

3111 Hilton St. NW
Massillon, Ohio 44646

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www.perrytwp.com
office@perrytwp.com



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April 21, 2023

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 May 1, 2023, at 6:00 PM.

The following appeal case will be heard:

CASE 5-23 Rob Plunkett, 720 Mohawk Ave NW Canton, OH 44708

Parcel #4306789

Mr. Plunkett is seeking a coverage variance of 608 SF to build a detached garage on his property, and a 15 foot rear setback variance. Section 602.4 Accessory Building, Uses and Structures, paragraphs 2 and 3.

The maps and proposed application will be available for examination starting Friday April 21, 2023, 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 April 21, 2023. 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.

ZONING PERMIT DENIAL FORM

DATE: April 14, 2023

CASE NUMBER: 5-23A

APPLICANT NAME: Rob & Rose Plunkett

ADDRESS: 720 Mohawk Ave NW Canton, OH 44708

The attached permit application has been denied by the Perry Township Zoning Inspector for the following reason (s):

ZONING SECTION:

This is simply to verify with the applicant that the desired size and placement of

a proposed detached garage has been denied and application has been made by

Mr. Plunkett to meet with the Board of Zoning Appeals to seek two variances. One

is for an additional 608 square feet. The second variance is for a rear setback of

15 feet.

This follows the accessory structure requirements as shown in Section 602.4,

Accessory Building, Uses and Structures, paragraph three. Perry Township Zoning.



ZONING INSPECTOR

PERRY TOWNSHIP
BOARD OF ZONING APPEALS
APPLICATION

received
APR 14 2023

pd 4/14/2023
CR. 2261

Cal.No. _____ A

Filed _____, 20 ____

BOARD OF ZONING APPEALS
PERRY TOWNSHIP
3111 HILTON ST. N.W.
MASSILLON, OHIO 44646

NOTICE: This Appeal must be filed within twenty (20) days of the date of the order, requirement, decision or determination, accompanied by necessary data.

Names and Addresses

Applicant Rob & Rose Plunkett Address 720 Mohawk Ave N.W.

Phone Number 330-224-4673 City Canton State OH Zip 44708
330-327-0942

Owner of premises affected Rob & Rose Address _____

Lessee of premises affected N/A Address _____

To the Board of Appeals:

I hereby appeal from the order, requirement, decision or determination of the Zoning Inspector,
dated: _____, 20 ____.

Premises affected are situated on the East side of Mohawk, and
Known as house number 720, Parcel number 4306789, Lot number 40.
(Street)

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 _____, 20 ____.

Description of Case (Specify the grounds of the appeal.) Attach additional sheet if required.

X To build a Garage bigger than the space zoning is say I can have and on the back property line, asking for 15 foot instead of the 25 foot that zoning stated.

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? 6 mos.
- (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.

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

- (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. Not at this time
- (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. Linda Weise	700 Mohawk Ave N.W.
B. Ron & Patricia McLean	730 Mohawk Ave N.W.
C. Lucy Decomo	725 Mohawk Ave N.W.
D. Joe & Valerie Newsome	4952 Monticello Ave N.W.
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.

x Robert P. Whitton
 Applicant to sign here



CHRISTINA R. WHITTONBERGER ^{14th} day of April, 20 23, at Massillon, Ohio
 Notary Public, State of Ohio
 My Commission Expires
 September 12, 2023

