mr. Bill Watson and the Perry Township Board of Zoning,
Please accept this letter as notice of our appeal application to the Perry Township Board of Zoning Appeals in reference to our February 21, 2025 fence zoning permit request that was denied due to the height of our fence in the front of the property beyond the structures present, was requested higher than the 3 foot allowance. This appeal is requesting that the zoning department allow Stephanie and Marc Blough, owners of 4900 Beth Ave. SW. Canton 44706, to run 4 foot farm and field fence from property pin to property pin of both owned partials. Granting of this appeal would allow the Blough's to have 4 foot farm and field fence beyond the home structure on the property, instead of the current maximum of 3 foot fencing beyond the home structure on a property in Perry Township- Stark county Ohio.

Thank you very much for your time and consideration of this matter.

Stephanie and Marc Blough

 02.24.2025

4900 Beth Ave SW Canton 44706

Stephanie 330-844-0472

Marc 330-458-9827

DENIED

Fee: \$ ~~50~~

Permit No. ~~PE 25021~~

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

received
FEB 21 2025

RESIDENTIAL RETAIL COMMERCIAL INDUSTRIAL

E-Mail Address: mrsblough@gmail.com Date: 02/21/2025
Name of Applicant: Stephanie Blough Phone: (330) 844-0472
Address: 4900 Beth Ave SW 44706 Parcel #: 4310445 and 4314301
Name of Lot Owner: Stephanie Kraynick & Marc Richard Blough
Address of Premises: 4900 Beth Ave SW Canton, OH 44706
Application is hereby made to: (Description of work) fence in entire property at 4900 Beth Ave SW

Total Length: 980 feet Height: 4 Feet (at highest point)
Type of Fence: Red Brand Farm + Field Fence Approximate cost of work \$ 7800.00
Size of lot: 300 feet wide: 230 feet deep Area 69,000 sq. ft.

(Both lots combined)

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

FRONT	Height	<u>4'</u>	Length	<u>280'</u>
SIDE (S)	Height	<u>4'</u>	Length	<u>200'</u>
SIDE (S)	Height	<u>4'</u>	Length	<u>200'</u>
REAR	Height	<u>4'</u>	Length	<u>300'</u>
LOCATION:	ON PROPERTY LINE	<u>X</u>	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

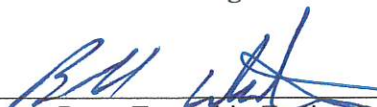
This permit shall become void at the expiration of one year after the date of issuance unless construction is started. All construction shall be completed within two years.

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

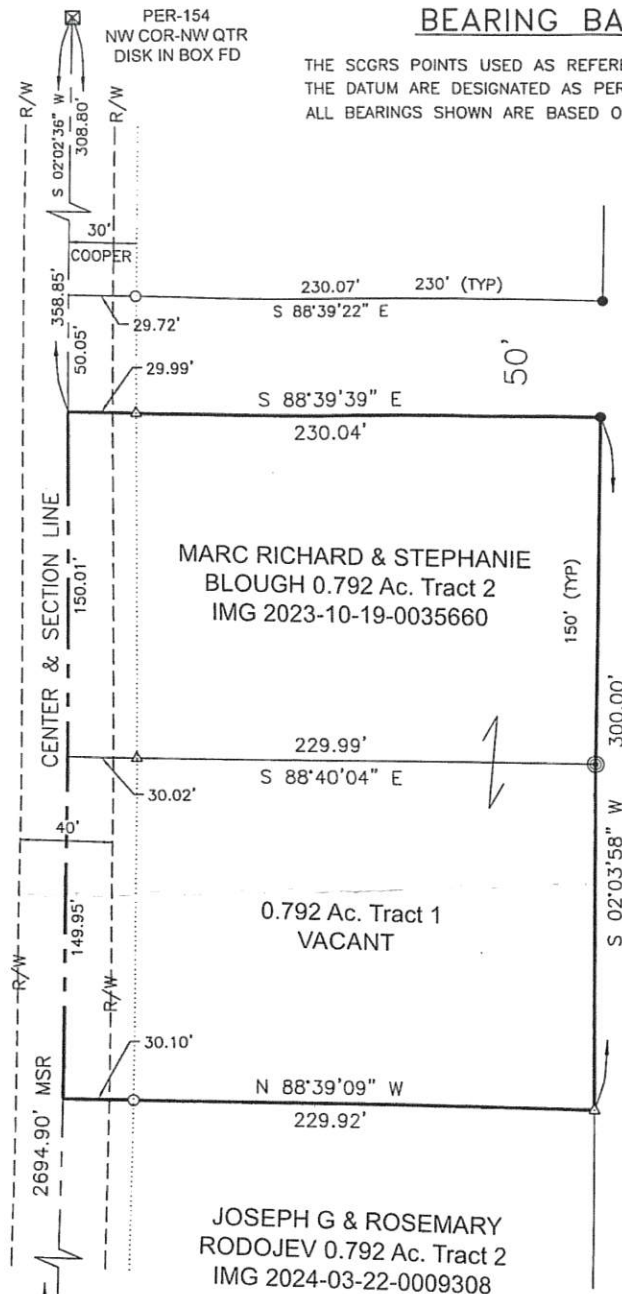

Perry Township Zoning Department
Stark County


Applicants &

BETH Ave. SW (T-256) 40' R/W Rd. Rec. "C", Pg. 405

BEARING BASIS

THE SCGRS POINTS USED AS REFERENCE STATIONS TO ESTABLISH THE DATUM ARE DESIGNATED AS PER-154, and PER-159. ALL BEARINGS SHOWN ARE BASED ON GRID NORTH.



