

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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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 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.

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

received
JUL 18 2025

Cal.No. _____ 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 __Jennifer A Miller_____ Address 4610 Marcellus St NW Canton Ohio
44708_____

Phone Number __330-284-7183_____

City _Canton_____ State _Ohio_____ Zip _44708_____

Owner of premises affected __Jennifer A Miller_____ Address 4610 Marcellus St
NW Canton Ohio 44708_____ Lessee of premises affected

_____ Address _____

To the Board of Appeals:

I hereby appeal from the order, requirement, decision or determination of the Zoning Inspector,
dated: _____ July 3 _____, 20 _25____ .

Premises affected are situated on the West _____ side of _____, and

Known as house number __4610_____, Parcel number __4304384_____, Lot
number __200_____.

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.

QUESTIONNAIRE

- (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? 4 months _____.
- (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 these 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? \$
\$16,000.00 _____.
- (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. Jessica L & Stephen S Lackney 4603 Aurora St NW Canton, Ohio 44708

B. Denise Callahan 4611 Aurora St NW Canton, Ohio 44708

C. Marva L Wiles 4614 Marcellus ST NW Canton, Ohio 44708

D. Lim Heriyanto & Tan Teresia 131 Manor Ave NW Canton, Ohio 44708

E. _____

F. _____

G. _____

H. _____

(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

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SS.

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 18 day of July, 2025, at Stark County, Massillon, OH

CHRISTINA R. WHITTENBERGER
Notary Public, State of Ohio
My Commission Expires 09/02/2028

AFFIDAVIT OF OWNERSHIP

Stephen A. Miller
Applicant to sign here

Christina R. Whittenberger
Notary Public

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



Application for BZA emailed
7/03/25

Fee: \$ _____

Permit No. _____

ZONING PERMIT
PERRY TOWNSHIP ZONING DEPARTMENT

3111 HILTON STREET N.W. MASSILLON, OHIO 44646
PHONE (330) 833-2141 FAX (330) 833-2153

☒ RESIDENTIAL ☐ RETAIL ☐ COMMERCIAL ☐ INDUSTRIAL ☐ SEWER

E-Mail Address Jmiller1029@yahoo.com Date 07/01/25

Name of Applicant _____ Phone 330

Address 4610 Marcellus St. N.W. Parcel # 284 - 7183

Name of Lot Owner Jennifer Miller Lot # _____

Address of Premises _____

Application is hereby made to: (Description of work) _____

(1) Size of Building or Structure: Width 18.4 feet Depth 30.4 feet

(2) Total Square Feet Garage 569 Height _____ stories Height _____ feet

(3) Character of Construction (brick, frame, etc.) Frame (4) Approximate cost of work \$ _____

(5) Size of lot: 52' feet wide 155 feet deep Area 8,060 sq.ft.

(6) Location on Property: _____

FRONT _____ ft. from Property Line to Building or Structure

SIDE _____ ft. from Property Line to Building or Structure

SIDE _____ ft. from Property Line to Building or Structure

REAR _____ ft. from Property Line to Building or Structure

MEASURE THE REQUIRED SETBACK FROM THE STRUCTURE
OVERHANG, NOT THE FOUNDATION WALL.

(7) Use of Proposed Building or Structure: _____

Residence - Garage No. Apartments - No. Employees -

(Residence, Grocery, Filling Station, etc.)

(8) A **site plan (drawn to scale)** must be submitted with this application showing the size and location of the lot, the actual **Property Lines***, the dimensions and locations of the proposed building or structure on the lot and locations of the existing buildings or structures on the lot.

* **Property Lines** are determined by surveyor property line pins, and **are not determined** by the edge of road pavement or walkways.

Notice

This permit shall become void at the expiration of one year after the date of issuance unless construction is started. All construction shall be completed within two years.

If any deviations are made from the original application, a new permit is required.

Once a Zoning Certificate is issued the fee becomes non-refundable.

Applicant is responsible for all **Stark County** and **State** Permits.

Call Before You Dig 1-800-362-2764

Call Zoning Department for an inspection of proposed (staked out) **before** construction begins.

