

Perkins Township Board of Zoning Appeals
Monday, October 20, 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 (September 15, 2025).
 - V. Chair’s Welcome and Explanation of the Public Hearing & Meeting.
 - VI. Secretary – Request for a Variance Permit.
 - VII. ***APPLICATION #BZA2025-30*** – *An application for a variance was submitted by Schnippel Construction, on behalf of RH Family LLC for the property located at 6300 Milan Road (PPN # 32-00432.000) to exceed the maximum of 20 lumens on a portion of the site. Article 25.15(8)(f) of the Perkins Township Zoning Resolution requires that exterior lighting within the parking areas cannot exceed 20 lumens.*
 - VIII. Staff Report – Planning & Zoning Department.
 - IX. Chair Opens Public Hearing for Application #BZA2025-30.
 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 #BZA2025-30 – Roll Call Vote.
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- XIII. Secretary – Request for Variance Permit.
APPLICATION #BZA2025-31 *An application for a variance permit was submitted by Abraham Hamad, for the property located at 810 Birchwood Drive (PPN#32-04539.082). The variance request is to allow 25’ of frontage along Birchwood Drive to create a new single family residential lot. Article 13.3 of the Perkins Township Zoning Resolution requires a minimum of 75’ lot frontage within the R-1A Single Family Residential District.*
 - XIV. Staff Report – Planning & Zoning Department.
 - XV. Chair Opens Public Hearing for Application #BZA2025-31.
 1. Applicant/Appellant presentation

**PERKINS TOWNSHIP
BOARD OF ZONING APPEALS
10/20/2025 MEETING AGENDA**

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 #BZA2025-31 – Roll Call Vote.

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- XIX. Old Business.
- XX. New / Other Business.
- XXI. Next Meeting Notice: Next BZA Meeting will be on Monday, November 17, 2025 at 4:00.
Adjourn Meeting.



PERKINS TOWNSHIP BOARD OF ZONING APPEALS STAFF REPORT

APPLICATION FOR VARIANCE PERMIT

6300 MILAN ROAD

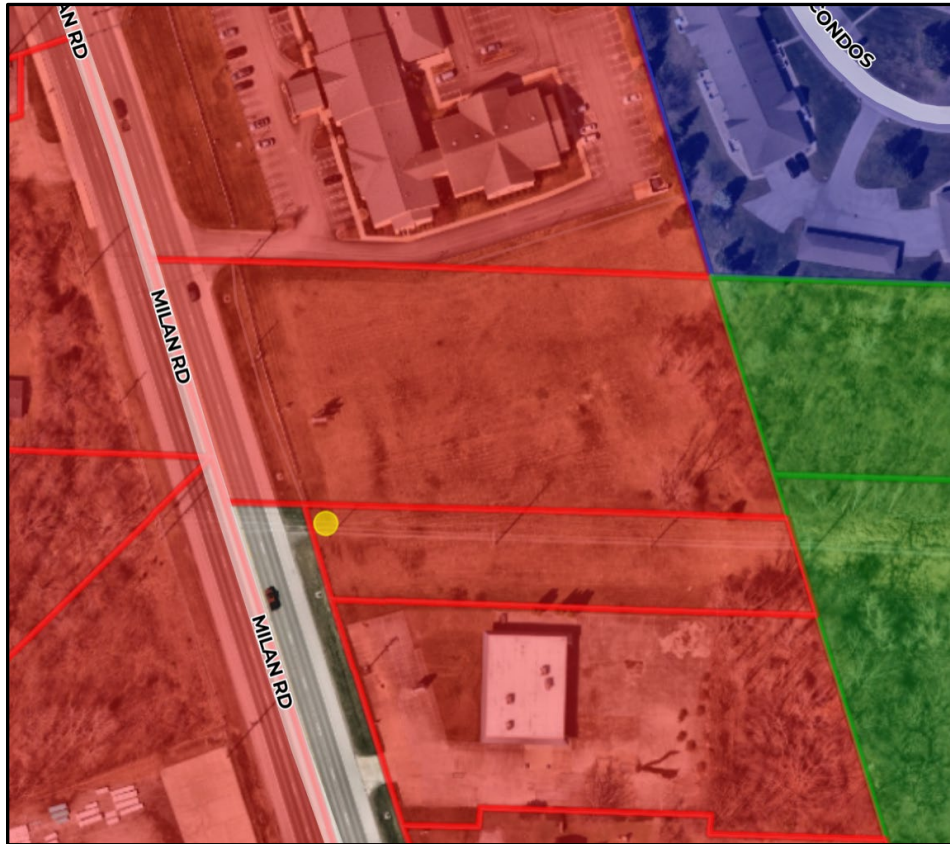
PPN: 32-00432.000

Reference Number: BZA2025-30
Date of Meeting: Monday, October 20, 2025
Report Author: Casey Sparks

EXECUTIVE SUMMARY

Summary Statement:	A variance permit request submitted by Shnipfel Construction for the property located at 6300 Milan Road. (PPN 32-00432.000), Perkins Township, OH 44870.
Property Owner:	RH Family 7704 Milan Road Sandusky, OH 44870
Location:	6300 Milan Road Perkins Township, OH 44870 PPN 32-00432.000
Current Zoning:	"C-2" /General Commercial
Comprehensive Plan:	Commercial
Proposed Development:	Residential
Requested Variances:	The Variance requested is: (1) To exceed the maximum of 20 lumens on a portion of the site located 6300 Milan Road (PPN# 32-00432.000). Article 25.15(8)(f) of the Perkins Township Zoning Resolution requires that exterior lighting within the parking areas cannot exceed 20 lumens.

Perkins Township Zoning Classification:



Perkins Township Zoning

ZONINGCODE

- R-1-B Single Family Residential_Perkins Township
- R-1-A Single Family Residential_Perkins Township
- R-1 Single Family Residential_Perkins Township
- A Agriculture_Perkins Township
- C-2 General Commercial_Perkins Township
- PUD Planned Unit Development_Perkins Township
- I-2 Heavy Industrial_Perkins Township
- I-1 Light Industrial_Perkins Township
- C-1 Local Commercial_Perkins Township
- R-3 Multi Family Residential_Perkins Township
- MA Mineral Aggregate_Perkins Township
- R-2 Two Family Residential_Perkins Township
- P-B-O Professional & Business Offices_Perkins Tow"
- RD- Recreation District_Perkins Township
- R-Rural Residential_Perkins Township

Surrounding Land Uses:

North: PUD "Planned Unit Development/ C-2 "General Commercial"

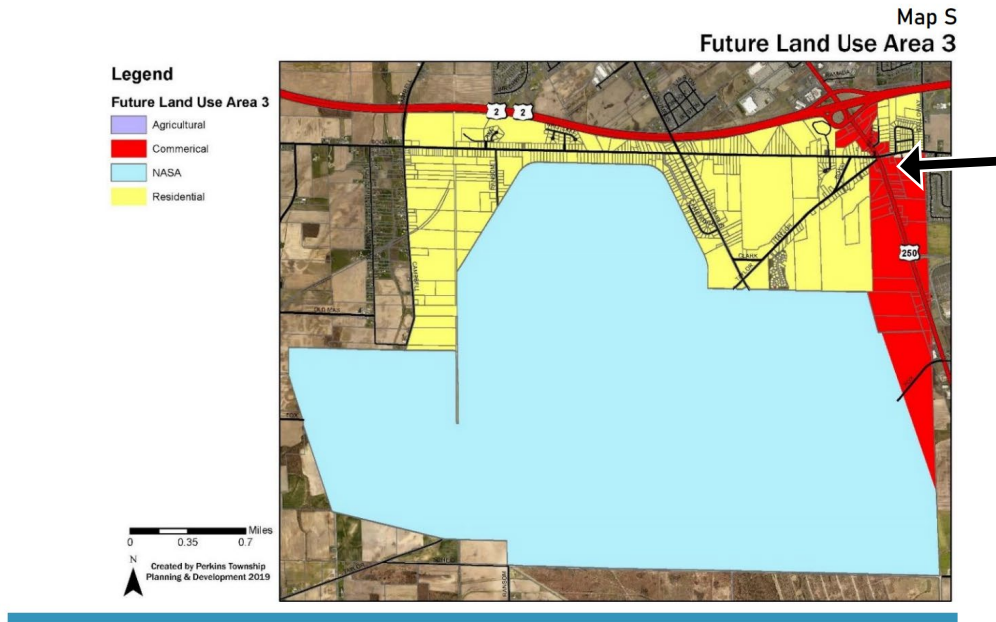
East: A "Agriculture"