Christina R. Whittonberger
 Notary Public

AFFIDAVIT OF OWNERSHIP

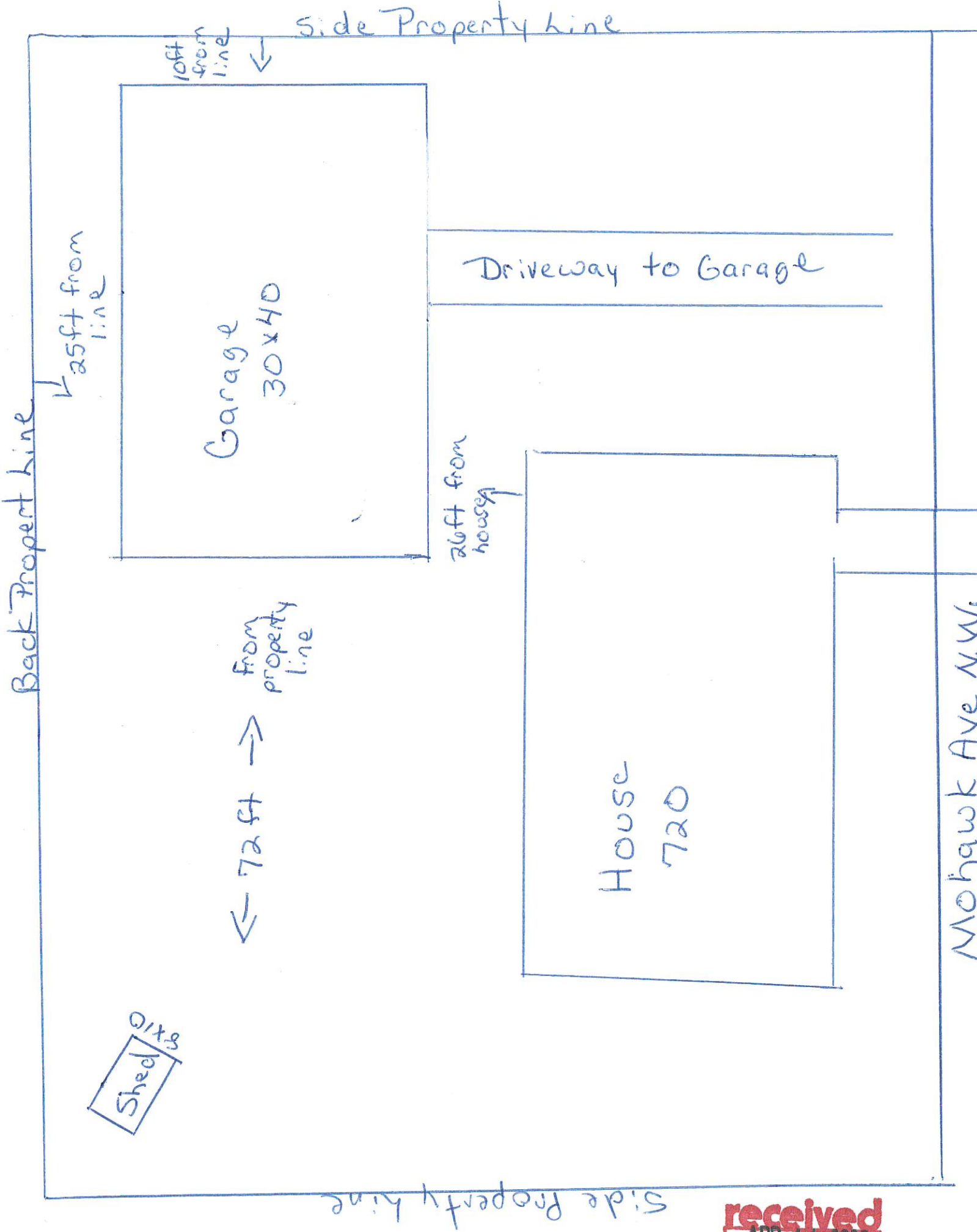
STATE OF OHIO }
 STARK COUNTY } SS. _____ being duly sworn, deposes and says that

