

**Perkins Township Board of Zoning Appeals**  
**Monday, March 24, 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. Approval of Previous Meeting Minutes (Tuesday, February 18, 2024).
- VI. Chair’s Welcome and Explanation of the Public Hearing & Meeting.
- VII. Secretary – Request for Conditional Use Permit.

***APPLICATION #BZA2025-05*** – A conditional use permit application was submitted by Joel Trout for property owned at 807 Buckeye Lane, Sandusky, OH 44870 (PPN 32-04539.014), pursuant to Article 13 – “Single-Family Serviced Residential (R-1)(R-1A)(R-1B)”, Section 13.2 – “Conditionally Permitted Uses”, Subsection 1 – “Home Occupations or Home Offices”. The application is to allow a part-time car detailing business at the dwelling.

- VIII. Staff Report – Planning & Zoning Department.
- IX. Chair Opens Public Hearing for Application #BZA2025-05.
  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 #BZA2025-05 – Roll Call Vote.

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- XIII. Secretary – Request for Variance Permit.

***APPLICATION #BZA2025-06*** – An application for a variance permit was submitted by Allen Ott for property located at 202 Marshall Avenue, Sandusky, OH 44870 (PPN 32-02044.000), which is zoned “Single-Family Residential (R-1A)”. The variance request is to allow an accessory structure to be 282 square feet larger than the main floor of the primary residence whereas Article 13, Section 13.6 requires accessory structures to be equal to or less than the main floor of the primary residence.

**PERKINS TOWNSHIP  
BOARD OF ZONING APPEALS  
12/16/2024 MEETING AGENDA**

- XIV. Staff Report – Planning & Zoning Department.
  - XV. Chair Opens Public Hearing for Application #BZA2025-06.
    - 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 #BZA2025-06 – Roll Call Vote.
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- XIX. Old Business.
    - a. None.
  - XX. New / Other Business.
    - a. Next Meeting Notice: Next BZA Meeting will be on Monday, April 21st at 4:00.
  - XXI. Adjourn Meeting.