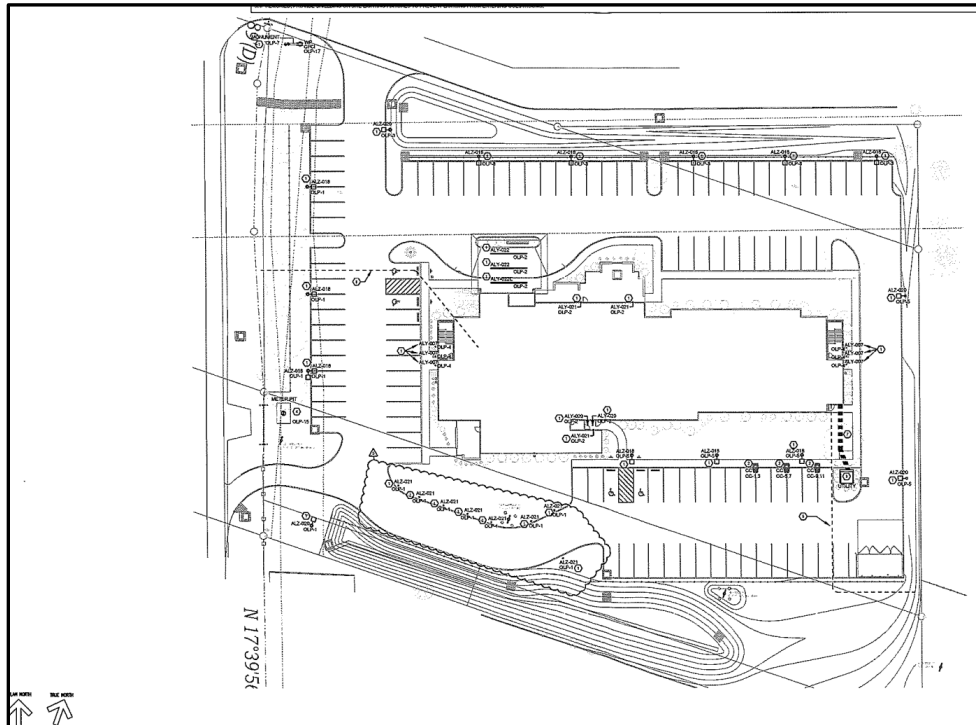
South: C-2 "General Commercial"

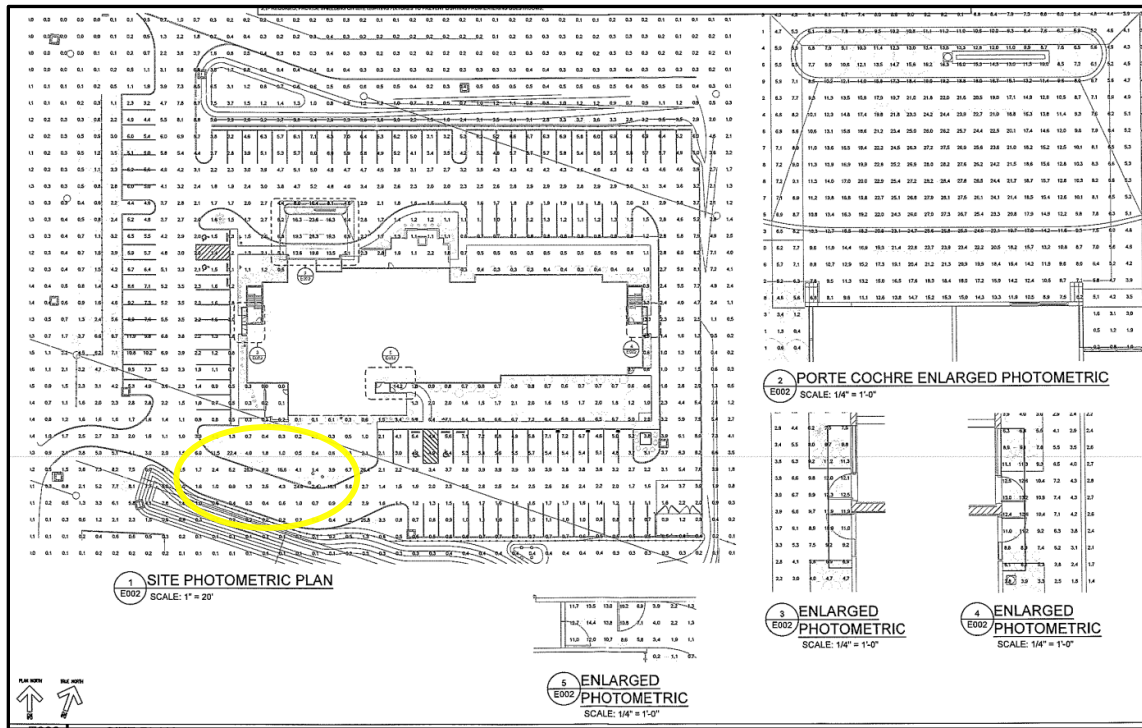
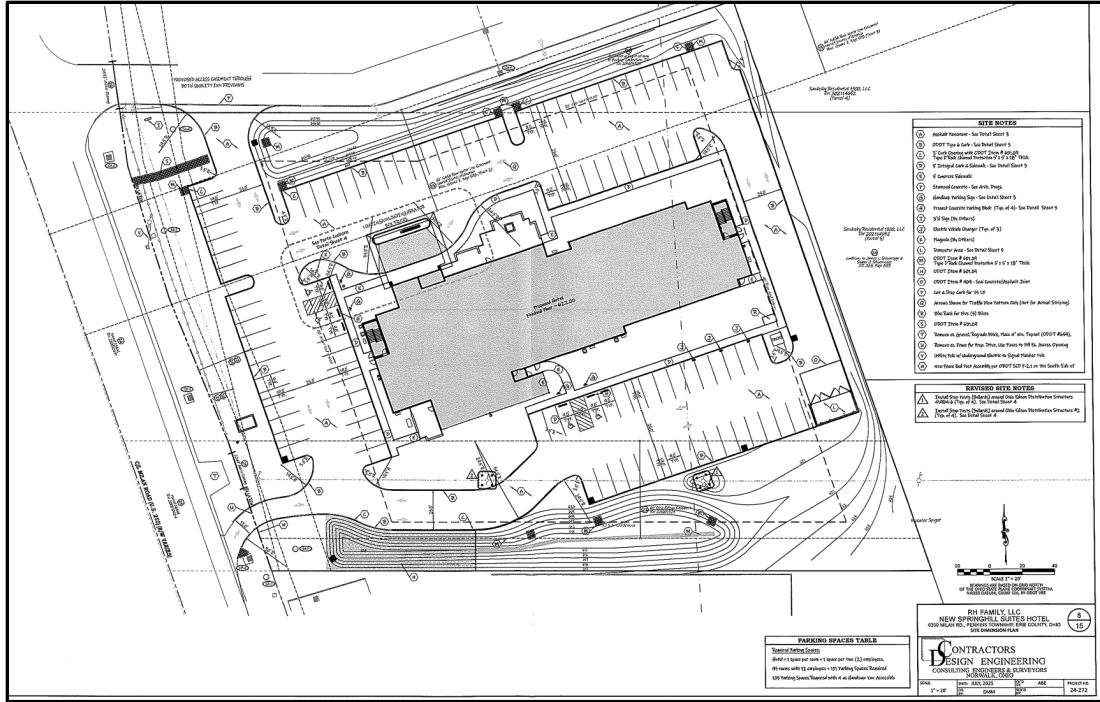
West: C-2 "General Commercial"

Comprehensive Plan - Future Land Use Map Designation:

The Perkins Township Comprehensive Plan Future Land Use Map designates this parcel for commercial.







ANALYSIS OF VARIANCE STANDARDS

VARIANCE STANDARDS:

The Zoning Resolution requires that the Board of Zoning Appeals conduct a “public hearing” when it receives an application for zoning variance which is filed by a property owner or agent of the property owner. This application was received by Community Development Department staff on September 23, 2025.

Article 7, Section 4 of the Zoning Resolution requires that before making its decision, the Board shall find that the facts submitted with the application and presented at the “public hearing” will establish that:

Article 7, Section 4.5.a: The granting of the variance shall be in accordance with the general purpose and intent of the regulations imposed by the Zoning Resolution on the district in which it is located and shall not be injurious to the area or otherwise detrimental to the public welfare.