MARK D. & CONNIE E V. CHRISTMAN
48.067 Ac. IMG 2009-02-12-00051418

PER-159
SW COR-NW QTR
DISK IN BOX FD

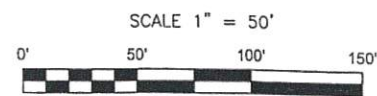
I HEREBY CERTIFY THIS PLAT ACCURATELY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN OHIO, PUBLISHED IN CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE.

Jerry L. Nichols 05/06/24
 JERRY L. NICHOLS DATE
 REGISTERED PROFESSIONAL SURVEYOR # 7349



LEGEND

- 5/8" IRON BAR FOUND
- 3/4" IRON PIPE FOUND
- △ 1/2" IRON PIPE FOUND
- ⊙ #5 REBAR W/JLN 7349 CAP SET
- ▲ RR SPIKE SET
- ⊠ STARK CO. MONUMENT FD.



NICHOLS FIELD SERVICES, INC.
 707 NAVARRE ROAD SW
 CANTON, OHIO 44707



TEL (330) 453-6688
 EMAIL nfsi2000@sbcglobal.net

NFSI



4900 Beth Ave SW

4900 Beth



03/13/2024



▼ 4900 Beth Ave SW X Q

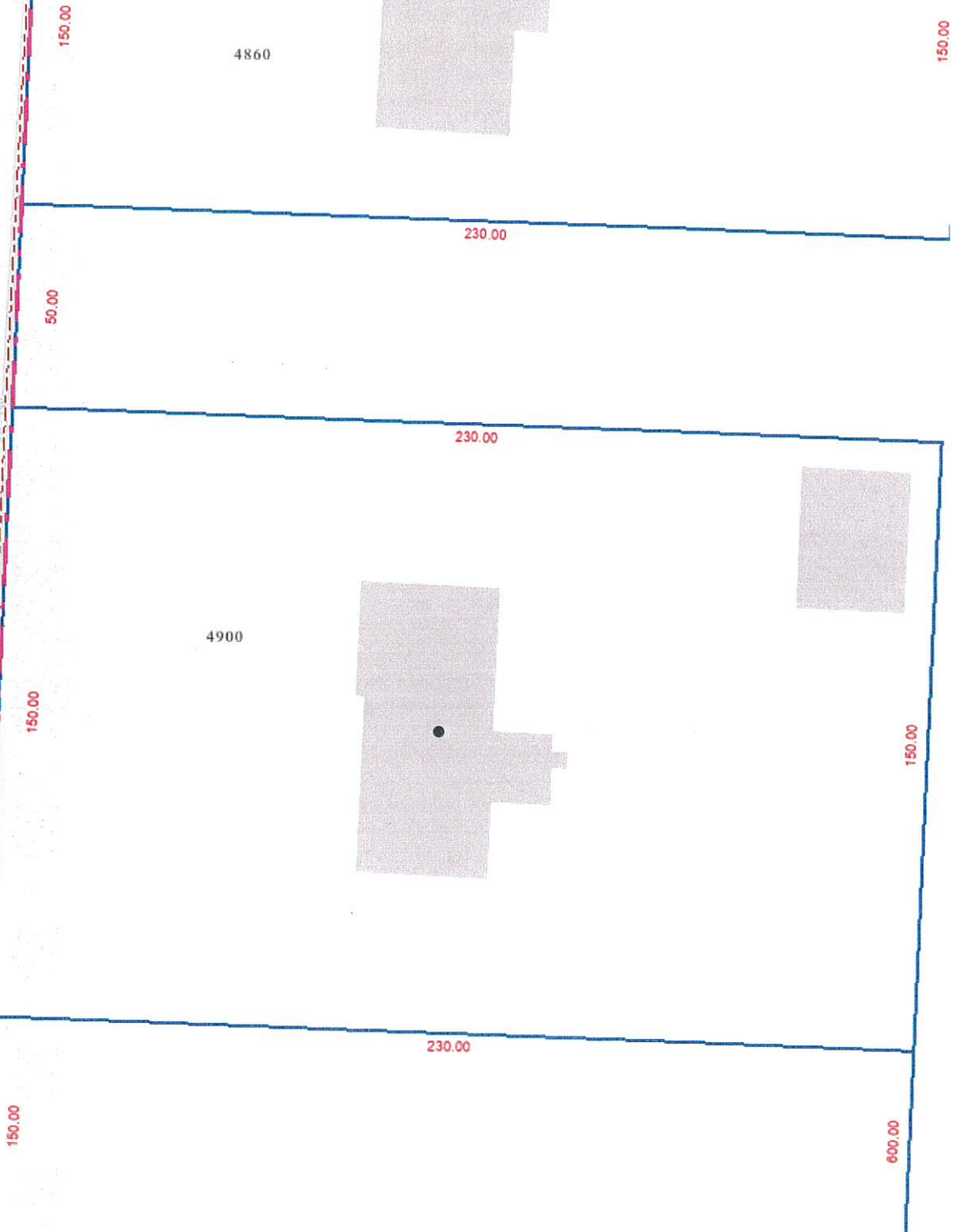
Show search results for 4900 B...

156.3 AC

BETH AVE SW 2,694.68

4860

4900



40ft

-81.448 40.737 Degrees

App State

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