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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 July 6, 2026 at 6:00 PM.

**The following appeal case will be heard:
Case 07-26A 1646 Genoa Ave SW, Massillon, OH 44646
Parcel #4319551**

The applicant is seeking an area/use variance for to keep two farm animals on a residential property. Section 310.1 Agricultural Uses Limited ... However, this Township Zoning Resolution, or any future amendment to the Resolution, may in any platted subdivision approved under section 711.05, 711.09, or 711.10 of the Revised Code or in any area consisting of fifteen (15) or more lots approved under Section 711.131 of the Revised Code that are contiguous to one another, or some of which are contiguous to one another and adjacent to one side of a dedicated public road, and the balance of which are contiguous to one another and adjacent to the opposite side of the same dedicated public road regulate: Dairying and animal and poultry husbandry on lots greater than one acre but not greater than five acres when at least thirty-five per cent 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 and mobile homes under section 4503.06 of the Revised Code. After thirty-five per cent 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.

**Case 07-26B Mark Pfisterer 1418 Perry Dr NW, Canton, OH 44708
Parcel #4301757**

The applicant is seeking a setback variance and a size variance for a detached garage on a residential parcel. Section 602.4 Accessory Building, Uses and Structures Accessory buildings, other than garages whether a structure or personal property, and uses which are not part of the main building shall not be located closer than ten (10) feet from the main building, may be built within five (5) feet of the rear lot line, and must conform to the front yard building setback line and side yard width. An accessory building, which is not part of the main building, shall not occupy more than thirty (30) percent of the required rear yard. Accessory buildings in residential districts shall be limited to twelve (12) feet in height. A garage may be sixteen (16) feet in height. No more than two (2) detached accessory buildings may be located on a lot, one of which shall be no more than two hundred (200) square feet in area with a length not to exceed more than twice the width of the building. The maximum size of the total of all attached and unattached accessory building on a lot in an R-1, R-2, or R-3 Districts shall be one thousand two hundred (1,200) square feet when the lot is twenty thousand (20,000) square feet or less. On lots of twenty thousand (20,000) or more square feet in an R-1, R-2, or R-3 Residential District an additional one (1) percent of the total square footage over twenty thousand (20,000) square feet can be added to the one thousand two hundred (1,200) square feet.

**Case 07-26C Charles & Tamara Owens 4968 Trafalgar St SW, Canton, OH 44706
Parcel #4311412**

The applicant is seeking a height variance for a residential fence from six to eight feet. Section 602.9 Fences, Wall and Hedges, Fences, walls, and hedges in any Residential District may be permitted in any required yard, or along the edge of any yard...The maximum height of a fence in these districts shall be six (6) feet.

The maps and proposed applications will be available for examination starting Tuesday June 23, 2026, by appointment at the Perry Township Zoning Department. This meeting is open to the public.