Jeff Whytsell

Perry Township Zoning Department
Stark County

Applicant's Signature _____



▼ 4304384 X Q
Show search results for 4304384



4610 Marcellus St. NW
Canton, Oh 44708

40ft

-81.432063 40.797393 Degrees

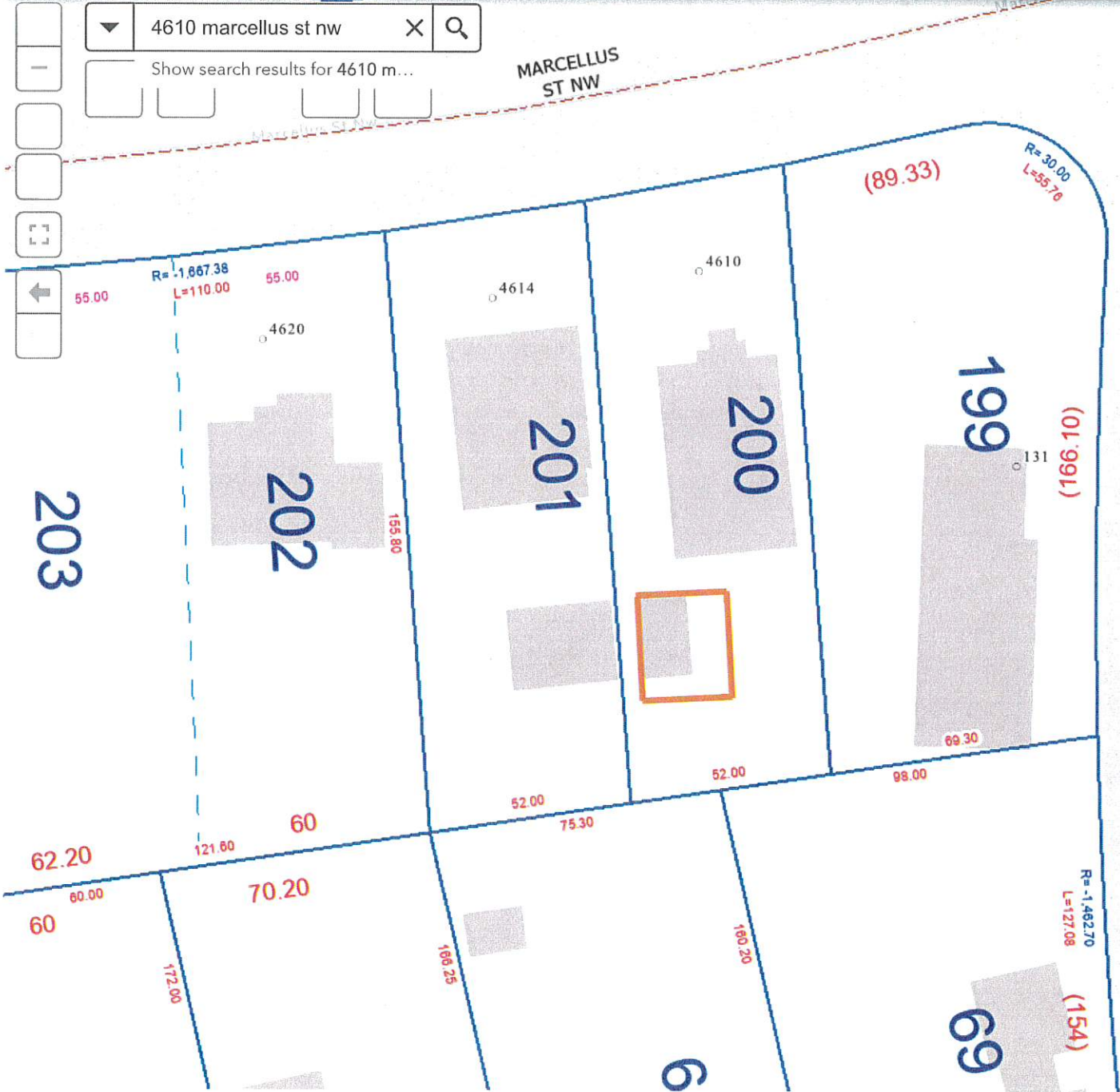
over →



▼ 4610 marcellus st nw X Q

Show search results for 4610 m...

MARCELLUS ST NW



40ft

-81.43040777 Degrees



▼ 4610 marcellus st nw X Q

Show search results for 4610 m...

MARCELLUS ST NW

(89.33)

R= 30.00
L=55.76

R= 30.00
L=65.15

(164.75)

130

131.76

R= 1,402.70
L=124.33

(16C

(1 of 2)

4610 MARCELLUS ST NW CANTON OH
44708 5327

[Full Property Details](#)

Parcel

Parcel Number: 4304384

Routing Number: 43012NE220200

Classification: RESIDENTIAL

Land Use Code: 510 - R - 1-FAMILY
DWELLING

Legal Description: 200 WH GROVEMILLER
REPLAT

Neighborhood ID: RS26101

Acres: 0.18

Taxing District Code: 00400

Taxing District Name: PERRY TOWNSHIP -
PERRY LSD

Gross Tax Rate: 77.90

Effective Tax Rate: 51.00

[Zoom to](#)

40ft

81 430.40 772 Degrees

Profile**Parcel: 4304384**
MILLER JENNIFER A**4610 MARCELLUS ST NW****Values**

1 of 1

Values History

Land Summary

Appeal Tracking**Sales**

| Line # | Land Type | Land Code | Square Feet | Acres | Rate | Market Land Value |
|--------|--------------|----------------|-------------|-------|------|-------------------|
| 1 | F-FRONT FOOT | 01 - HOUSE LOT | 8,060 | .19 | 680 | \$29,500 |
| Total: | | | 8,060 | .19 | | \$29,500 |

