3111 Hilton St. NW
Massillon, Ohio 44646
Phone: (330) 833-2141
Fax: (330) 833-2153

www.perrytwp.com
office@perrytwp.com

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

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Craig E. Chessler

James F. Mathews Law Director	Bryan D. Taylor Police Chief	Larry S. Sedlock Fire Chief
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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 4, 2025 at 6:00 PM.

The following appeal case(s) will be heard:

Case 08-25A Daniel & Karoline Blair, 4645 Kemary Ave SW, Navarre, OH 44662
Parcel #10017638
The applicant is seeking a side yard setback variance for a home addition. Section 702.3 Minimum Lot Requirements.

Case 08-25B Jennifer A Miller, 4610 Marcellus St NW, Canton, OH 44708
Parcel #4304384
The applicant is seeking a side and rear yard setback for an accessory structure. Section 702.3 Minimum Lot Requirements.

Case 08-25C Cynthia Rivers, 133 Bernower Ave SW, Massillon, OH 44646
Parcel #4319583
The applicant is seeking a side and rear yard setback for a detached garage. Section 706.4 Yard Requirements.

The maps and proposed applications will be available for examination starting Tuesday July 22, 2025, 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.

You have received this notice as an action on a neighboring property may impact your lands. This meeting is open to the public.

PERRY TOWNSHIP
BOARD OF ZONING APPEALS
APPLICATION

received
JUL 18 2025

Cal.No. _____ A

Filed 7/17, 20 25

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

NOTICE: This application must be completed and returned with a nonrefundable fee of $350 on or before the eleventh (11th) day of the calendar month.

Names and Addresses

Applicant Daniel + Karoline Blair Address 4645 Kemary Ave SW

Phone Number 330-546-3775 City Navarre, OH State OH Zip 44662

Owner of premises affected Greg + Megan Essig Address 4703 Kemary Ave SW, Navarre, OH 44662

Lessee of premises affected _____ Address _____

Premises affected are situated on the South side of 4645 Kemary Ave SW, and

Known as house number Kemary (Street), Parcel number 10017638, Lot number _____.

Proposed residential addition will encroach side property line

QUESTIONAIRE

(1) Has any previous application or appeal been filed with this board on these premises?
Yes _____ No X. If yes, When _____

(2) How long has the present owner held title to property under appeal? 5 years

(3) Is there a school, church, or hospital in the same street-block, or within 200 feet of the premises in question? Yes _____ No X.

(4) Has court summons been served relative to this matter? Yes _____ No X.

(5) Is there any case pending in court involving the use of the premises or the ownership thereof?
Yes _____ No X. 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 theses premises are Located? Yes _____ No X. Is there a petition pending? Yes _____ No X.

(7) If petition is pending, indicate nature of proposed change.
_____.

(8) What is the approximate cost of the work involved by this application? $ 50,000
_____.

(9) Are there any restrictions of record by deed or otherwise which would prevent the proposed use of the premises? Yes _____ No X. If so, what are they? _____.
_____.

(10) Are you to be represented by an attorney in this matter? Yes _____ No X. 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.	Greg + Megan Essig	4703 Kemary Ave SW
B.	Edward + Nettie Yoder	4585 Kemary Ave SW
C.	Mark + Mary Provost	4908 Kemary Ave SW
D.		
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.

Kareen Bell
Applicant to sign here

Sworn to before me this 23 day of July, 2025, at Stark County, Massillon, OH

CHRISTINA R WHITTENBERGER
NOTARIAL SEAL
STATE OF OHIO
Notary Public, State of Ohio
My Commission Expires
09/12/2028

Christina R. Whittenberger
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.