The requested variance is to exceed 20 lumens within the parking area located in the southwest portion of the property. The Zoning of the property is C-2 General Commercial, the proposed alterations to the lighting will not be injurious to the area or otherwise determinantal to the public welfare of the community. The increase in the lighting will occur adjacent to Milan Road and the adjacent commercial business.

Article 7, Section 4.5.b: The granting of the variance will not permit the establishment of any use which is not otherwise permitted in the zoning district.

The property is zoned as “C-2” General Commercial, which permits hotels/ motels this site has previously received site and building permit approval. The proposed variance does not affect the proposed use of the site.

Article 7, Section 4.5.c: There must exist special circumstances or conditions, fully described in the findings, applicable to the land or buildings for which the variance is sought, which are peculiar to such land or buildings, and which are such that the strict interpretation of the provisions of the Resolution would deprive the applicant of the reasonable use of such land or building. Mere loss in

value shall not justify a variance; there must be deprivation of beneficial use of the land.

The applicant has communicated to staff that the proposed changes to the lighting are a result of the First Energy easement within the highlighted area. The easement will not allow the applicant to place the previously approved light poles within this area, as such the applicant has proposed 8 Ballard lights and a dual headed light pole/ fixture are proposed to be installed in the area. These changes have resulted in this portion of the parking area exceeding 20 lumens.

Article 7, Section 4.5.d: There must be proof of hardship created by the strict application of the Resolution. It is not sufficient proof of hardship to show that greater profit would result if the variance were granted. Furthermore, the hardship complained of cannot be self-created; nor can it be established on the basis by one who purchases with or without knowledge of the restrictions; it must be suffered directly by the property in question; and evidence of variances granted under similar circumstances need not be considered.

As stated, the applicant has informed staff that this specific area will exceed the 20 lumens as required in the code due to the existing First Energy easement and Marriott Hotels requirements for lighting on all pavement areas. The site plan was previously approved by staff; this was a recent change. Once the applicant realized that this was an issue, they contacted staff and began the variance process.

Article 7, Section 4.5.e: The granting of the variance is necessary for the reasonable use of the land or building and the variance as granted is the minimum variance that will accomplish this purpose.

The Board should determine whether the granting of this variance request is, in fact, necessary for the "reasonable use" of this property and is the minimum necessary to accomplish the variance requested. The proposed changes to the lighting plan are adjacent to Milan Road and the adjacent commercial business. These changes are not near any residential areas.

Article 7, Section 4.5.f: The proposed variance will not impair the adequate supply of light and air to adjacent properties, substantially increase congestion in public streets, increase the danger of fire, endanger public safety, or substantially diminish or impair property values of the adjacent area.

The proposed variances will not impair the supply of light and air to adjacent properties, increase public streets, increase the danger of fire, endanger public safety. Staff believes that the proposed lighting changes will have minimal impact to the surrounding properties.

Article 7, Section 4.5.g: The granting of the variance requested will not confer on the applicant any special privilege that is denied by the Resolution to other lands, structures, or buildings in the same district.

Staff recommends that the Board fully investigate the requested variance to determine whether it would somehow confer special privileges. Staff is of the opinion that there would be no special privileges given to the applicant through this request.

DEPARTMENTAL FEEDBACK

These departments reviewed the application(s) and had the following feedback:

Public Works Department - Director: No comment

Building Department - Chief Building Official: No concerns; any necessary permit shall be applied.

Police Department - Chief of Police: No comment.

Fire Department - Fire Marshal: No comment.

PUBLIC/ADJACENT PROPERTY OWNER FEEDBACK

At the time of writing this report, the staff has not received any feedback from surrounding property owners.

CONCLUSION/RECOMMENDATION

As previously noted in this report, the variance requested is to allow the following variances:

1. To exceed the maximum of 20 lumens on a portion of the site located 6300 Milan Road (PPN# 32-00432.000). Article 25.15(8)(f) of the Perkins Township Zoning Resolution requires that exterior lighting within the parking areas cannot exceed 20 lumens.

This application has been reviewed from the perspective of Zoning Resolution's standards as noted above in this report.

Based on the evaluation of the standards, **staff recommends for the variance for 6300 Milan Road.**

Staff recognizes that this hardship was created due to a First Energy easement on the property and lighting requirements created by Marriott Hotels. Staff believes this will have a minimal impact on surrounding businesses. In the future staff hopes to review the zoning code to allow staff to approve minor changes such as these, to assure we are not hindering development.

The Board of Zoning Appeals should review this request for compliance with the intent and purpose of the Zoning Resolution's standards and criteria and should consider the same at a "public hearing" scheduled for Monday, October 20, 2025, at 4:00 p.m. Subsequent to that hearing, the Board should make a decision on the appellant's request related to compliance with the Zoning Resolution's standards, and the appropriateness of granting the requested conditional use permit. This report and the appellants' request for a conditional use permit to the Perkins Township Zoning Resolution are hereby respectfully submitted for your consideration.

VARIANCE PERMIT APPLICATION

Perkins Township Community Development Department
 2610 Columbus Avenue, Sandusky, OH 44870
 www.perkinstownship.com (419) 609-1435



PROPERTY OWNER INFORMATION			APPLICANT TO PROVIDE
OWNER NAME RH Family LLC			1. Non-refundable application fee of \$350.00, plus \$25 per each additional variance required (Fees may be paid by cash, check, or credit card (5% convenience fee). Checks should be made out to "Perkins Township"). 2. Two (2) copies of the application form and all supporting documents. 3. Supporting Documents: <ul style="list-style-type: none"> • Legal description of the property. • Site plan, including dimensions and setback distance(s) of all proposed structures or land uses. • Narrative explaining how the variance will affect the surrounding area. • "Letter of Authorization," if applicable.
OWNER ADDRESS 7704 Milan Road, Sandusky, OH 44870			
PHONE	EMAIL ADDRESS vruta@lodgingllc.com		
APPLICANT INFORMATION <input type="checkbox"/> Check if the same as above.			
APPLICANT NAME Schnippel Construction, Inc.			
APPLICANT ADDRESS 302 N. Main St./PO Box 477			
CITY, STATE, ZIP Botkins, OH 45306			
PHONE (937) 693-3831			
EMAIL ADDRESS vroyal@schnippelconstruction.com			
PROPERTY/LOCATION INFORMATION			
PARCEL NUMBER 32-00432.000	CURRENT ZONING C-2	ACREAGE 2.8386A	
ADDRESS 6300 Milan Rd. Sandusky, OH 44870		SUBDIVISION	
VARIANCE REQUESTED			
To exceed the maximum 20 foot candles.			
REASON FOR THE VARIANCE			
The First Energy easement will not allow light poles. Marriott requires a minimum of one foot candle on all pavement areas.			
APPLICATION AUTHORIZATION			
**I hereby certify that I am the owner and/or applicant and all information contained in this application is true, accurate and complete to the best of my knowledge. All official correspondence in connection with the application should be sent to my attention at the address shown above.			
PRINT: Owner / Applicant		DATE:	
SIGNATURE: Owner / Applicant			
Please note the following: (1) Applicants acting as an authorized agent of the property owner must also submit a signed and dated "Letter of Authorization" from the owner granting the applicant the authority to represent them, submit the application, and communicate on their behalf.			
STAFF REVIEW			
Submittal Date: <input type="radio"/> Walk In <input type="radio"/> Mailed <input type="radio"/> Emailed		Processed By:	
Signature	Title	Date	

Exhibit 'A'

4. Thence North 20° 21' 16" West, along the east right-of-way line of Milan Road (U.S. 250), a distance of 94.17 feet to a point (Sta. 108+820.000, 56.28 feet left), referenced by a 3/4" iron rod found north 0.07 feet and east 0.27 feet;
5. Thence North 15° 22' 59" West, along the east right-of-way line of Milan Road (U.S. 250), a distance of 86.92 feet to a 3/4" iron rod with an "ODOT" cap found (Sta. 108+793.527, 59.74 feet left);
6. Thence North 06° 15' 54" West, along the east right-of-way line of Milan Road (U.S. 250), a distance of 33.13 feet to a point at a southwest corner of said Lodging, LLC's land, referenced by a 1/2" iron rod with a "Hancock" cap found (Sta. 108+ 783.629, 66.29 feet left) North 88° 12' 07" West at a distance of 0.12 feet;
7. Thence South 88° 12' 07" East, along a south line of said Lodging, LLC's land, a distance of 179.64 feet to a 5/8" iron rod set;
8. Thence North 72° 42' 39" East, a distance of 212.05 feet to a 5/8" iron rod set at a west line of said Sandusky Residential 1500, LLC's (Parcel 4) land;
9. Thence South 17° 00' 08" East, along a west line of said Sandusky Residential 1500, LLC's (Parcel 4) land, a distance of 73.25 feet to the principal place of beginning and containing 2.8386 acres (123,650.8182 sq. ft.) of land more or less, of which 2.0753 acres (90,401.5048 sq. ft.) are within Original Lot 9, of which 0.7633 acres (33,249.3134 sq. ft.) are within Original Lot 10, but subject to all legal highways, easements and restrictions of record.