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



received
APR 14 2023



received
APR 14 2023



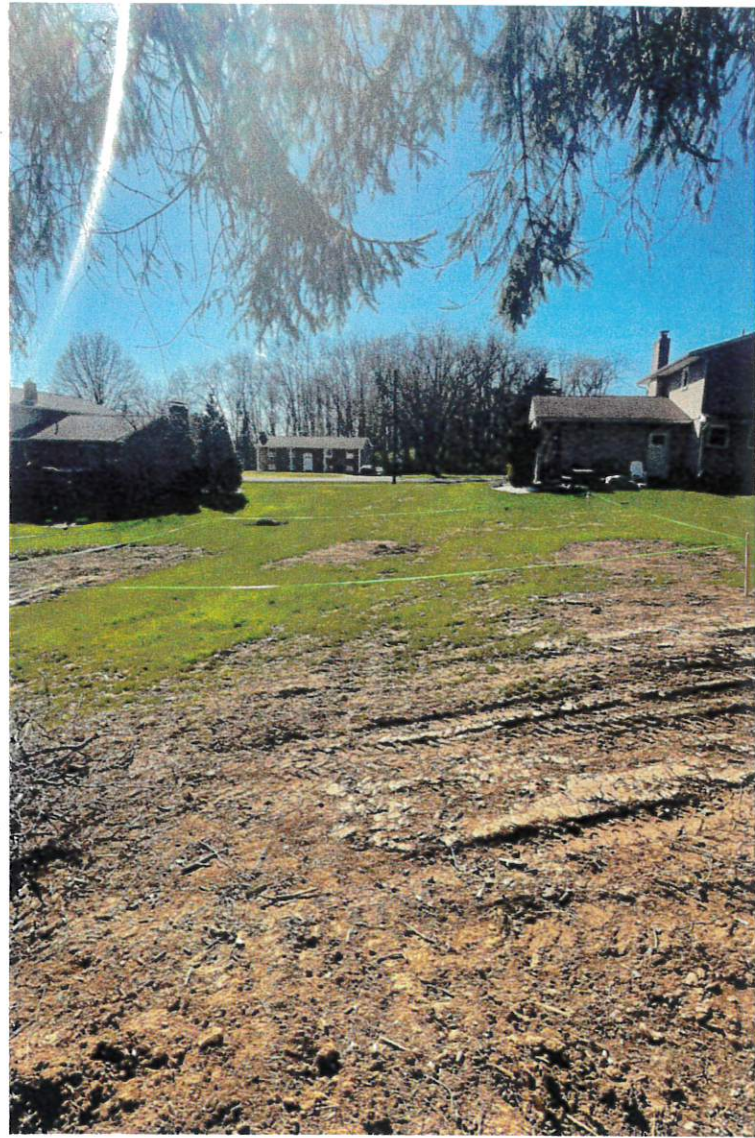
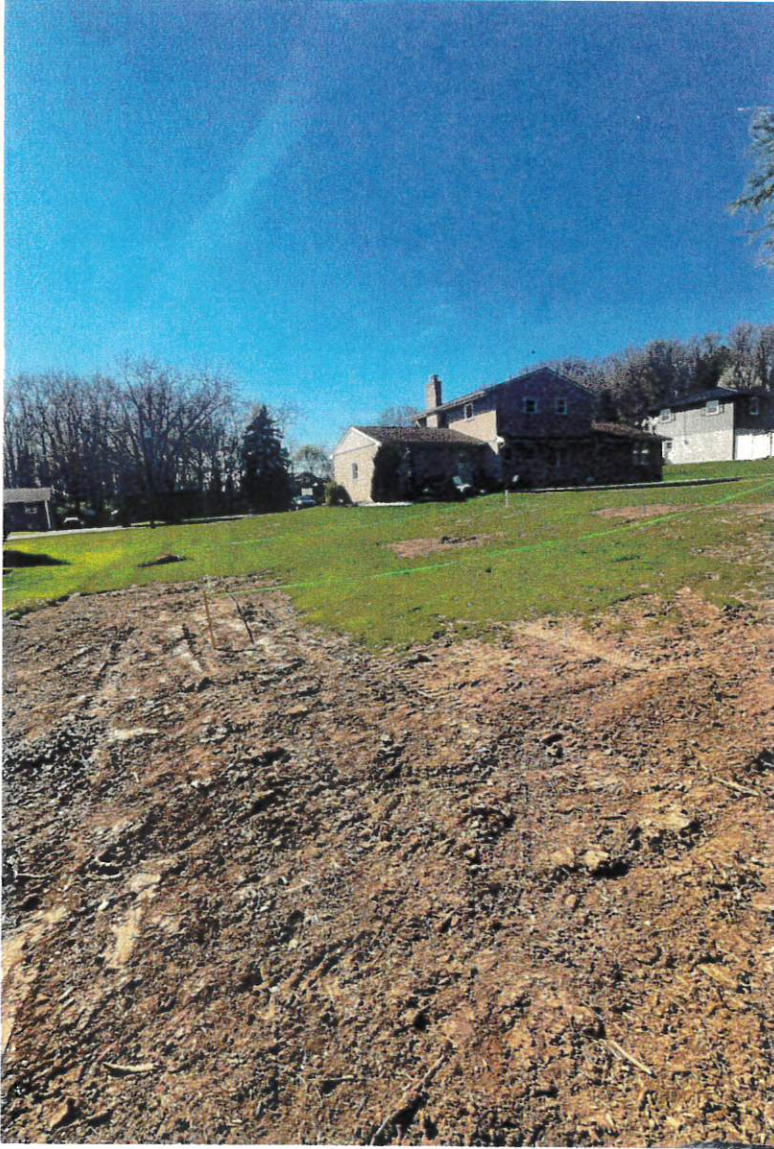
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APR 14 2023