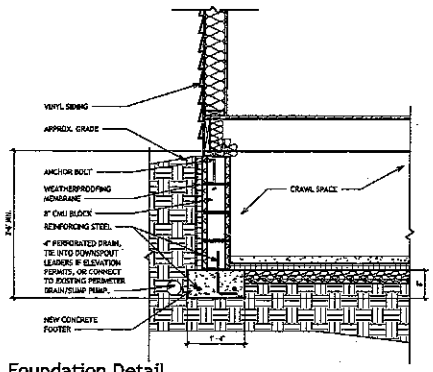
_____

Sworn to before me this ____ day of _____, 20____ at _____

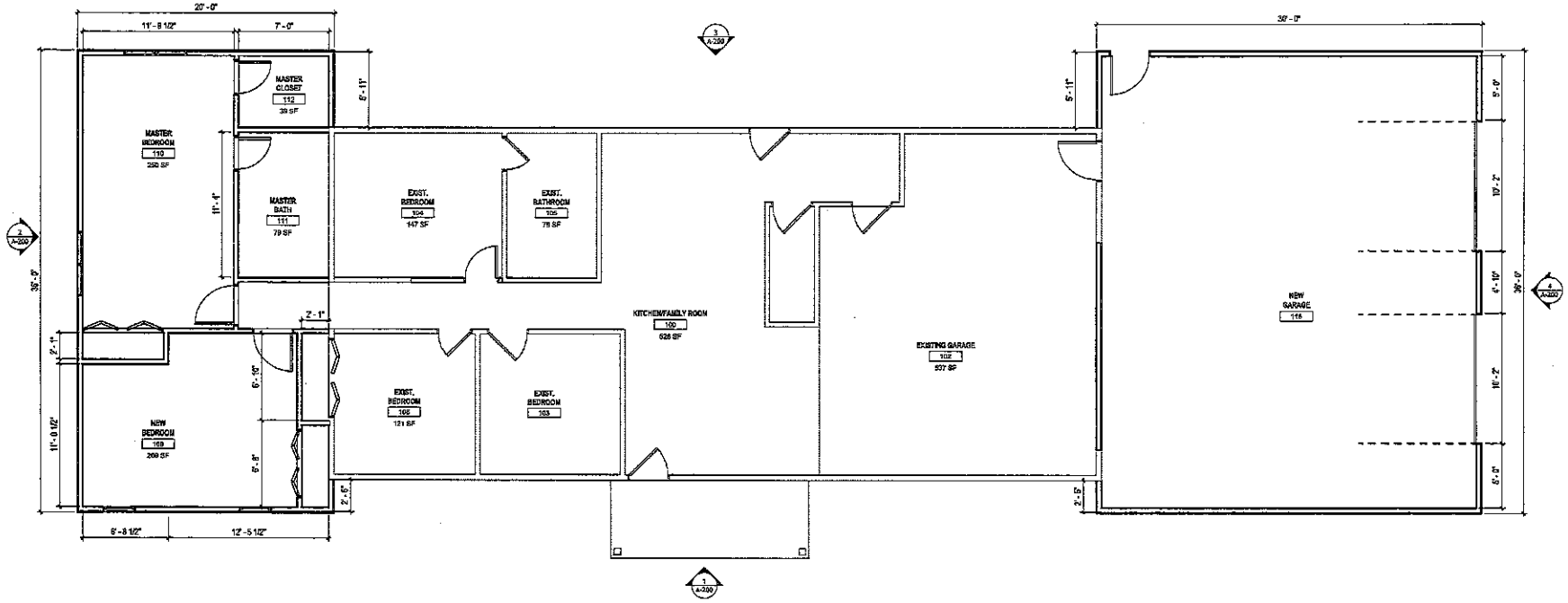
_____

Notary Public

NOTE: ALL HEIGHTS, ELEVATIONS, AND GRADES ARE APPROXIMATE. CONTRACTOR TO VERIFY AND BUILD TO EXISTING CONDITIONS, VERIFYING COMPLIANCE WITH APPLICABLE BUILDING CODES.