Bearings are based on Grid North of the Ohio State Plane Coordinate System, NAD83 Datum, Geoid 12A, by ODOT VRS.

All 5/8" iron rods set are 30" long rebar with yellow plastic caps stamped "C.D. ENG 8456 & 8512".

This description was prepared by Contractors Design Engineering, (Consulting Engineers and Surveyors, Norwalk, Ohio) in April, 2024 per Alexander B. Etchill, Registered Surveyor No. 8512 from an actual survey performed April, 2024 on the premises by Contractors Design Engineering.

BM/MA

End of Exhibit 'A' - Page 2 of 2



September 18, 2025

To: Perkins Township Community Development Department
2610 Columbus Avenue
Sandusky, OH 54306

To whom it may concern:

The requested variance will not have any impact to the surrounding parcels.

Please call me if you have any questions (937) 710-8420

Thank you!!

Vicki Royal
Schnippel Construction, Inc.
302 N. Main St.
Botkins, OH 45306
(937) 693-3831

GENERAL CONTRACTORS & ENGINEERS

302 N. MAIN STREET / P.O. BOX 477 / BOTKINS / OH 45306 / USA /PH/ 937.693.3831 /FX/ 937.693.6481

/EMAIL/ info@schnippelconstruction.com /INTERNET/ www.schnippelconstruction.com

BOL-LKFS

Round & Square Bollards – Lumen & Kelvin Field Selectable



Project:	
Type:	
Catalog #:	

STANDARD



FEATURES

- Field selectable 3000k (warm white), 4000k (neutral white), and 5000k (cool white) color temperatures.*
- Long-life LEDs provide at least 70% of initial lumen output (L_{70}) for $\geq 163,000$ hours of operation, and at least 90% of initial lumen output (L_{90}) for $\geq 50,000$ hours of operation.**
- LED chromaticity based on ≤ 5 -step ANSI quadrangles.
- LED color maintenance ≤ 0.003 chromaticity shift ($\Delta u'v'$) over the initial 6,000 hours of operation.
- Provides a range of 905 to 3,296 nominal lumens and 69 to 148 nominal lumens per watt (lm/W).
- 0-10vdc dimming drivers, are standard.
- Universal 120-277 AC voltage (50-60Hz) is standard.
- Power factor > 0.90 .
- Total harmonic distortion $< 20\%$.
- Color rendering index (R_a) > 80 .
- Cast aluminum housing with choice of dark bronze or black powder coat finish.
- High-impact, polycarbonate lens.
- Easy installation in new construction or retrofit applications.

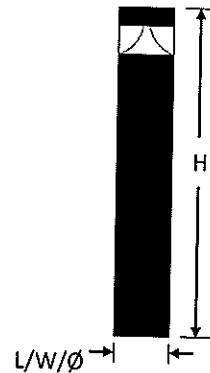
WARRANTY & LISTINGS

- cULus listed for wet locations in ambient temperatures from -40°C to 55°C (-40°F to 131°F).
- IP65 rated for ingress protection.
- DLC premium approved.***
- Complies with FCC Part 15, class A.
- Surge protection = 4kV.
- 5-year warranty of all electronics and housing.

* Contact factory for other color temperatures and lumen packages.
 ** L_{70} & L_{90} hours are IES TM-21-11 calculated hours.
 *** Excluding BOL-RDL models. BOL-RDL models are not DLC listed.



DIMENSIONS



MODEL	L	W/Ø	H	Weight (lbs)
BOL-S	6	6	42	12
BOL-R	6	6	42	15
BOL-RD	6	6	44	12
BOL-RDL	6	6	44	13

NOTE: All dimensions measured in inches.

ORDERING INFORMATION

Example: BOL-R-3L-LKFS-BLK

Series	Model		Nominal Lumen Output		Select	Housing Color		Required Mounting Means Order Separately	
						BLK	Black Blank	Black Bronze	
BOL	R	Round	3L	3,000 lm	LKFS	BLK	Black	BOL-R-MTGTKIT	Anchor bolt for round bollard
	S	Square						BOL-S-MTGTKIT	Anchor bolt for square bollard
	RD	Round Dome	2L	2,000 lm					
	RDL	Round Dome Louvered							

BEST LIGHTING PRODUCTS • 1213 ETNA PARKWAY, PATASKALA OH 43062 • 740-964-1198 • www.bestlighting.net
 Specifications and dimensions subject to change without notice.

ELECTRICAL DATA

Series	Measurements	Low Lumens			Mid Lumens			High Lumens		
		3000K	4000K	5000K	3000K	4000K	5000K	3000K	4000K	5000K
BOL-R-3L-LKFS	Lumens	1827	1974	1942	2507	2686	2685	3090	3244	3296
	Watts	13	14	13	18	19	18	23	22	23
	Efficacy	139	144	148	138	145	146	134	145	144
	Input Current (A)	120V = 0.11A	120V = 0.12A	120V = 0.11A	120V = 0.15A	120V = 0.16A	120V = 0.15A	120V = 0.19A	120V = 0.18A	120V = 0.19A
240V = 0.05A		240V = 0.06A	240V = 0.05A	240V = 0.08A	240V = 0.08A	240V = 0.08A	240V = 0.10A	240V = 0.09A	240V = 0.10A	
277V = 0.05A		277V = 0.05A	277V = 0.05A	277V = 0.06A	277V = 0.07A	277V = 0.06A	277V = 0.08A	277V = 0.08A	277V = 0.08A	
Series	Measurements	Low Lumens			Mid Lumens			High Lumens		
		3000K	4000K	5000K	3000K	4000K	5000K	3000K	4000K	5000K
BOL-S-3L-LKFS	Lumens	1702	1790	1805	2303	2450	2459	2887	3047	3041
	Watts	13	14	13	18	18	19	23	23	23
	Efficacy	128	132	135	125	134	133	125	135	131
	Input Current (A)	120V = 0.11A	120V = 0.12A	120V = 0.11A	120V = 0.15A	120V = 0.15A	120V = 0.16A	120V = 0.19A	120V = 0.19A	120V = 0.19A
240V = 0.05A		240V = 0.06A	240V = 0.05A	240V = 0.08A	240V = 0.08A	240V = 0.08A	240V = 0.10A	240V = 0.10A	240V = 0.10A	
277V = 0.05A		277V = 0.05A	277V = 0.05A	277V = 0.06A	277V = 0.06A	277V = 0.07A	277V = 0.08A	277V = 0.08A	277V = 0.08A	
Series	Measurements	Low Lumens			Mid Lumens			High Lumens		
		3000K	4000K	5000K	3000K	4000K	5000K	3000K	4000K	5000K
BOL-RD-3L-LKFS	Lumens	1819	1818	1895	2512	2530	2614	3103	3249	3251
	Watts	13	12	13	18	17	18	23	22	23
	Efficacy	140	148	146	138	147	144	136	146	143
	Input Current (A)	120V = 0.11A	120V = 0.10A	120V = 0.11A	120V = 0.15A	120V = 0.14A	120V = 0.15A	120V = 0.19A	120V = 0.18A	120V = 0.19A
240V = 0.05A		240V = 0.05A	240V = 0.05A	240V = 0.08A	240V = 0.07A	240V = 0.08A	240V = 0.10A	240V = 0.09A	240V = 0.10A	
277V = 0.05A		277V = 0.04A	277V = 0.05A	277V = 0.06A	277V = 0.06A	277V = 0.06A	277V = 0.08A	277V = 0.08A	277V = 0.08A	
Series	Measurements	Low Lumens			Mid Lumens			High Lumens		
		3000K	4000K	5000K	3000K	4000K	5000K	3000K	4000K	5000K
BOL-RDL-2L-LKFS	Lumens	905	973	983	1263	1351	1359	1573	1692	1687
	Watts	13	12	13	18	17	18	23	22	23
	Efficacy	71	79	77	71	78	76	69	76	74
	Input Current (A)	120V = 0.11A	120V = 0.10A	120V = 0.11A	120V = 0.15A	120V = 0.14A	120V = 0.15A	120V = 0.19A	120V = 0.18A	120V = 0.19A
240V = 0.05A		240V = 0.05A	240V = 0.05A	240V = 0.08A	240V = 0.07A	240V = 0.08A	240V = 0.10A	240V = 0.09A	240V = 0.10A	
277V = 0.05A		277V = 0.04A	277V = 0.05A	277V = 0.06A	277V = 0.06A	277V = 0.06A	277V = 0.08A	277V = 0.08A	277V = 0.08A	

