

**Perkins Township Board of Zoning Appeals**  
**Monday, November 17, 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 (October 20, 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 Jay Berger, on behalf of Ronda Carpenter, for the property located at 2822 Sunset Lane (PPN # 32-03889.000). The variance request is to allow a 30’ rear yard setback. Article 13.3 of the Perkins Township Zoning Resolution requires a 40’ rear yard setback within the R1-B (Single-Family Residential District).*
- VII. Staff Report – Planning & Zoning Department.
- VIII. Chair Opens Public Hearing for Application #BZA2025-32.
  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 #BZA2025-32 – Roll Call Vote.

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- XII. Secretary – Request for Variance Permit.  
  
***APPLICATION #BZA2025-33**- An application for a variance permit was submitted by Mark Raber, on behalf of Matt Cox, for the property located at 2015 East Perkins Ave (PPN #32-04627.000). The variance request is to allow a 14’5” side yard setback for an accessory structure. Article 17.3 of the Perkins Township Zoning Resolution requires a 30’ side yard setback within the C-2 (General Commercial District).*
- XIII. Staff Report – Planning & Zoning Department.
- XIV. Chair Opens Public Hearing for Application #BZA2025-33.

**PERKINS TOWNSHIP  
BOARD OF ZONING APPEALS  
11/17/2025 MEETING AGENDA**

1. Applicant/Appellant presentation
  2. Audience remarks.
- XV. Board motion to Close the Public Hearing and Open the Public Meeting – Roll Call Vote.
- XVI. Discussion from the Board.
- XVII. Board Motion and Second to Approve, Deny, Modify, or Table Application #BZA2025-33 – Roll Call Vote.
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XVIII. Secretary – Request for Variance Permit.

***APPLICATION #BZA2025-34-*** *An application for a variance permit was submitted by John and Jackie Ming for a property located on Galloway Road. (PPN# 32-01626.004). The variance request is to allow a 6.5' side yard setback with a total combined side yard setback of 16.5'. Article 13.3 requires a minimum side yard setback of 10' with a total side yard setback of 25' within the R-1 (Single Family Residential District).*

- XIX. Staff Report – Planning & Zoning Department.
- XX. Chair Opens Public Hearing for Application #BZA2025-34.
1. Applicant/Appellant presentation
  2. Audience remarks.
- XXI. Board motion to Close the Public Hearing and Open the Public Meeting – Roll Call Vote.
- XXII. Discussion from the Board.
- XXIII. Board Motion and Second to Approve, Deny, Modify, or Table Application #BZA2025-34 – Roll Call Vote.
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- XXIV. Old Business.
- XXV. New / Other Business.
- XXVI. Next Meeting Notice: Next BZA Meeting will be on Monday, December 15, 2025 at 4:00.  
Adjourn Meeting.