

Perkins Township Board of Zoning Appeals

Monday, July 15, 2024 @ 4:00 p.m.

Perkins Township Services Facility – Big Meeting Room

2610 Columbus Avenue, Sandusky, Ohio 44870

Board:

Ted Kastor – Chairperson

Larry Pitts – Vice Chair

Gary Gast

David Bertsch

Mike Bixler

Will Spence - Alternate

Staff:

Adam Panas, Planner/Zoning Inspector

Jessica Gladwell, Administrative Assistant

Agenda

- I. Call to Order.
- II. Pledge of Allegiance.
- III. Roll Call – Members of the Board and Staff.
- IV. Approval of previous meeting minutes (Tuesday, May 28, 2024).
- V. Chairperson’s welcome and explanation of the Public Hearing & Meeting
- VI. Secretary reads the request on the proposed application.
APPLICATION #BZA2024-17- An application for a variance permit was submitted by Angela Clifton for property located at 706 Parkland Drive, Sandusky, OH 44870 (PPN 32-02607.000). The variance request is to alter the house such that it will be set back eighteen (18) feet from the public right of way whereas Article 13.3 requires a minimum front yard setback of 35 feet for properties zoned R-1A (Single-Family Serviced Residential).
- VII. Staff reviews the Planning & Development staff report.
- VIII. Open the Public Hearing.
 1. Applicant/Appellant Presentation
 2. Audience remarks:
 - a. “For” Request.
 - b. “Against” Request.
- IX. Board motion to Close Public Hearing and Open Public Meeting – Roll Call Vote.
- X. Secretary reads the request on the proposed application.
APPLICATION #BZA2024-18- An application for a variance permit was submitted by Angela Clifton for property located at 706 Parkland Drive, Sandusky, OH 44870 (PPN 32-02607.000). The variance request is to construct a privacy fence that is eight (8) feet tall, whereas Article 26, Section 10.2.a requires a maximum height of six (6) feet in residential districts.

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- XI. Staff reviews the Planning & Development staff report.
- XII. Open the Public Hearing.
 - 1. Applicant/Appellant Presentation
 - 2. Audience remarks:
 - a. "For" Request.
 - b. "Against" Request.
- XIII. Board motion to Close Public Hearing and Open Public Meeting – Roll Call Vote.
- XIV. Secretary reads the request on the proposed application.

APPLICATION #BZA2024-19- An application for a variance was submitted by Kendra James Smith for property located at 2105 Hull Road, Sandusky, OH 44870 (PPN 32-01420.000). The variance request is to construct a third (3rd) accessory structure on the property; whereas, for properties zoned R-1A (Single-Family Serviced Residential), Article 13, Section 6.10 permits a maximum of two (2) accessory structures.
- XV. Staff reviews the Planning & Development staff report.
- XVI. Open the Public Hearing.
 - 1. Applicant/Appellant Presentation
 - 2. Audience remarks:
 - a. "For" Request.
 - b. "Against" Request.
- XVII. Board motion to Close Public Hearing and Open Public Meeting – Roll Call Vote.
- XVIII. Secretary reads the request on the proposed application.

APPLICATION #BZA2024-20- An application for a variance was submitted by Brady Signs Co on behalf of Grande Hospitality LLC for property located at 5909 Milan Road, Sandusky, OH 44870 (PPN 32-03989.000). The variance request was to alter a freestanding sign set back approximately ten (10) feet from the public right of way whereas Article 28, Section 12.4.a requires a minimum setback distance of thirty (30) feet from the public right of way.
- XIX. Staff reviews the Planning & Development staff report.
- XX. Open the Public Hearing.
 - 1. Applicant/Appellant Presentation
 - 2. Audience remarks:

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- a. "For" Request.
- b. "Against" Request.
- XXI. Board motion to Close Public Hearing and Open Public Meeting – Roll Call Vote.
- XXII. Old Business.
- XXIII. New / Other Business.
 - a. Next Meeting Notice: At this time, no applications have been filed for the August BZA Meeting. Applicants have until 4:00 PM on Monday, July 29, 2024 to submit application materials.
- XXIV. Adjourn Meeting.