PHOTOMETRIC DATA

BOL-R-3L-LKFS

Luminaire Data

Description	BOLLARD (ROUND) 3L 5K - LKFS
Total Lumens	3,296
Input Wattage	23
Efficacy (lm/W)	144
Max. Cd.	815.81 (67.5H, 53V)
IES Classification	Type VS
Longitudinal Classification	Short

Zonal Lumen Summary

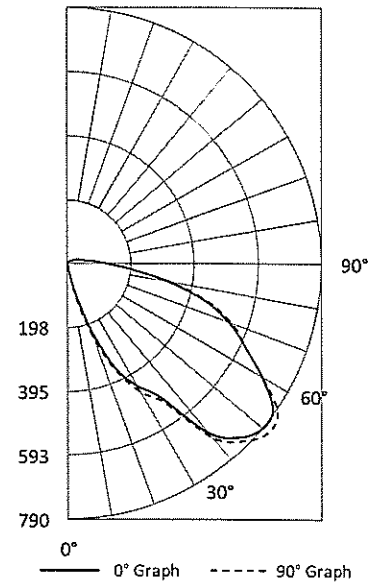
Zone	Lumens	%Fixt
0-30°	201	6.1%
0-60°	1,823	55.3%
0-80°	2,890	87.7%
80-90°	225	6.8%
0-90°	3,115	94.5%
90-110°	134	4.1%
110-180°	0	0.0%
0-180°	3,296	100.0%

Luminaire Classification Systems (LCS)

LCS Zone	Lumens	%Lum
FL 0-30	99	3.0%
FM 30-60	813	24.7%
FH 60-80	540	16.4%
FVH 80-90	116	3.5%
BL 0-30	101	3.1%
BM 30-60	809	24.5%
BH 60-80	527	16.0%
BVH 80-90	109	3.3%
UL 90-100	89	2.7%
UH 100-180	93	2.8%
Total	3,296	100.0%
BUG Rating	B2-U3-G2	

Photometrics calculated at 5000k - high lumens setting

180° Polar Graph



BOL-S-3L-LKFS

Luminaire Data

Description	BOLLARD (SQUARE) 3L 5K - LKFS
Total Lumens	3,041
Input Wattage	23
Efficacy (lm/W)	132
Max. Cd.	843.54 (270H, 53V)
IES Classification	Type VS
Longitudinal Classification	Short

Zonal Lumen Summary

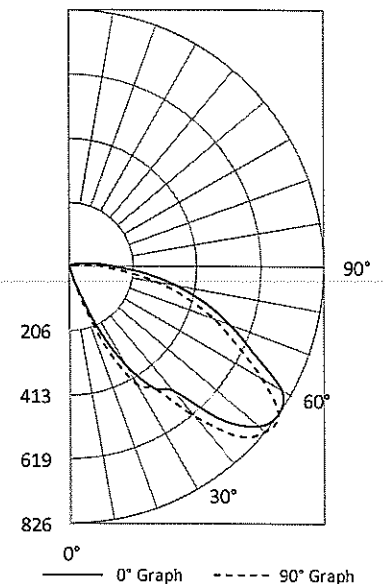
Zone	Lumens	%Fixt
0-30°	114	3.8%
0-60°	1,611	53.0%
0-80°	2,646	87.0%
80-90°	230	7.6%
0-90°	2,876	94.6%
90-110°	126	4.1%
110-180°	0	0.0%
0-180°	3,041	100.0%

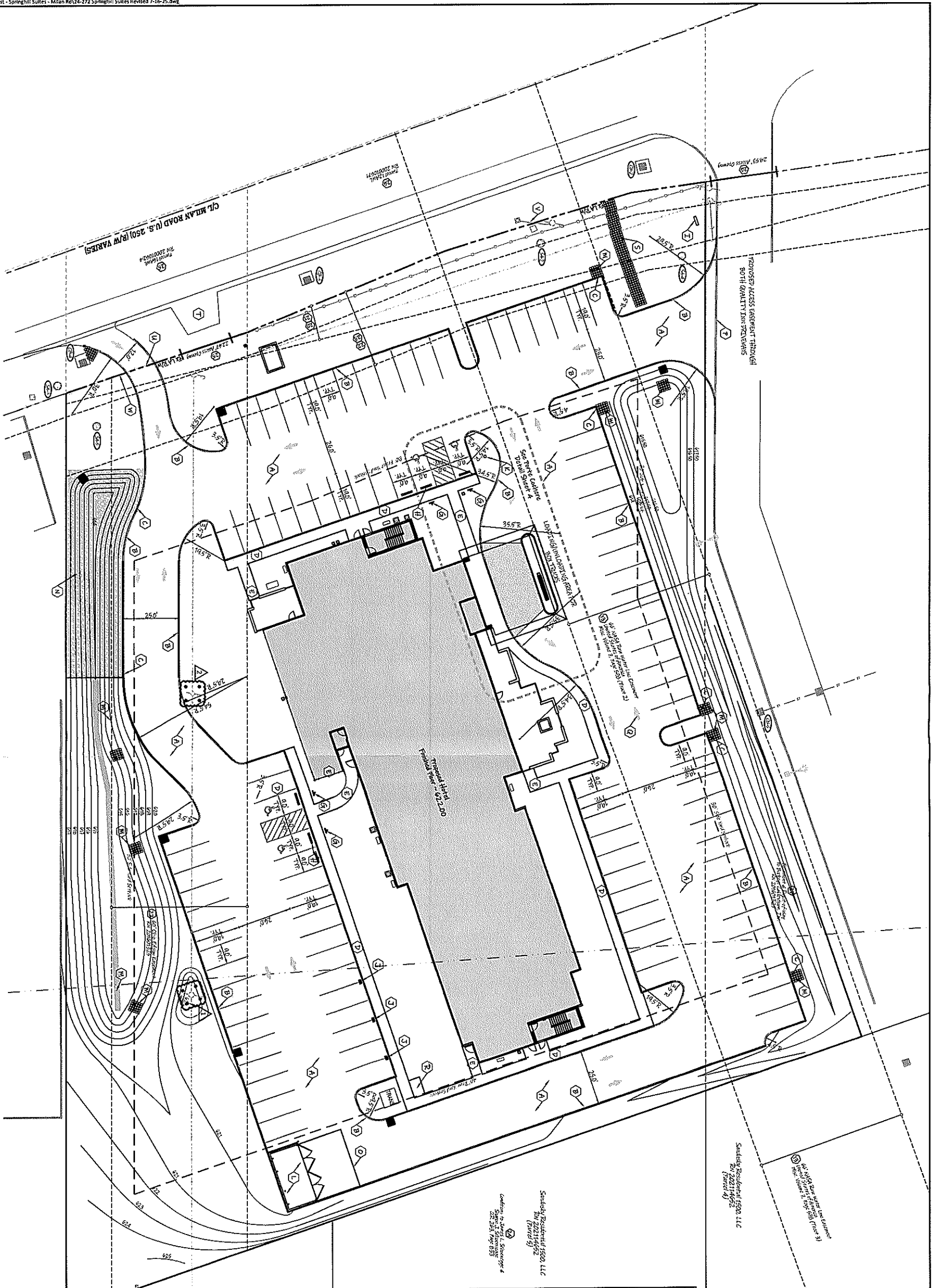
Luminaire Classification Systems (LCS)

LCS Zone	Lumens	%Lum
FL 0-30	47	1.6%
FM 30-60	738	24.3%
FH 60-80	552	18.2%
FVH 80-90	132	4.3%
BL 0-30	67	2.2%
BM 30-60	760	25.0%
BH 60-80	482	15.9%
BVH 80-90	98	3.2%
UL 90-100	89	2.9%
UH 100-180	76	2.5%
Total	3,041	99.9%
BUG Rating	B1-U3-G2	

