

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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Lisa J. Nelligan  
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Township Administrator

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Public Works Director

### 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 6, 2025 at 6:00 PM.

#### **The following appeal case will be heard:**

Case 10-25A Pat & Jennifer Zbuka, 6333 Fohl Rd SW., Navarre, OH 44662  
Parcel #4300449

The applicant is seeking a variance for an accessory structure. Section 602.4 Accessory Building, Uses and Structures, Paragraph 3.

Case 10-25B Kevin J Hanlon, 4424 18<sup>th</sup> St NW., Canton, OH 44708  
Parcel #4307478

The applicant is seeking a height variance for a residential fence. Section 602.9 Fences, Walls and Hedges.

Case 10-25C Stephanie & Eric Laster, 1426 Saratoga Ave NW Canton, OH 44710  
Parcel #4303458

The applicant is seeking a use variance for animals classified under animal husbandry as emotional support animals. Section 310.1 Agricultural Uses Limited.

The maps and proposed applications will be available for examination starting Monday September 22, 2025, at [www.perrytwp.com](http://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  
APPLICATION

Cal.No. \_\_\_\_\_ A

Filed \_\_\_\_\_, 20 \_\_\_\_

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 (11<sup>th</sup>) day of the calendar month.

Names and Addresses

Applicant Stephanie + Eric Lester Address 1426 Saratoga Ave SW

Phone Number (330) 546-5993 City Canton State OH Zip 44710

Owner of premises affected Bob + Brenda Kholer Address 9806 Hocking St NW

Lessee of premises affected Stephanie + Eric Lester Address 1426 Saratoga Ave SW

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

Known as house number 1426, Parcel number 43-03458, Lot number 100.  
(Street)

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? 10 years.

(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? \$  
\$0.00.

(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.	Robin + Tony Brown	1428 Saratoga Ave SW
B.	Carol + John Markley	1416 Saratoga SW
C.	Tony <del>Erath</del> Gallo	1427 Saratoga Ave SW
D.		1427 Bordner Ave SW
E.		
F.		
G.		
H.		
I.		
J.		

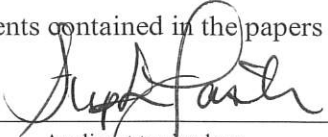
(Note: These papers must be submitted with the appeal.)

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.

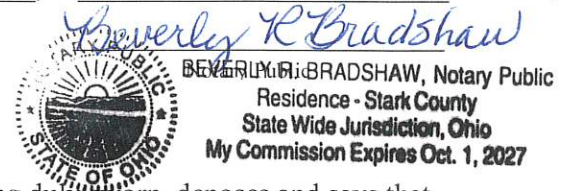
I hereby depose and say that all of the above statements and the statements contained in the papers submitted herewith are true.

  
Applicant to sign here

Sworn to before me this 29<sup>th</sup> day of September, 2025, at \_\_\_\_\_

AFFIDAVIT OF OWNERSHIP

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



He resides at 1426 Saratoga 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

## Notice of Violation

Perry Township

3111 Hilton Street NW

Massillon, OH 44646

330-833-2141

Case Number: 24798



08/22/2025

EQUITY TRUST COMPANY CUSTODIAN FBO Z104847 IRA  
9806 HOCKING ST NW  
MASSILLON, OH 44646,

Subject Property: 1426 SARATOGA AVE SW, CANTON, OH 44710-1114,  
Property ID Number: 4303458

Dear Property Owner:

An inspection by our Division has determined the property listed above is in violation of following Ordinance(s):

**SECTION 310.1 Agricultural Uses Limited**

DAIRYING AND ANIMAL AND POULTRY HUSBANDRY ON LOTS GREATER THAN ONE ACRE BUT NOT GREATER THAN FIVE ACRES WHEN AT LEAST THIRTY-FIVE PERCENT OF THE LOTS IN THE SUBDIVISION ARE DEVELOPED WITH AT LEAST ONE BUILDING, STRUCTURE OR IMPROVEMENT THAT IS SUBJECT TO REAL PROPERTY TAXATION OR THAT IS SUBJECT TO THE TAX ON MANUFACTURED OR MOBILE HOMES UNDER SECTION 4503.06 OF THE REVISED CODE. AFTER THIRTY-FIVE PERCENT OF THE LOTS ARE SO DEVELOPED, DAIRYING AND ANIMAL AND POULTRY HUSBANDRY SHALL BE CONSIDERED NONCONFORMING USE OF LAND AND BUILDINGS OR STRUCTURES PURSUANT TO SECTION 519.19 OF THE REVISED CODE.

**SECTION 603.5 SWIMMING POOLS**

PUBLIC OR PRIVATE IN-GROUND OR ABOVE-GROUND, WADING, OR OTHER POOLS CONTAINING OVER ONE AND ONE HALF (1 ½) FEET OF WATER DEPTH SHALL BE CONSIDERED A STRUCTURE FOR THE PURPOSE OF PERMITS AND SHALL CONFORM TO ALL REQUIRED YARD SETBACK LINES. THE CONSTRUCTION, PLUMBING, AND ELECTRICAL REQUIREMENTS, INSPECTION, AND OTHER SAFETY FACILITIES SHALL BE REGULATED BY THE COUNTY AND STATE CODES.

