

Perkins Township Board of Zoning Appeals
Tuesday, February 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, Interim Community Development Director
Jessica Gladwell, Administrative Assistant

Agenda

- I. Call to Order.
- II. Pledge of Allegiance.
- III. Roll Call.
- IV. Election of Officers for 2025.
- V. Confirmation of 2025 Meeting Schedule.
- VI. Approval of Previous Meeting Minutes (Monday, December 16, 2024).
- VII. Chair’s Welcome and Explanation of the Public Hearing & Meeting.
- VIII. Secretary – Request for Variance Permit.

APPLICATION #BZA2025-01 – An application for a variance permit was submitted by Bryan K Logan for property located at 411 Marshall Avenue, Sandusky, OH 44870 (PPN 32-02217.000), which is zoned “Single-Family Residential (R-1A)”. The variance request is to allow a rear yard setback of 12 feet whereas Article 13, Section 13.3 requires a setback distance of 40 feet.

- IX. Staff Report – Planning & Zoning Department.
- X. Chair Opens Public Hearing for Application #BZA2025-01.
 1. Applicant/Appellant presentation
 2. Audience remarks.
- XI. Board motion to Close the Public Hearing and Open the Public Meeting – Roll Call Vote.
- XII. Discussion from the Board.
- XIII. Board Motion and Second to Approve, Deny, Modify, or Table Application #BZA2025-01 – Roll Call Vote.

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- XIV. Secretary – Request for Variance Permit.

APPLICATION #BZA2025-02 – An application for a variance permit was submitted by Daniel Macre for property located at 5502 Hayes Avenue, Sandusky, OH 44870 (PPN 32-04731.002), which is zoned “Agricultural (A)”. The variance request is to allow a lot split which would create two parcels, the first being .7271 acres in area and has 87.50 feet of frontage and a second parcel being .7706 acres in area and has 87.50 feet of

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frontage, whereas Article 11, Section 11.3 requires new parcels zoned "Agricultural" to be at least 5.00 acres in area and have at least 300 feet of frontage, respectively.

- XV. Staff Report – Planning & Zoning Department.
- XVI. Chair Opens Public Hearing for Application #BZA2025-02.
 - 1. Applicant/Appellant presentation
 - 2. Audience remarks.
- XVII. Board motion to Close the Public Hearing and Open the Public Meeting – Roll Call Vote.
- XVIII. Discussion from the Board.
- XIX. Board Motion and Second to Approve, Deny, Modify, or Table Application #BZA2025-02 – Roll Call Vote.

- XX. Secretary – Request for Variance Permit.
- XXI. **APPLICATION #BZA2025-03 and 04** – *An application for two variance permits was submitted by Schmid Architects, Inc. on behalf of B&K Erie Properties, LLC for property it owns at 2022 E. Perkins Ave., Sandusky, OH 44870 (PPN 32-04608.000). The first variance request is to allow a front yard setback distance of approximately 59 feet 9 inches; whereas Appendix A of the Perkins Township Zoning Resolution requires a setback distance of 70 feet on Perkins Avenue. The second variance request is to allow side yard setback distance of approximately 15 feet 4 inches; whereas Article 17, Section 17.3 requires a minimum side yard setback distance of 30 feet.*
- XXII. Staff Report – Planning & Zoning Department.
- XXIII. Chair Opens Public Hearing for Application #BZA2025-03 and 04.
 - 3. Applicant/Appellant presentation
 - 4. Audience remarks.
- XXIV. Board motion to Close the Public Hearing and Open the Public Meeting – Roll Call Vote.
- XXV. Discussion from the Board.
- XXVI. Board Motion and Second to Approve, Deny, Modify, or Table Application #BZA2025-03 and 04 – Roll Call Vote.

- XXVII. Old Business.
 - a. None.
- XXVIII. New / Other Business.
 - a. Next Meeting Notice: Next BZA Meeting will be on Tuesday, March 18, at 4:00.
- XXIX. Adjourn Meeting.