Tax Summary**Tax Detail**

Land

Tax Distribution**Special Assessments****Tax Estimator****Land****CAUV Application****Residential****Commercial****Outbuildings****Manufactured Homes****Sketch****Tax Map****Aerial Map****Pictometry**

| | |
|--------------------|----------------|
| Line # | 1 |
| Land Type | F - FRONT FOOT |
| Location Rating | 3 - AVERAGE |
| Land Code | 01 - HOUSE LOT |
| Square Feet | 8,060 |
| Acres | .19 |
| Land Units | |
| Actual Frontage | 52.0 |
| Effective Frontage | 52.0 |
| Override Size | |
| Actual Depth | 155 |
| Table Rate | 680.00 |
| Override Rate | |
| Depth Factor | .92 |
| Influence Factor 1 | |
| Influence Code 1 | |
| Influence Factor 2 | |
| Influence Code 2 | |
| NBHD Factor | .90534 |
| Value | \$29,500 |
| Exemption % | |
| Homesite Value | \$29,500 |

Actions[Printable Summary](#)
[Printable Version](#)**Reports**[Printable Tax Bill](#)
[Residential PRC](#)
[Commercial PRC](#)

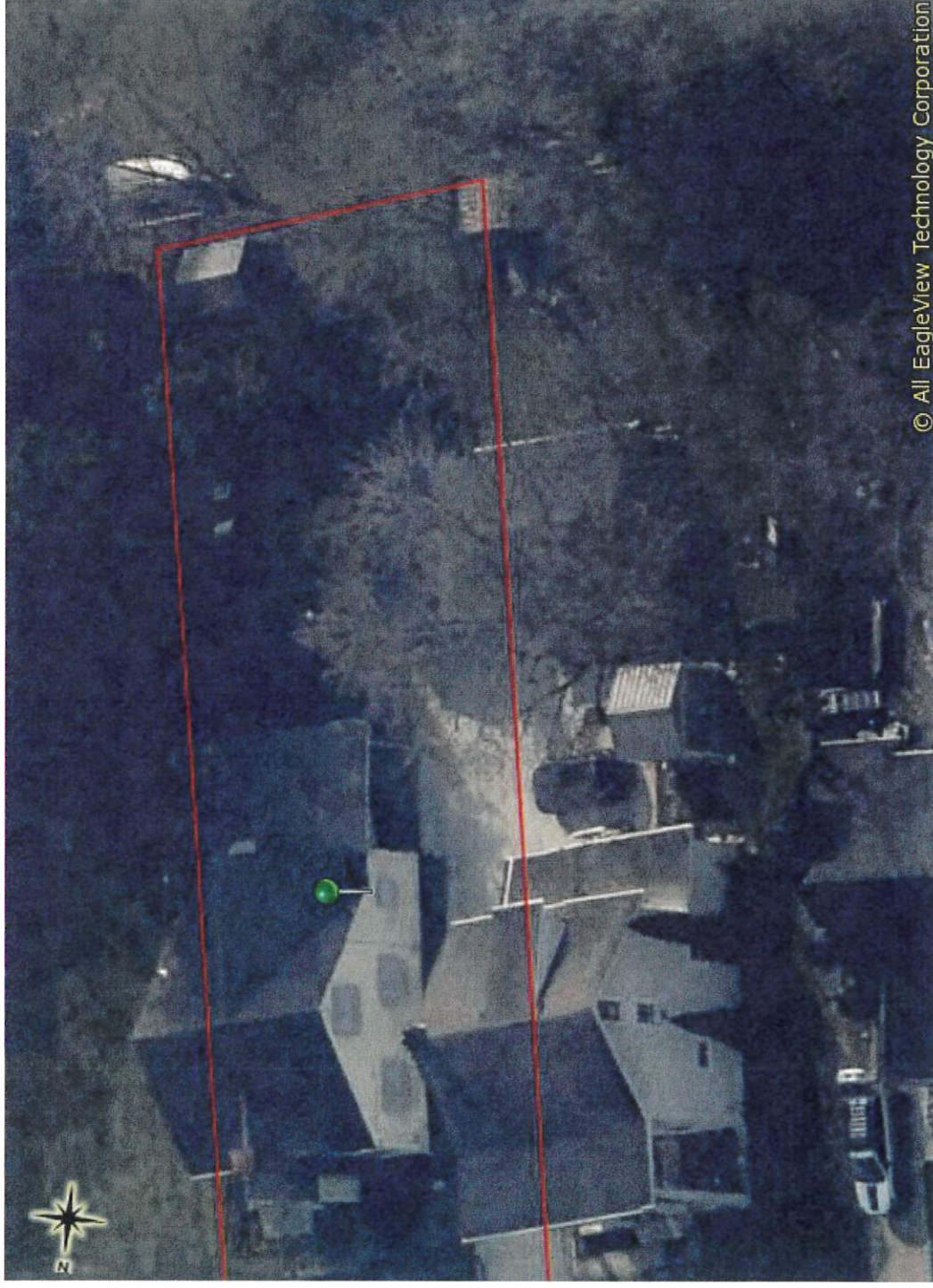
Go

Additional Information[Printable Tax Bill](#)
[Instructions](#)

4610 Marcellus



4610 Marcellus A



4610 Marcellus B