Photometrics calculated at 5000k - high lumens setting

180° Polar Graph





Smokely Residential 1920, LLC
By 202114652
By 202114652
(Sheet 4)

Smokely Residential 1920, LLC
By 202114652
By 202114652
(Sheet 3)

SITE NOTES

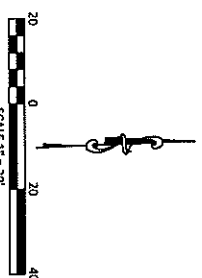
- A Asphalt Pavement - See Detail Sheet 3
- B OPOT Type 6 Curb - See Detail Sheet 3
- C 3' Cut Opening with OPOT Item # 601.04
- D Type P Block Diamond Perforation 5' x 5' x 18" Thick
- E Integral Curb & Slopside - See Detail Sheet 3
- F Concrete Slopside
- G Smoothed Concrete - See Arch. Drawg.
- H Handicap Parking Sign - See Detail Sheet 3
- I Precast Concrete Parking Sign (Top of Adj. See Detail Sheet 5
- J 3'x3' Sign (By Others)
- K Electric Vehicle Charger (Top of 3)
- L Dumpster Area - See Detail Sheet 5
- M OPOT Type # 601.04
- N 1/2" x 3/4" x 10' x 10' Thick
- O OPOT Item # 601.04
- P OPOT Item # 404 - Seal Concrete/Asphalt Joint
- Q Car & Drive Curb for 15 LF
- R Arrows Signs for Traffic from Bottom Out (Use for Actual Striping)
- S Rib Tack for Five (5) Slabs
- T Remove on Grand Reopened Mtn. Road at min. Topsoil (OPOT #659).
- U Remove on Form for Trap. Drive. Use Boxes to Fill EA. Access Opening
- V Utility Ties will be keyed and located to Signal Reader Ties
- W New Trench End Post Assembly per OPOT SCD P-2.1 on the South Side of

REVISED SITE NOTES

- A Treated Open Trench (Backfill) around Ohio Edison Distribution Structure
- B Treated Open Trench (Backfill) around Ohio Edison Distribution Structure #2 (Top of 4). See Detail Sheet 4
- C Treated Open Trench (Backfill) around Ohio Edison Distribution Structure #2 (Top of 4). See Detail Sheet 4

PARKING SPACES TABLE

Required Parking Spaces:
Hotel = 1 space per room + 1 space per two (2) employees.
495 rooms with 12 employees = 101 Parking Spaces Required.
495 Parking Spaces Required with 4 as Handicap Van Accessible



RR FAMILY, LLC
NEW SPRINGHILL SUITES HOTEL
4300 MILAN RD., PERKINS TOWNSHIP, ERIE COUNTY, OHIO

CONTRACTORS
DESIGN ENGINEERING
CONSULTING ENGINEERS & SURVEYORS
NORWALK, OHIO

DATE: JULY 2025
SCALE: 1" = 20'

PROJECT NO: 24-272







PERKINS TOWNSHIP BOARD OF ZONING APPEALS STAFF REPORT

APPLICATION FOR VARIANCE PERMIT

810 BIRCHWOOD DRIVE

PPN: 32-04539.082

Reference Number: BZA2025-31
Date of Meeting: Monday, October 20, 2025
Report Author: Casey Sparks

EXECUTIVE SUMMARY

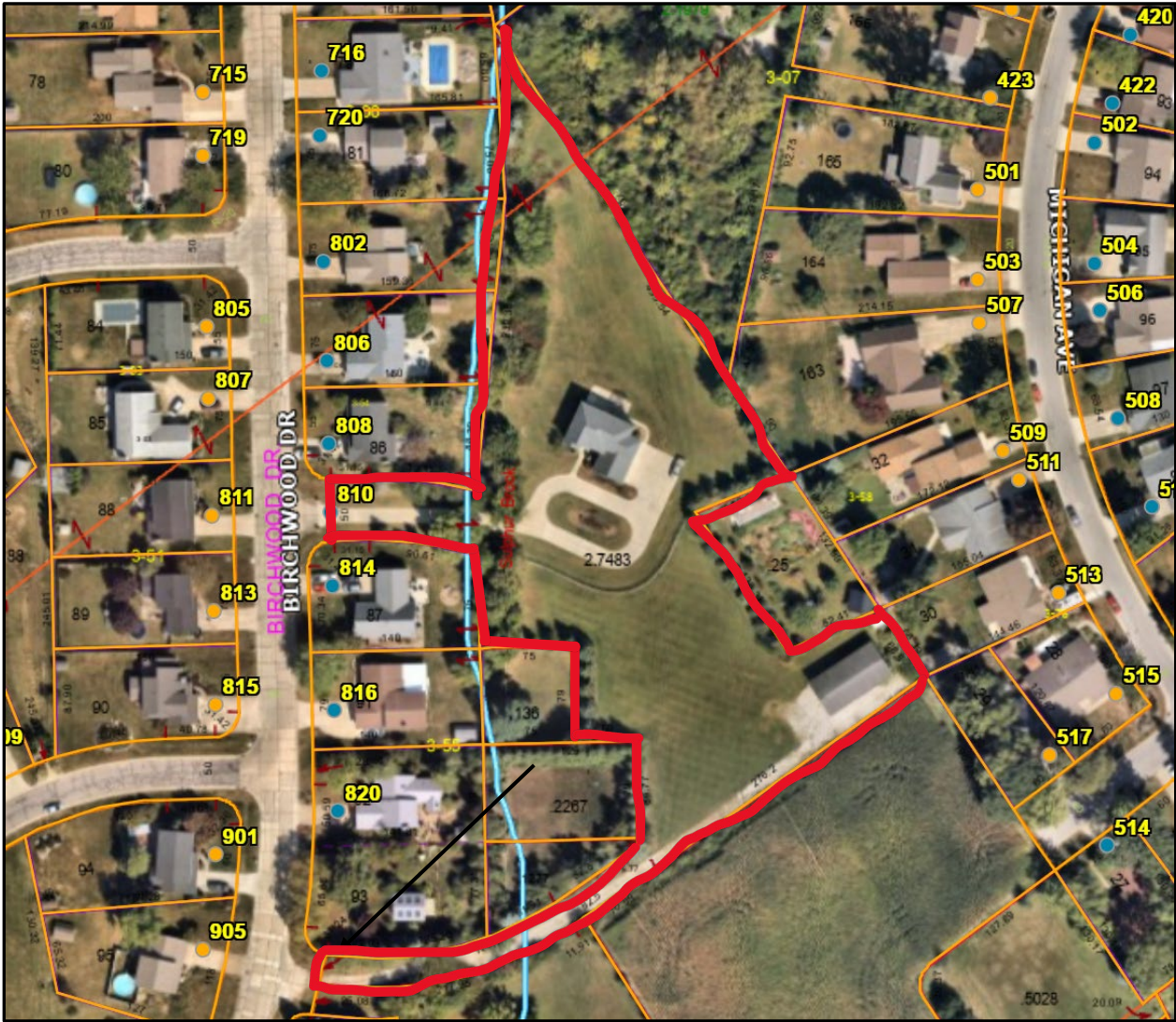
Summary Statement:	A variance permit request submitted by Abraham Hamad for the property located at 810 Birchwood Drive. (PPN 32-04539.082), Perkins Township, OH 44870.
Property Owner:	Abraham Hamad 810 Birchwood Sandusky, OH 44870
Location:	810 Birchwood Drive Perkins Township, OH 44870 PPN 32-04539.082
Current Zoning:	"R-1A" /General Commercial
Comprehensive Plan:	Residential
Proposed Development:	Residential
Requested Variances:	The Variance requested is: (1) To allow 25' frontage along Birchwood Drive in order to create a new single family residential lot. Article 13.3 of the Perkins Township Zoning Resolution requires a minimum of 75' lot frontage within the R- 1 A Single-Family Residential District.

SITE DESCRIPTION

Site Details:

- a. The staff has reviewed this application and has conducted a site inspection of the subject property and surrounding area. The property in question is located at PPN 32-04539.082. The subject property is approximately 2.75 acres.

