

3111 Hilton St. NW  
Massillon, Ohio 44646

Phone: (330) 833-2141  
Fax: (330) 833-2153

www.perrytwp.com  
office@perrytwp.com



BOARD OF TRUSTEES  
Matt B. Miller  
Ralph R. DeChiara, Jr.  
Lisa J. Nelligan

FISCAL OFFICER  
Craig E. Chessler

James F. Mathews  
Law Director

Bryan D. Taylor  
Police Chief

Larry S. Sedlock  
Fire Chief

Jeff S. Whytsell  
Zoning Inspector

Joyce E. Martin  
Township Administrator

Anthony M. Davide  
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 August 5, 2024, at 6:00 PM.

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

Case 8-24A Husam Aldamen 3610 Lincoln Way E Massillon, Oh 44646

Parcel #4318892

Mr. Aldamen is seeking two variances; the first is to place additional free standing business signage on the property. The second is an area variance for the proposed location of the additional signage. Section 801.4 General Requirements for Signs in Any District, (G)(H). Section 801.7 (B) and Section 801.8 (A)(B)(C).

Case 8-24B Donald Evans 1402 Fairlane Ave SW Canton, OH 44710

Parcel #4309201

Mr. Evans is seeking a setback variance to add an addition onto a legal nonconforming residential property. Article X Nonconforming Uses Section 1001.1 (A) and Section 703.1 Minimum Lot Requirements

Case 8-24C Lisa Barnes 5514 Faircrest St SW Canton, OH 44706

Parcel #4316451

Mrs. Barnes is seeking a use variance to operate a food truck on a residential parcel. Section 702.2 (5).

The maps and proposed application will be available for examination starting Monday July 22, 2024, 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.

Jeff Whytsell, Township Zoning Inspector has prepared this notice to be published one time only, on or before July 22, 2024. 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.

APPEAL FROM ORDER, REQUIREMENT, DECISION OR DETERMINATION OF ZONING INSPECTOR

Cal.No. 8/24 A

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

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

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

Names and Addresses

Applicant Husam Aldamen Address 3914 Hickory Rock Dr  
Phone Number 785-424-0857 City Powell State OH Zip 43065

Owner of premises affected \_\_\_\_\_ Address \_\_\_\_\_

Lessee of premises affected Osamah Aldamen Address 1961 Bayswater Dr Columbus, OH  
43235

To the Board of Appeals:

I hereby appeal from the order, requirement, decision or determination of the Zoning Inspector, dated: 06/24/24, 20 \_\_\_\_.

Premises affected are situated on the \_\_\_\_\_ side of \_\_\_\_\_, and

Known as house number \_\_\_\_\_, Parcel number \_\_\_\_\_, Lot number \_\_\_\_\_.

3610 Lincoln Way E

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 June 24, 20 24.

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

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?     N/A    

(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.

    N/A    

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

    \$1000    

(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. \_\_\_\_\_

(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.	Bridget Gilligan	129 Linway Ave NW Massillon, OH 44646
B.	Our Neighbor	122 Linway Ave NW Massillon, OH 44646
C.	Quincy 122 LLC	3304 Crown Point Ave NW Massillon, OH 44646
D.	Our Neighbor	3622 Lincoln Way E Massillon, OH 44646
E.	Marco's Pizza	3610 Lincoln Way E Massillon, OH 44646
F.	Euro Gyro	3570 Lincoln Way E Massillon, OH 44646
G.	Carpetime	3564 Lincoln Way E Massillon, OH 44646
H.	Speedway	3601 Lincoln Way E Massillon, OH 44646
I.	Vapor Town	3610 Lincoln Way E Massillon, OH 44646
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.



CHRISTINA R. WHITTENBERGER  
 Notary Public, State of Ohio  
 My Commission Expires  
 09/12/2028

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 June, 2024, at Stark County, Massillon, OH  
 Applicant to sign here: Hassan Aldamer  
 Notary Public: Christina Whittenberger

**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

TOP FOR \$25.99



06/14/2024  
10:36

3610 lincoln way e massillo x

Show search results for 3610 li...

3610 lincoln way e massillo x

Show search results for 3610 li...

