



Notice of Violation

07/17/2026

MARIA KARASARIDES TRUSTEE OF THE MARIA KARASARIDES TRUST
1612 36TH ST NW
CANTON OH 44709

Name: MARIA KARASARIDES TRUSTEE OF THE MARIA KARASARIDES TRUST
Re: 904 HARRISON AVE SW, CANTON, OH 44706-5115 , Parcel #213000

Date of Inspection: 07/17/2026
Inspection Result: Not Approved Reinspection Required
Next Scheduled Inspection: 08/17/2026
Issued: 07/17/2026 By: Kelly Green

Dear Property Owner:

The attached violations have been documented following an inspection. The City hereby orders the owner or person(s) having control of the premises abate each violation by **the compliance date listed for each violation**. The City will re-inspect the property on **the Next Scheduled Inspection date listed above** to verify all violations have been corrected and the property is brought into compliance.

***Notice of Service:** The Building Department shall serve a notice, or der or other documentation required by the International Property Maintenance Code on the owner of the property as determined by the Stark County Auditor. The Building Department shall complete the service through (1) personal deliver, (2) certified or registered mail addressed to the owner at the last known address with the return receipt requested, or (3) regular U.S. Mail and posting in a conspicuous location on or near the structure. (Ord. 2024-128, passed 7.15.2024)*

****Please Note:** All requests for extensions must be requested in writing and submitted to the Code Officer listed on this Details of Inspection Report. Only written requests (**no verbal requests**) submitted by the Owner and/or Owner's Representative will be accepted. Requirements of the request for extension must include all of the following: date of request, Owner's name, name of the person making the request and their relation to the property, property address, exactly which violation(s) the extention(s) are being requested, the date said work will begin, the completion date of said work and the detailed reason(s) for the extension request(s). The owner and/or Owner's Representative will be notified by the Code Officer, in writing, whether the extension was approved or denied based on the severity of the violation(s), facts and information provided by the Requestor.**

Pursuant to the Codified Ordinances of the City of Canton §1351.03, if the owner or person(s) having control of the premises fails to correct the attached listed violations within the prescribed period of time permitted, a \$100.00 fine will be imposed. Additional fines of \$250 and \$500 may be imposed if each violation is not corrected. In addition to the fines, the owner or person(s) having control of the premises may be charged with a misdemeanor of the first degree, punishable by up to 180 days in jail and a \$1,000 fine, for failing to comply with a Notice or Order from the Building Official.

Pursuant to the Codified Ordinances of the City of Canton Chapter 1351, you have a right to appeal this order. The appeal shall be made in writing within 20 days from the date of service of the Notice and Order and shall be mailed or delivered to the Chief Building Official in care of the City of Canton Building Department. Provide a certified check or money order for appeal in the amount of \$100.00 payable to City of Canton. If the appeal is granted, you will receive a refund and the fines will be waived. If your appeal is not granted, no refund will be issued and fines will be imposed.

*****Please note** pursuant to the Codified Ordinances of the City of Canton Chapter 1351, per International Property Maintenance Code, **"111.6 Transfer of ownership**. It shall be unlawful for the *owner* of any *dwelling unit* or *structure* who

has received a compliance order or upon whom a notice of violation has been served to sell, transfer, mortgage, lease or otherwise dispose of such *dwelling unit* or *structure* to another until the provisions of the compliance order or notice of violation have been complied with, or until such *owner* or the *owner's* authorized agent shall first furnish the grantee, transferee, mortgagee or lessee a true copy of any compliance order or notice of violation issued by the *code official* and shall furnish to the *code official* a signed and notarized statement from the grantee, transferee, mortgagee or lessee, acknowledging the receipt of such compliance order or notice of violation and fully accepting the responsibility without condition for making the corrections or repairs required by such compliance order or notice of violation."***

If you have any questions, please ask for **Kelly Green** at 330-438-4723 between the hours of 8:00 A.M. to 4:00 P.M. or email them at kelly.green@cantonohio.gov.

Issued By: Kelly Green on 07/17/2026

IPMC 304.10 - Stairways, decks, porches and balconies - Exterior Structure

Repair or replace exterior stairs/steps, porch, deck and/or balcony and all appurtenances attached thereto. All shall be maintained in structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.

Notes: REPAIR/REPLACE BACK PORCH, DECKING, HANDRAIL, STEPS, GUARDS
PERMIT POSSIBLY REQUIRED
VIOLATION TO BE CORRECTED BY 8/17/2026

IPMC 304.13 - Window, skylight and door frames

Maintain every window, skylight, door and frame operable, in good repair, weather tight and in sound condition.

Notes: PERMIT REQUIRED-REPAIR/REPLACE BROKEN, BOARDED WINDOWS ON FRONT, SIDES AND REAR OF HOUSE-REPAIR ALL FRAMING-ALL WINDOWS MUST OPEN/CLOSE/STAY IN PLACE, AND LOCK
VIOLATION TO BE CORRECTED BY 8/17/2026

IPMC 304.2 - Protective treatment - Exterior Structure

Exterior surfaces, including but no limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. ...

Notes: REPAIR/REPLACE SIDING WHERE NEEDED
VIOLATION TO BE CORRECTED BY 8/17/2026

IPMC 304.2 - Protective treatment - Exterior Structure

Exterior surfaces, including but no limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. ...

Notes: FASCIA, TRIM-SCRAPE/PAINT
VIOLATION TO BE CORRECTED BY 8/17/2026

IPMC 304.7 - Roofs and drainage

Roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that create a public nuisance.

Notes: PERMIT REQUIRED-REPAIR/REPLACE ROOF
VIOLATION TO BE CORRECTED BY 8/17/2026

IPMC 308.1 - Accumulation of Rubbish or Garbage

Remove accumulation of rubbish and garbage from exterior property, premises and interior of every structure. If this is not corrected in the prescribed time, this will be referred for removal, the accumulation removed and the owner billed.

Notes: REMOVE ALL FURNITURE, JUNK, TRASH FROM REAR OF PROPERTY
VIOLATION TO BE CORRECTED BY 8/17/2026

IPMC 402.2 - Light - Common halls and stairways

Properly light habitable spaces, common halls and stairways.

Notes: PROPER LIGHTING FOR FRONT/BACK ENTRANCES.
HARD WIRED REQUIRED-WILL NEED A LIGHT SWITCH ON INTERIOR
VIOLATION TO BE CORRECTED BY 8/17/2026

IPMC 605.1 - Electrical Equipment - Installation

Electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner.

Notes: PERMIT REQUIRED-SERVICE ENTRANCE REPLACEMENT
VIOLATION TO BE CORRECTED BY 8/17/2026

Notes

904 HARRISON AVE SW, CANTON, OH 44706-5115