Location Map of Parcel:



Perkins Township Zoning Classification:



Perkins Township Zoning

ZONINGCODE

- R-1-B Single Family Residential_Perkins Township
- R-1-A Single Family Residential_Perkins Township
- R-1 Single Family Residential_Perkins Township
- A Agriculture_Perkins Township
- C-2 General Commercial_Perkins Township
- PUD Planned Unit Development_Perkins Township
- I-2 Heavy Industrial_Perkins Township

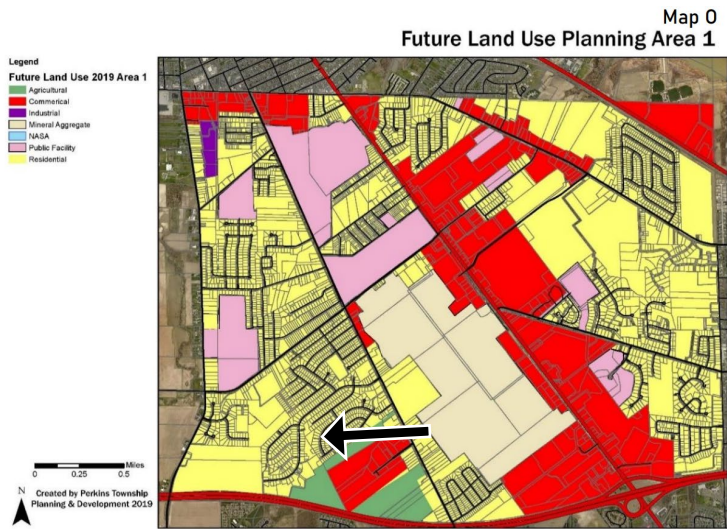
- I-1 Light Industrial_Perkins Township
- C-1 Local Commercial_Perkins Township
- R-3 Multi Family Residential_Perkins Township
- MA Mineral Aggregate_Perkins Township
- R-2 Two Family Residential_Perkins Township
- P-B-O Professional & Business Offices_Perkins Tow"
- RD- Recreation District_Perkins Township
- R-Rural Residential_Perkins Township

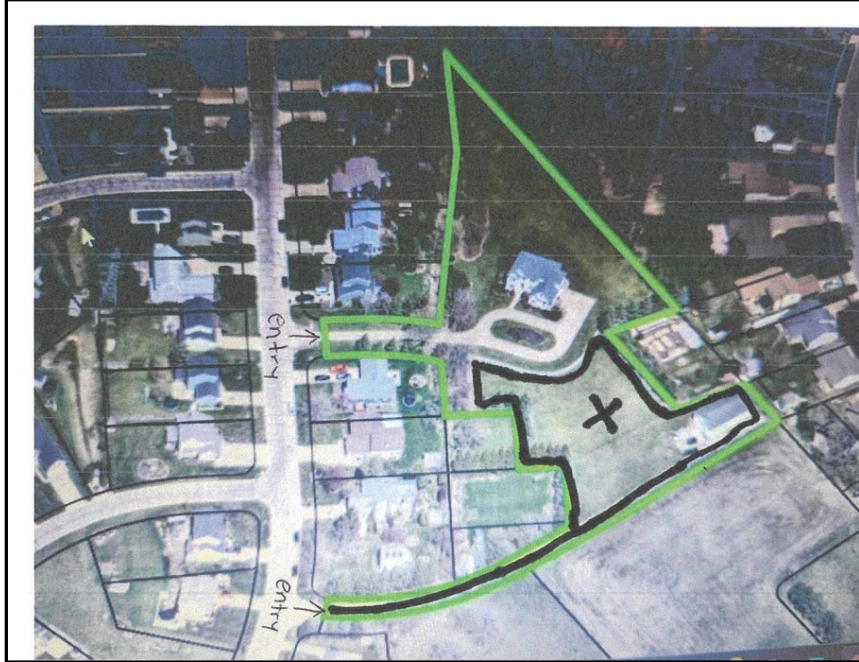
Surrounding Land Uses:

- North:** R-1B" Single Family Residential"
- East:** R-1A "Single Family Residential"
- South:** R-1A "Single Family Residential"
- West:** R-1A "Single Family Residential"

Comprehensive Plan - Future Land Use Map Designation:

The Perkins Township Comprehensive Plan Future Land Use Map designates this parcel for residential.







Proposed site plan

ANALYSIS OF VARIANCE STANDARDS

VARIANCE STANDARDS:

The Zoning Resolution requires that the Board of Zoning Appeals conduct a “public hearing” when it receives an application for zoning variance which is filed by a property owner or agent of the property owner. This application was received by Community Development Department staff on September 29, 2025.

Article 7, Section 4 of the Zoning Resolution requires that before making its decision, the Board shall find that the facts submitted with the application and presented at the “public hearing” will establish that:

Article 7, Section 4.5.a: The granting of the variance shall be in accordance with the general purpose and intent of the regulations imposed by the Zoning Resolution on the district in which it is located and shall not be injurious to the area or otherwise detrimental to the public welfare.

The requested variance is to allow 25' frontage along Birchwood. The applicant is requesting to split the existing 2.75 acre parcel in order to create an additional lot to

construction a single-family residence. The Zoning of the property is R-1A Single Family Residential. The surrounding properties are zoned and utilized for single family dwellings. Staff does not believe that this would be detrimental to the surrounding public welfare.

Article 7, Section 4.5.b: The granting of the variance will not permit the establishment of any use which is not otherwise permitted in the zoning district.

The property is zoned as "R1-A" Single Family Dwelling, which permits single family dwellings. The proposed variance does not affect the proposed use for the site.

Article 7, Section 4.5.c: There must exist special circumstances or conditions, fully described in the findings, applicable to the land or buildings for which the variance is sought, which are peculiar to such land or buildings, and which are such that the strict interpretation of the provisions of the Resolution would deprive the applicant of the reasonable use of such land or building. Mere loss in value shall not justify a variance; there must be deprivation of beneficial use of the land.

The applicant has not communicated any special circumstances or conditions regarding the land, however this is a larger parcel within this residential area. The applicant is requesting to split the parcel and create a new lot for a single-family dwelling. Staff has recently received the proposed site plan for the site, it appears that that the new site meets the minimum lot size and setback requirements. Without a variance for the frontage this additional lot would not be a possibility. Allowing this frontage will create an irregularly shaped lot as shown in the images above. Without the variance the applicant could continue to utilize the lot for the existing single-family dwelling, however an additional lot or single-family dwelling would not be possible.

Article 7, Section 4.5.d: There must be proof of hardship created by the strict application of the Resolution. It is not sufficient proof of hardship to show that greater profit would result if the variance were granted. Furthermore, the hardship complained of cannot be self-created; nor can it be established on the basis by one who purchases with or without knowledge of the restrictions; it

must be suffered directly by the property in question; and evidence of variances granted under similar circumstances need not be considered.

As stated, without approval of the variance the additional lot would not be possible. The site currently does have an existing gravel drive in the location the applicant is requesting the frontage along Birchwood. This drive currently leads back to a storage building on the parcel.

Article 7, Section 4.5.e: The granting of the variance is necessary for the reasonable use of the land or building and the variance as granted is the minimum variance that will accomplish this purpose.

The Board should determine whether the granting of this variance request is, in fact, necessary for the “reasonable use” of this property and is the minimum necessary to accomplish the variance requested. The proposed new frontage already appears to be utilized as an access point to the existing lot. Adding an additional lot and single-family dwelling will not negatively affect the surrounding residential properties.

Article 7, Section 4.5.f: The proposed variance will not impair the adequate supply of light and air to adjacent properties, substantially increase congestion in public streets, increase the danger of fire, endanger public safety, or substantially diminish or impair property values of the adjacent area.

The proposed variances will not impair the supply of light and air to adjacent properties, increase congestion in public streets, increase the danger of fire, endanger public safety. Staff believes that the proposed additional frontage and lot will have minimal impact to the surrounding properties.

Article 7, Section 4.5.g: The granting of the variance requested will not confer on the applicant any special privilege that is denied by the Resolution to other lands, structures, or buildings in the same district.

Staff recommends that the Board fully investigate the requested variance to determine whether it would somehow confer special privileges. Staff is of the opinion that there would be no special privileges given to the applicant through this request.

DEPARTMENTAL FEEDBACK

These departments reviewed the application(s) and had the following feedback:

Public Works Department - Director: No comment

Building Department - Chief Building Official: No concerns; any necessary permit shall be applied.

Police Department - Chief of Police: No comment.

Fire Department - Fire Marshal: No comment.