The following action must be taken to correct the above stated violation(s):

SECTION 310.1 Agricultural Uses Limited: DAIRYING AND ANIMAL AND POULTRY HUSBANDRY ON LOTS LESS THAN ONE ACRE ARE PROHIBITED. Permit Required: Accessory Uses to Residential Structures - Aboveground or in ground private swimming pools. Please make these corrections before the date listed below. Thank you

**The correspondence will serve as official notification that the above stated violations must be corrected before 09/15/2025. Fines, liens or special assessments may be placed on the property for noncompliance and/or the costs of abatement, repair or demolition by the City.**

For further information, you may contact me at 330-833-2141.

Sincerely,

Bill Watson  
Zoning Inspector



Case #: 24798

Case Date: 08/22/25

Case Type:

Type: Zoning Complaints

Complainant Name: Jim Glasgow

Complainant Phone:

Address of Complaint: 1426 Saratoga Ave SW

Description: Ducks/pool permit 9/15 9/30

Status: Active

Assigned To: Bill Watson

### Property

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
4303458	1426 SARATOGA AVE SW	100 WH J M BERGOLD S 1	EQUITY TRUST COMPANY CUSTODIAN FBO Z104847 IRA		RESIDENTIAL

### Violations

Date	Violation	Description	Notes	Status
08/22/2025	SECTION 310.1 Agricultural Uses Limited	DAIRYING AND ANIMAL AND POULTRY HUSBANDRY ON LOTS GREATER THAN ONE ACRE BUT NOT GREATER THAN FIVE ACRES WHEN AT LEAST THIRTY-FIVE PERCENT OF THE LOTS IN THE SUBDIVISION ARE DEVELOPED WITH AT LEAST ONE BUILDING, STRUCTURE OR IMPROVEMENT THAT IS SUBJECT TO REAL PROPERTY TAXATION OR THAT IS SUBJECT TO THE TAX ON MANUFACTURED OR MOBILE HOMES UNDER SECTION 4503.06 OF THE REVISED CODE. AFTER THIRTY-FIVE PERCENT OF THE LOTS ARE SO DEVELOPED, DAIRYING AND ANIMAL AND POULTRY HUSBANDRY SHALL BE CONSIDERED NONCONFORMING USE OF LAND AND BUILDINGS OR STRUCTURES PURSUANT TO SECTION 519.19 OF THE REVISED CODE.		Active
08/22/2025	SECTION 603.5 SWIMMING POOLS	PUBLIC OR PRIVATE IN-GROUND OR ABOVE-GROUND, WADING, OR OTHER POOLS CONTAINING OVER ONE AND ONE HALF (1 ½) FEET OF WATER DEPTH SHALL BE CONSIDERED A STRUCTURE FOR THE PURPOSE OF PERMITS AND SHALL CONFORM TO ALL REQUIRED YARD SETBACK LINES. THE CONSTRUCTION, PLUMBING, AND ELECTRICAL REQUIREMENTS, INSPECTION, AND OTHER SAFETY FACILITIES SHALL BE REGULATED BY THE COUNTY AND STATE CODES.		Active

### Notes

Date	Note	Created By:
2025-09-17	Property Owner: Bob & Brenda Kohler 330-418-8644 rkohlerprop@ssnet.com	Bill Watson
2025-09-17	On this date at 1300hrs, Stehanie Laster (330-546-5993) was served the notice that the <u>six(6) ducks</u> must be removed from the property by September 30th, 2025. Stephanie stated that the Township is harassing her and she does not <u>feel safe</u> . She stated that the Police Department, Sheriff's Office and Zoning Department has failed her. I explained to her that all events started over <u>resident complaints</u> . She stated that the Township is breaking the Law by not allowing the ducks. She went on to say that if she wanted, she could of had a cow, horse or pig as her emotional support animal. She	Bill Watson

stated that she has been reading up on this on the internet, social media and put out a petition for people to sign. She was advised to talk with an Attorney. She requested a meeting with the Township over this issue. I advised that she could call to request that meeting.

Her husband Eric stopped at the Township Hall shortly after and spoke with Jeff and me. Jeff advised that the letter stands and explained the spirit of the Law. He was also advised to contact an Attorney.

Swimming pool has been removed.

## Uploaded Files

Date	File Name
09/17/2025	
09/17/2025	
09/17/2025	
09/17/2025	
09/15/2025	
09/15/2025	
08/22/2025	

08/22/2025



08/22/2025



08/22/2025



08/22/2025



08/22/2025



Property Dimensions and Plans:



My pet ducks are located in the garage at night until Sprig of 2026 at which we will be finishing thier outdoor living space.

- 6' fence
- Driveway
- Ducks outdoor Space (Organice Garden and my healing space)



(Image taken on 9/25/2025)

## Bond with my ducks (ESA)



From left to right:

Gerald, Jolene, Rose, Basil, Eggsy and June

I have had each of my ducks since 2 days old. Each are imprinted on me and a bonded flock. They even now see my kids as part of their flock as well.

I have 5 Indian runners and 1 Cayuga duck. None are prone to fly. They are domesticated birds and do not migrate like a wild duck.

