

Perkins Township Board of Zoning Appeals
Monday, December 15, 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 (November 17, 2025).
- V. Chair’s Welcome and Explanation of the Public Hearing & Meeting.
- VI. Secretary – Request for a Variance Permit.

APPLICATION #BZA2025-32 – *An application for a variance permit was submitted by Chris Andrews for the property located at 3405 Campbell Street (PPN #32-02786.000 & 32-02786.004). The variance request is to allow a 47” wood fence along the front, side, and rear yard. Article 26.10 of the Perkins Township Zoning Resolution states that no fence, wall or hedge plant shall rise over three (3) feet in height on any required front yard. Article 26.3(d) states that in-ground pool areas shall be walled or fenced with a fence no less than six (6) feet in height and it shall be in good condition with a gate and operating lock or a 4’ fence with an automatic retractable cool cover approved by the Zoning Inspector.*

- VII. Staff Report – Planning & Zoning Department.
- VIII. Chair Opens Public Hearing for Application #BZA2025-35.
 1. Applicant/Appellant presentation
 2. Audience remarks.
- IX. Board motion to Close the Public Hearing and Open the Public Meeting – Roll Call Vote.
- X. Discussion from the Board.
- XI. Board Motion and Second to Approve, Deny, Modify, or Table Application #BZA2025-35 – Roll Call Vote.

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- XII. Old Business.
 - XIII. New / Other Business.
 - XIV. Next Meeting Notice: Next BZA Meeting will be on Monday, January 20th, 2026 at 4:00.
Adjourn Meeting.