2 Foundation Detail
3/4" = 1'-0"



1 FIRST FLOOR PLAN
1/4" = 1'-0"

No.	Description	Date

BLAIR FAMILY ADDITION

FIRST FLOOR PLAN

Project number	Project Number
Date	Issue Date
Drawn by	AD
Checked by	BS

A-100

Scale: As indicated

9/24/2025 7:26:58 PM

Stark County Auditor's Adva...ed Parcel Viewer
4645 Kemary ave sw
Show search results for 4645 K...
10014952
4 AC
10014953
5.98 AC
557.35
430.21
525.00
236.72
10017638
4.85 AC
10005620
158.02
127.58
480.03
1,807.81
683.00
1,163.03
KEMARY
630.96
163.73
213.74
514.36
6.76 AC
10016136
460.46
10016135
6.85 AC
50.01
290.00
504.00
662.25
1,893.28
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1,390.70
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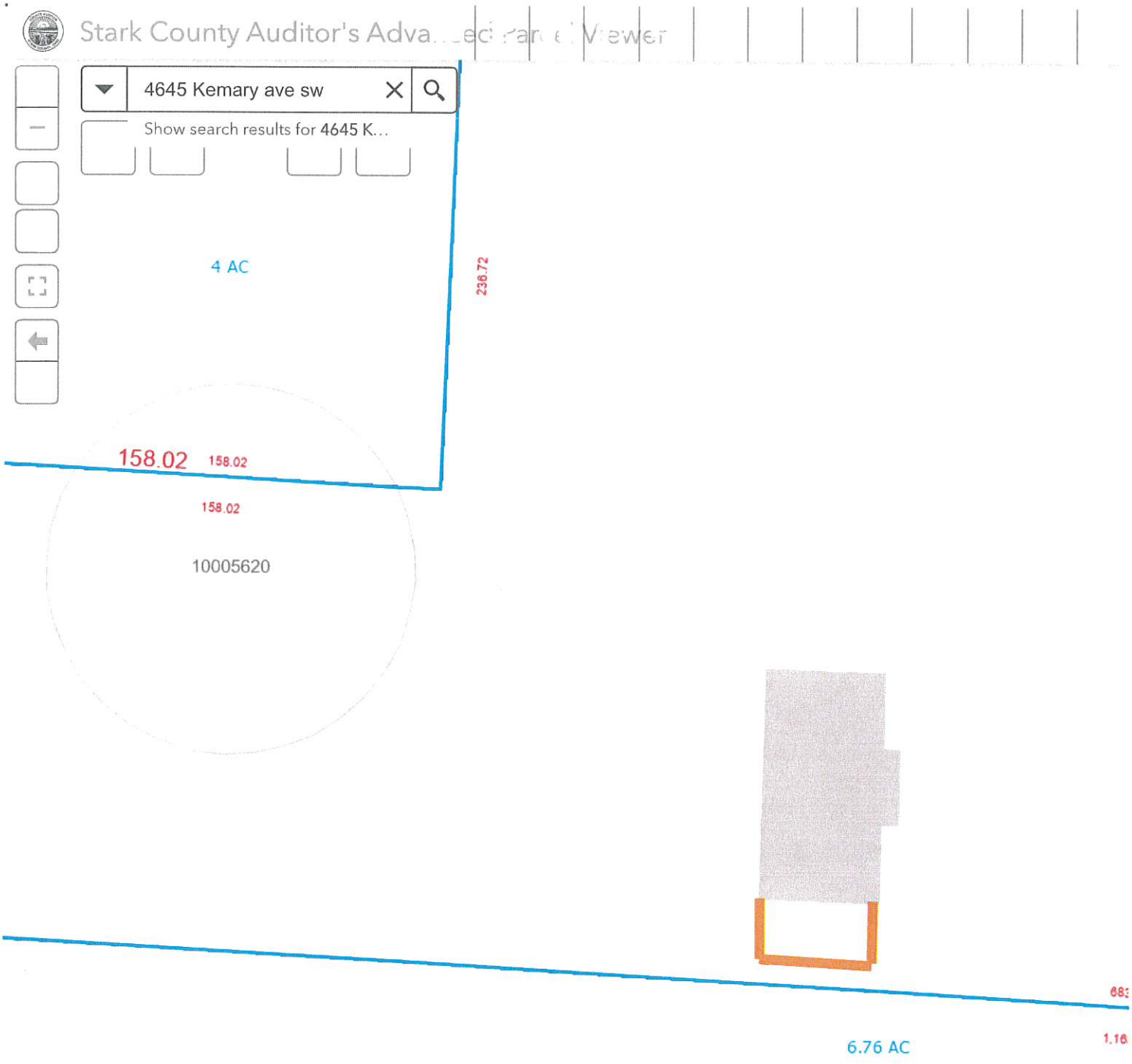
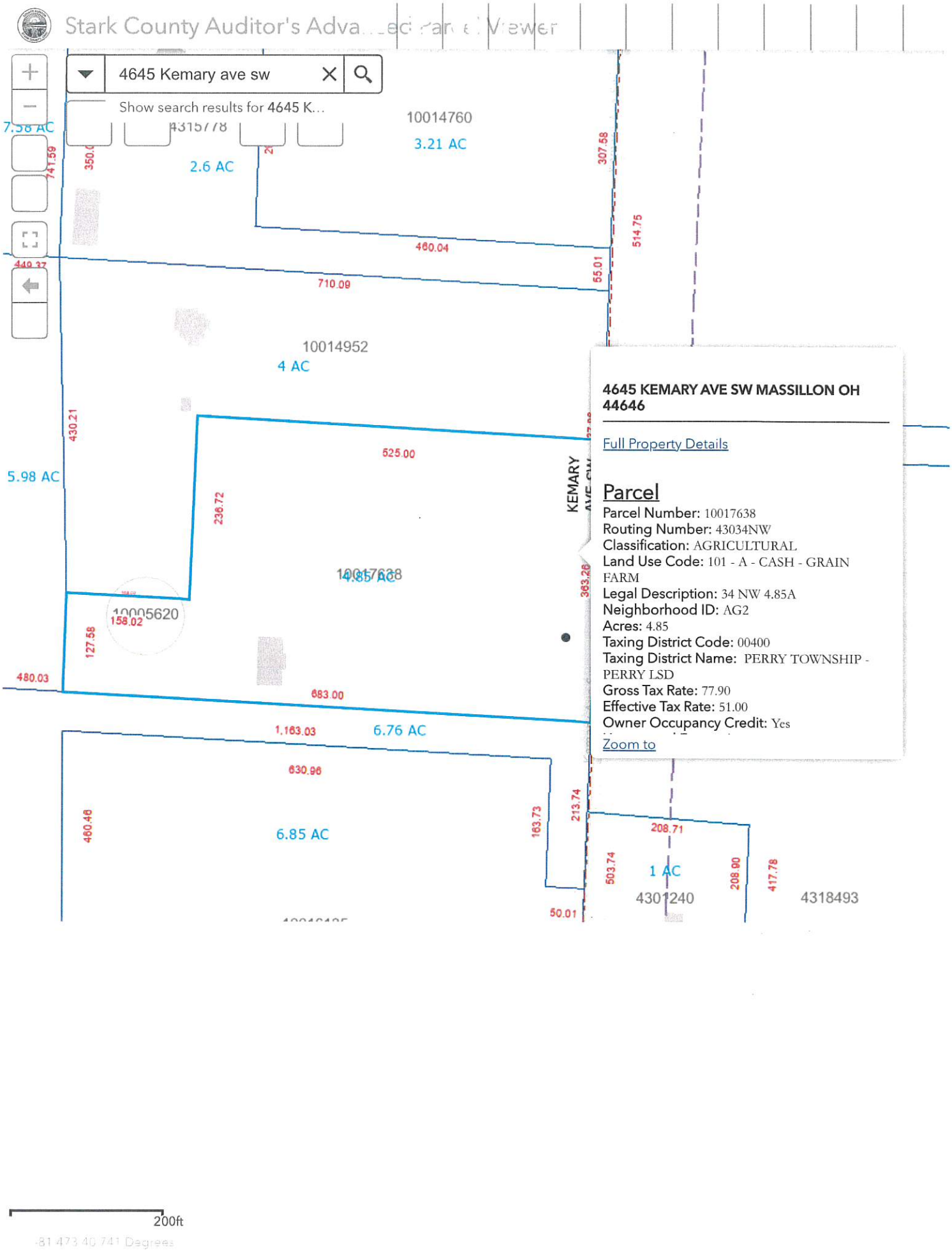
200.00
217.80
28.30
200ft
-81.474 40.739 Degrees