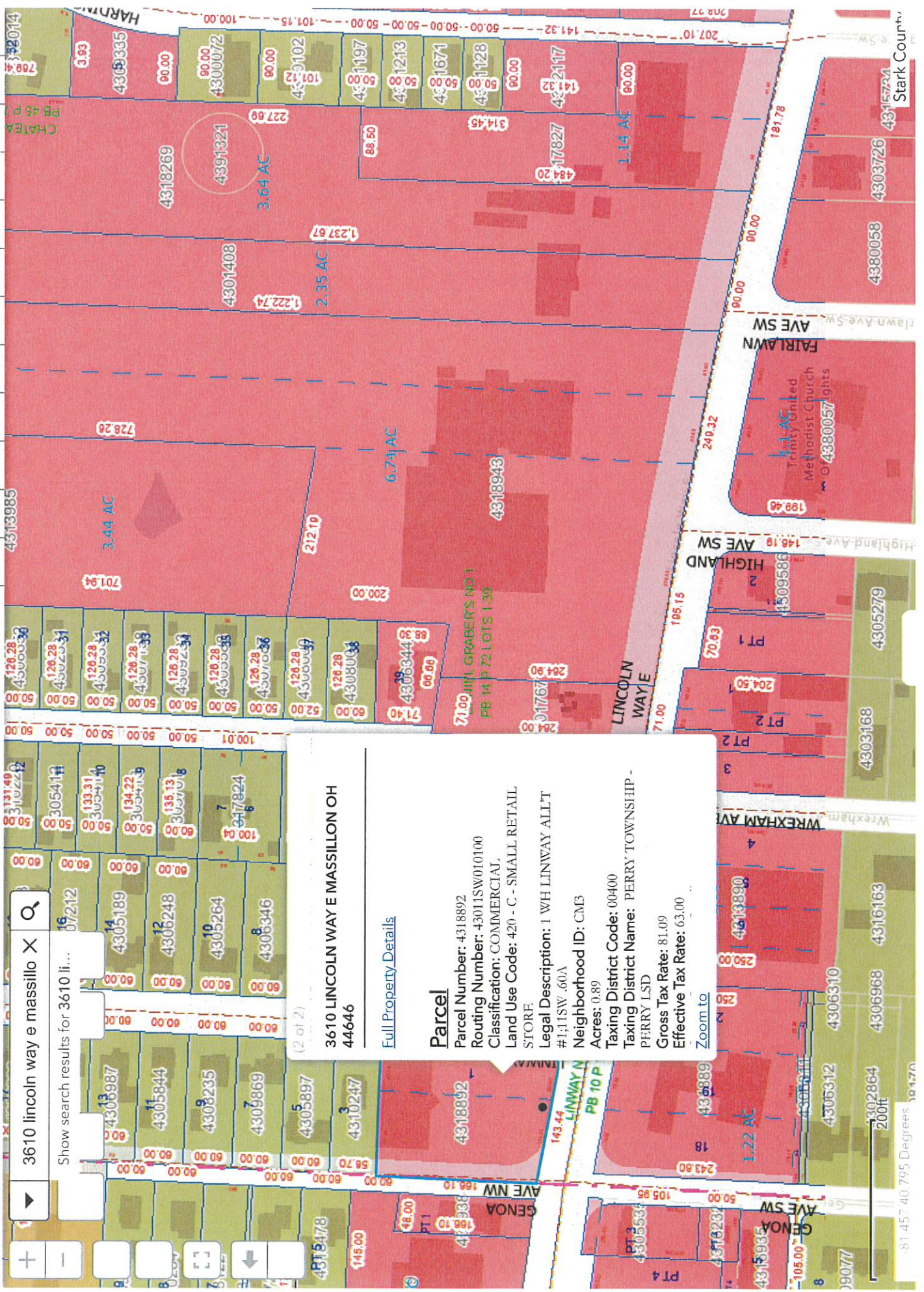
3610 LINCOLN WAY E MASSILLON OH  
44646

Full Property Details

**Parcel**

Parcel Number: 4318892  
 Routing Number: 43011SW010100  
 Classification: COMMERCIAL  
 Land Use Code: 420 - C - SMALL RETAIL STORE  
 Legal Description: 1 WH LINWAY ALLT #1;11SW .60A  
 Neighborhood ID: CMS  
 Acres: 0.89  
 Taxing District Code: 00400  
 Taxing District Name: PERRY TOWNSHIP - PERRY LSD  
 Gross Tax Rate: 81.09  
 Effective Tax Rate: 63.00

Zoom to



# 3610 LINCOLN WAY



© All EagleView Technology Corporation



# 3610 LINCOLN WAY E 1



© All EagleView Technology Corporation