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APR 14 2023



Stark County Auditor's Advanced Parcel Viewer



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

Auditor Home Treasurer Home **Basic Search** Advanced Search GIS/Map Search Septic & Well Search

Profile

Parcel: 4306789

Values

**PLUNKETT ROBERT EUGENE &
ROSEMARIE &**

720 MOHAWK AVE NW

10

Values History

Other Building and Yard Improvement Summary

Appeal Tracking

Sales

Card	Line #	Code	Description	Year Built	Length	Width	Area	Value
1	1	920	PERSONAL PROPERTY BLDG	2018	10	8	80	0
Total:								0

Tax Summary

Tax Detail

Tax Distribution

Other Building and Yard Improvement

Special Assessments

Card 1
Line # 1

Tax Estimator

Code 920

Land

Description PERSONAL PROPERTY BLDG

CAUV Application

Construction Type C13 - POLE
Stories S2 - 1 STORY

Residential

Common Walls W0 - NO COMMON WALLS

Commercial

Year Built 2018
Width x Length 8 X 10

Outbuildings

Wall Height
Area 80

Manufactured Homes

Units 1
Grade C

Sketch

Rate .0000

Tax Map

Condition A - AVERAGE

Aerial Map

Functional Reason -
Functional %

Pictometry

Economic Reason -
Economic %
OVR Depr
Depr 0
Make
Model
Serial No.
Title No.
% Complete 100
Value 0

Actions

Printable 9

Printable 9

Reports

Printable Tax

Additional Info

Printable Ta:
Instructions

Auditor Home Treasurer Home **Basic Search** Advanced Search GIS/Map Search Septic & Well Search

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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

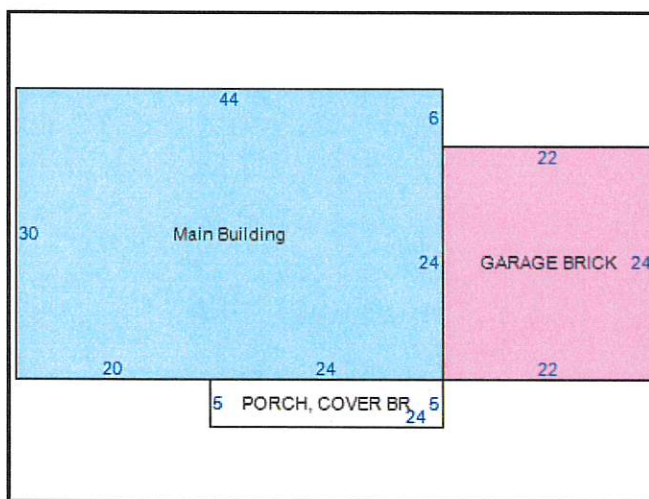
Aerial Map

Pictometry

Parcel: 4306789

PLUNKETT ROBERT EUGENE &
ROSEMARIE &

720 MOHAWK AVE NW



Options

Type	Line #	Item	Area
Dwelling	0	Main Building	1,320
Dwelling	1	GARAGE BRICK - GB:GARAGE BRICK	528
Dwelling	2	PORCH, COVER BR - PB:PORCH, COVERED BRICK	120
Outbuilding	1	PERSONAL P - 920:PERSONAL PROPERTY BLDG	80

Click on an item to display it independently.

Actions
Print
Print

Reports

Printab

Addition
Printab
Instruc

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720 Mohawk



720 Mohawk 1



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720 Mohawk 2

