

Perkins Township Board of Zoning Appeals
Monday, August 18, 2025 @ 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:

Arielle Blanca, Community Development Director
Jessica Gladwell, Administrative Assistant
Casey Sparks, Planner/ Zoning Inspector

Agenda

- I. Call to Order.
 - II. Pledge of Allegiance.
 - III. Roll Call.
 - IV. Approval of Previous Meeting Minutes (Monday, June 16, 2024).
 - V. Chair’s Welcome and Explanation of the Public Hearing & Meeting.
 - VI. Secretary – Request for a Variance Permit.
 - VII. ***APPLICATION #BZA2025-19*** – *An application for three variance permits was submitted by Adam Snyder for the property located at 6006 Beatty Lane, Sandusky, OH 44870 (PPN#32-02927.000). The three variances include to allow an accessory structure to exceed the square footage of the first floor of the main building, to allow the second accessory structure to exceed 196 square feet in area, and the allow a 17-foot side yard setback. Article 13.6 (1) of the Zoning Resolution states that no accessory structure shall exceed the square footage of the first floor of the main dwelling. Article 13.6(10) states that no more than two (2) accessory buildings can be erected on a lot, one of which can have an area equal to or less than the main floor of the primary residence. The second cannot exceed 196 square feet in the area and must be subordinate to the principal use. Article 13.6(3)(a) requires a twenty (20) foot side yard setback for accessory structures exceeding 1,500 square feet.*
 - VIII. Staff Report – Planning & Zoning Department.
 - IX. Chair Opens Public Hearing for Application #BZA2025-19.
 1. Applicant/Appellant presentation
 2. Audience remarks.
 - X. Board motion to Close the Public Hearing and Open the Public Meeting – Roll Call Vote.
 - XI. Discussion from the Board.
 - XII. Board Motion and Second to Approve, Deny, Modify, or Table Application #BZA2025-19 – Roll Call Vote.
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- XIII. Secretary – Request for Variance Permit.

APPLICATION #BZA2025-24 – *An application for a variance permit was submitted by Robert & Miranda Carlisle, for the property located at 3028 Lauras Lane (PPN#32-04441.054). The*

**PERKINS TOWNSHIP
BOARD OF ZONING APPEALS
6/16/2025 MEETING AGENDA**

variance request is to allow for the height of a single-family dwelling to be 37' 2.25". Article 13.3 of the Zoning Resolution prohibits the maximum height of a single-family dwelling to exceed 35'.

- XIV. Staff Report – Planning & Zoning Department.
 - XV. Chair Opens Public Hearing for Application #BZA2025-24.
 - 1. Applicant/Appellant presentation
 - 2. Audience remarks.
 - XVI. Board motion to Close the Public Hearing and Open the Public Meeting – Roll Call Vote.
 - XVII. Discussion from the Board.
 - XVIII. Board Motion and Second to Approve, Deny, Modify, or Table Application #BZA2025-24 – Roll Call Vote.
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- XIX. Secretary – Request for Variance Permit.

APPLICATION #BZA2025-25- *An application for a variance permit was submitted by Kenji Y. Sanders Star Inc., for the property located at 120 Woodlawn Ave. (PPN#32-62006.000). The request for the two variances is to allow for an accessory use as the main use on the property and for a 15' rear yard variance for the accessory structure. Article 13.1(4) of the Zoning Resolution also states that accessory uses shall be customarily incidental to the main uses permitted within the district. The current lot does not contain a single-family dwelling, as such the accessory use will be the main use on the property. Article 13.6(3)(a) requires a twenty (20) foot side yard setback for accessory structures exceeding 1,500 square feet.*
 - XX. Staff Report – Planning & Zoning Department.
 - XXI. Chair Opens Public Hearing for Application #BZA2025-25.
 - 1. Applicant/Appellant presentation
 - 2. Audience remarks.
 - XXII. Board motion to Close the Public Hearing and Open the Public Meeting – Roll Call Vote.
 - XXIII. Discussion from the Board.
 - XXIV. Board Motion and Second to Approve, Deny, Modify, or Table Application #BZA2025-25 – Roll Call Vote.
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- XXV. Old Business.
 - XXVI. New / Other Business.
 - XXVII. Next Meeting Notice: Next BZA Meeting will be on Monday, September 15, 2025 at 4:00.
Adjourn Meeting.