Stark County Auditor's Adva...ed Parcel Viewer
4645 Kemary ave sw
Show search results for 4645 K...
4 AC
236.72
158.02
158.02
158.02
10005620
6.76 AC
40ft
81.479 40.740 Degrees



4645 KEMARY AVE SW MASSILLON OH 44646

Full Property Details

Parcel

Parcel Number: 10017638
Routing Number: 43034NW
Classification: AGRICULTURAL
Land Use Code: 101 - A - CASH - GRAIN FARM
Legal Description: 34 NW 4.85A
Neighborhood ID: AG2
Acres: 4.85
Taxing District Code: 00400
Taxing District Name: PERRY TOWNSHIP - PERRY LSD
Gross Tax Rate: 77.90
Effective Tax Rate: 51.00
Owner Occupancy Credit: Yes

Zoom to

Profile
Values
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: 10017638
BLAIR DANIEL J & KAROLINE L **4645 KEMARY AVE SW**

Land Summary

Line #	Land Type	Land Code	Square Feet	Acres	Rate	Market Land Value
1	A-ACREAGE	01 - HOUSE LOT	43,560	1.00	40,000	$28,000
2	A-ACREAGE	90 - TILLABLE	162,043	3.72	28,000	$72,900
3	A-ACREAGE	70 - ROADWAY	5,663	.13	0	$0
Total:			211,266	4.85		$100,900

Land 1 of 3 >

Line #	1
Land Type	A - ACREAGE
Location Rating	3 - AVERAGE
Land Code	01 - HOUSE LOT
Square Feet	43,560
Acres	1.00
Land Units	
Actual Frontage	
Effective Frontage	
Override Size	
Actual Depth	
Table Rate	40,000.00
Override Rate	
Depth Factor	1
Influence Factor 1	
Influence Code 1	
Influence Factor 2	
Influence Code 2	
NBHD Factor	.7
Value	$28,000
Exemption %	
Homesite Value	$28,000

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Residential PRC
Commercial PRC
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Printable Tax Bill Instructions

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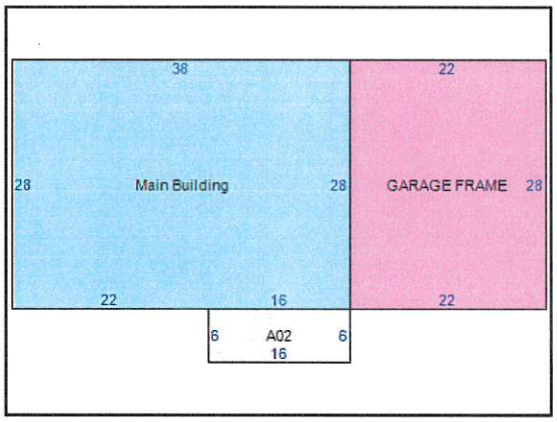
Profile
Values
Values History
Appeal Tracking
Sales
Tax Summary
Tax Detail
Tax Distribution
Special Assessments
Tax Estimator
Land
CAUV Application
Residential
Commercial
Outbuildings
Manufactured Homes
Sketch
Tax Map
Aerial Map
Pictometry

Parcel: 10017638
BLAIR DANIEL J & KAROLINE L **4645 KEMARY AVE SW**



Options

Type	Line #	Item	Area
Dwelling	0	Main Building	1,064
Dwelling	1	GARAGE FRAME - GF:GARAGE FRAME	616
Dwelling	2	PORCH, COVER BR - PB:PORCH, COVERED BRICK	96

Click on an item to display it independently.

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4645 Kemary Ave SW

03/13/2024

4645 Kemary Ave SW

03/22/2012