

Perry Village Zoning Inspector Report

August 13th, 2026

Year-to-Date Zoning Report

Here is a summary of permits issued for the year to date, categorized by permit type:

Permit Type	QTY
New Homes	67
New Commercial	0
Additions	6
Decks	24
Patios	7
Sheds	7
Fences	16
Pools	2
Right of Ways	61
Lot Splits	1
Playgrounds	0
Gazebo	0
Accessory	6
Detached Garage	0
Other	1
Total To Date	198

Planning Commission Items

Upcoming Meeting: August 19th, 2026 at 6:00 p.m.

Enforcement & Compliance Activity

The following summarizes active enforcement cases, correspondence, and compliance status for properties currently under notice. All matters are public record.

Case 1 — Property Maintenance

Case Type	Property Maintenance Violation — Zoning Code Article XVIII
Properties	5 properties on Main St., Main Rd., and Harper St., Perry, OH 44081
Initial Notice Issued	August 13, 2025
Delivery Method	Certified Mail — Tax Bill Mailing Address on record
Compliance Period	7 working days from date of receipt
Violations Cited	Properties cited for exterior upkeep deficiencies, overgrown landscaping, deteriorating doors and windows, driveway and walkway disrepair, and non-compliant accessory structures and debris accumulation (§1840-G, H1, H2, H4, H5; §1850-A, C)

Case 2 — Noxious Weed / Vegetation Non-Compliance

Case Type	Noxious Weed / Overgrown Vegetation — Notice of Non-Compliance
Properties	2 of the 5 above properties (Main St. & Main Rd.), Perry, OH 44081
Original Violation Notice	August 27, 2025 — mailed Certified Mail
In-Person Delivery	September 11, 2025 — copy provided to property owner at Village Hall
Compliance Deadline	September 18, 2025 (5 working days from in-person delivery)
Re-Inspection Date	November 25, 2025
Re-Inspection Finding	Violations unresolved — vegetation exceeding 8" height; noxious weeds remain
Authority	Section 1094-B-99; lien authority per §1094-B-18(D)
Correspondence	Aug. 27, 2025 — Notice of Violation issued via Certified Mail. Sept. 11, 2025 — Copy of notice personally delivered to property owner at Village Hall.

Enforcement Case Summary & Payment Activity

The following outlines recent activity related to vacant and abandoned properties within the Village, including enforcement actions, payments received, and correspondence.

Main St. / Main Rd. Properties	Active enforcement case — maintenance and vegetation violations. Compliance deadline passed September 18, 2025. Re-inspection on November 25, 2025 confirmed violations unresolved. Lien authority available under §1094-B-18(D) if Village-directed remediation becomes necessary.
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Payments Received	Total fees collected for vacant structures in 2025: \$32,000.00. No fine payments or remediation cost reimbursements recorded to date for active enforcement cases.
Correspondence	August 13, 2025 — Initial Property Maintenance violation notice issued. August 27, 2025 — Noxious weed Notice of Violation issued via Certified Mail. September 11, 2025 — Copy of notice personally delivered to property owner at Village Hall.
Planning Commission	Agenda items related to vacant/abandoned properties (fee increases for abandoned homes; status review of vacant homes) were carried forward from the February 18th, 2026 meeting. Status to be revisited at the August 19th, 2026 meeting.
Next Steps	Further enforcement action is pending receipt of outstanding legal documentation and direction from the incoming Village Solicitor. The Zoning Department will provide an updated compliance status once legal counsel has been established and materials reviewed.

Pending Legal Documentation — Note of Record

Documentation related to the above enforcement matters was being compiled by former Village Solicitor James O'Leary during December 2025 and January 2026 in preparation for potential legal proceedings. Due to Mr. O'Leary's retirement, those materials were not transmitted to the Zoning Department prior to his departure. The Village is working to recover the outstanding documentation through the transition to new legal counsel, and will ensure continuity of the enforcement record once that process is complete. Updates will be provided as materials are received and reviewed.

Major Developments

- Booth Farms/Hidden Village:** Ongoing construction and development progress continues in the Booth Farms/Hidden Village area.
- Hidden Village Storage Unit project:** Project currently in progress.