PUBLIC/ADJACENT PROPERTY OWNER FEEDBACK

At the time of writing this report, the staff has not received any feedback from surrounding property owners.

CONCLUSION/RECOMMENDATION

As previously noted in this report, the variance requested is to allow the following variances:

1. To allow 25' of frontage along Birchwood Drive in order to create a new single family residential lot. Article 13.3 of the Perkins Township Zoning Resolution requires a minimum of 75' lot frontage within the R-1A Single Family Residential District.

This application has been reviewed from the perspective of Zoning Resolution's standards as noted above in this report.

Based on the evaluation of the standards, **staff recommends approval for the variance to allow for reduced frontage along Birchwood Drive with the following condition:**

1. **The applicant shall submit a lot split application and receive approval through both the Township and the County will be required.**
2. **The newly created lot and single-family dwelling shall meet all required lot size and setback requirements as listed in the Article 13.3 of the Perkins Township Zoning Resolution.**

Staff recognizes approving the variance for the proposed frontage will create an irregularly shaped lot. Staff has recently received the proposed site plan; it appears that the minimum

lot size and setbacks are being met. Staff does not have any concern with allowing reduced frontage along Birchwood Drive. This area is already being utilized as a drive to the existing parcel and will not have a direct impact to the surrounding property owners.

The Board of Zoning Appeals should review this request for compliance with the intent and purpose of the Zoning Resolution's standards and criteria and should consider the same at a "public hearing" scheduled for Monday, October 20, 2025, at 4:00 p.m. Subsequent to that hearing, the Board should make a decision on the appellant's request related to compliance with the Zoning Resolution's standards, and the appropriateness of granting the requested conditional use permit. This report and the appellants' request for a conditional use permit to the Perkins Township Zoning Resolution are hereby respectfully submitted for your consideration.

VARIANCE PERMIT APPLICATION

Perkins Township Community Development Department
 2610 Columbus Avenue, Sandusky, OH 44870
 www.perkinstownship.com (419) 609-1435



PROPERTY OWNER INFORMATION

OWNER NAME: Abraham Hamad
 OWNER ADDRESS: 810 Birchwood Sandusky, OH 44870
 PHONE: 419-357-7472
 EMAIL ADDRESS: abehamad@yahoo.com

- APPLICANT TO PROVIDE
1. Non-refundable application fee of \$350.00, plus \$25 per each additional variance required (Fees may be paid by cash, check, or credit card (5% convenience fee). Checks should be made out to "Perkins Township").
 2. Two (2) copies of the application form and all supporting documents.
 3. Supporting Documents:
 - Legal description of the property.
 - Site plan, including dimensions and setback distance(s) of all proposed structures or land uses.
 - Narrative explaining how the variance will affect the surrounding area.
 - "Letter of Authorization," if applicable.

APPLICANT INFORMATION Check if the same as above.

APPLICANT NAME: " "
 APPLICANT ADDRESS: 3201 Stonewood Dr.
 CITY, STATE, ZIP: Sandusky, OH 44870
 PHONE: " "
 EMAIL ADDRESS: " "

PROPERTY/LOCATION INFORMATION

PARCEL NUMBER: 32-04539.082	CURRENT ZONING: R-1B	ACREAGE: 2.7500
ADDRESS: 810 Birchwood	SUBDIVISION:	

VARIANCE REQUESTED

To split property into two parcels it technically violates Frontage coverage of 60ft.

REASON FOR THE VARIANCE

Want to build a single family home in the empty lot and split the property into two parcels.

APPLICATION AUTHORIZATION

**I hereby certify that I am the owner and/or applicant and all information contained in this application is true, accurate and complete to the best of my knowledge. All official correspondence in connection with the application should be sent to my attention at the address shown above.

PRINT: Owner / Applicant: *Abraham Hamad* DATE: 9/28/25

SIGNATURE: Owner / Applicant: Abraham Hamad

Please note the following: (1) Applicants acting as an authorized agent of the property owner must also submit a signed and dated "Letter of Authorization" from the owner granting the applicant the authority to represent them, submit the application, and communicate on their behalf.

STAFF REVIEW

Submittal Date: Walk In Mailed Emailed Processed By:

Signature	Title	Date
-----------	-------	------

To Whom It May Concern,

I am writing to respectfully appeal the zoning front coverage restriction as it relates to my request to split my existing large parcel into two parcels, each intended for a single-family home. While I understand this request does not conform to standard zoning requirements, I believe this property is unique in its layout and circumstances. Unlike typical lots in the neighborhood, this parcel is situated behind the other homes and accessed by an extended driveway, which reduces the impact of frontage considerations. Even after being divided, both parcels would remain significantly larger than most properties in the surrounding area, ensuring that the character, spacing, and livability of the neighborhood are maintained. I kindly ask for your consideration in recognizing the distinctive nature of this property and granting this appeal.

Sincerely,

Abraham Hamad







Parcel: 32-04539.082
RICHARD H. JEFFREY
 Erie County Auditor | Erie County, Ohio

Year: 2024



SUMMARY

Deeded Name	MOHAMMAD HAMAD & ABRAHAM HAMAD		Taxpayer	HAMAD MOHAMMAD & ABRAHAM	
Owner	HAMAD MOHAMMAD & ABRAHAM 3201 STONEWOOD DR SANDUSKY OH 44870-6918			3201 STONEWOOD DR SANDUSKY OH 44870-6918	
Tax District	32-PERKINS TOWNSHIP - PERKINS LSD		Land Use	510-SINGLE FAMILY DWELLING	
School District	PERKINS LSD		Class	Residential	
Neighborhood	3253245-LINCOLNSHIRE SUB		Subdivision		
Location	810 BIRCHWOOD SANDUSKY OH 44870		Lender		
CD Year		Map Number	Legal	2-24,25 W SIDE COLUMBUS AVE REARLAND 2.7483A	
Acres	2.7500	Sold	32118355007000	Routing Number	32-00009-110000
			08/21/2025	Sales Amount	535,000.00

VALUE

District	32-PERKINS TOWNSHIP - PERKINS LSD	
Land Use	510-SINGLE FAMILY DWELLING	
Enrolled Programs		

	Appraised	Assessed
Land	47,840	16,740
Improvement	360,840	133,290
Total	428,680	150,030
CAUV	N	0
Homestead	N	0
OOCC	N	0
Taxable	428,680	150,030

CURRENT CHARGES

Full Rate	103.695000			
Effective Rate	49.988909			
Qualifying Rate	34.395188			

	Prior	First	Second	Total
Tax	0.00	3,491.86	3,491.86	6,983.72
Special	0.00	0.00	0.00	0.00
Total	0.00	3,491.86	3,491.86	6,983.72
Paid	0.00	3,491.86	3,491.86	6,983.72
Due	0.00	0.00	0.00	0.00

TRANSFER HISTORY

Date	Deed Type Volume / Page	Sales Amount Conveyance #	Valid Exempt	# of Properties
08/21/2025	Buyer: HAMAD MOHAMMAD & ABRAHAM Seller: MIKES FRANK III SD-SURVIVORSHIP DEED 202506428/	535,000.00 2015	Y	1
03/12/2021	Buyer: MIKES FRANK III Seller: TAUS MIKE & JULIE WD-WARRANTY DEED 202102685/	352,500.00 C143	Y	1
09/15/2004	Buyer: TAUS MIKE & JULIE Seller: TAUS MIKE & JULIE UN - UNKNOWN	0.00 01374	N	2
09/15/2004	Buyer: TAUS MIKE & JULIE Seller: LEISURE INDUSTRIES INC PE JS-JOINT SURVIVORSHIP	36,500.00 01374	Y	1
01/01/1950	Buyer: LEISURE INDUSTRIES INC PE Seller: UNKNOWN UN - UNKNOWN	0.00	N	0

LAND

Type	Dimensions	Description	Value
H-HOMESITE	1.0000	Acres	36,300
S-SMALL ACREAGE	1.7480	Acres	11,540
		Total	47,840

DWELLING

Card 1					
Style	01-SINGLE FAMILY	Family Rooms	0	Heating	Y
Stories	2.00	Condition	AV-AVERAGE	Cooling	Y
Rec Room Area	0	Year Built	2005	Grade	C+
Finished Basement	0	Year Remodeled		Fireplace Openings	0
Rooms	9	Full Baths	4	Fireplace Stacks	0
Bed Rooms	5	Half Baths	0	Living Area	2,888
Dining Rooms	0	Other Fixtures	1	Total Area	4,250
				Value	365,260

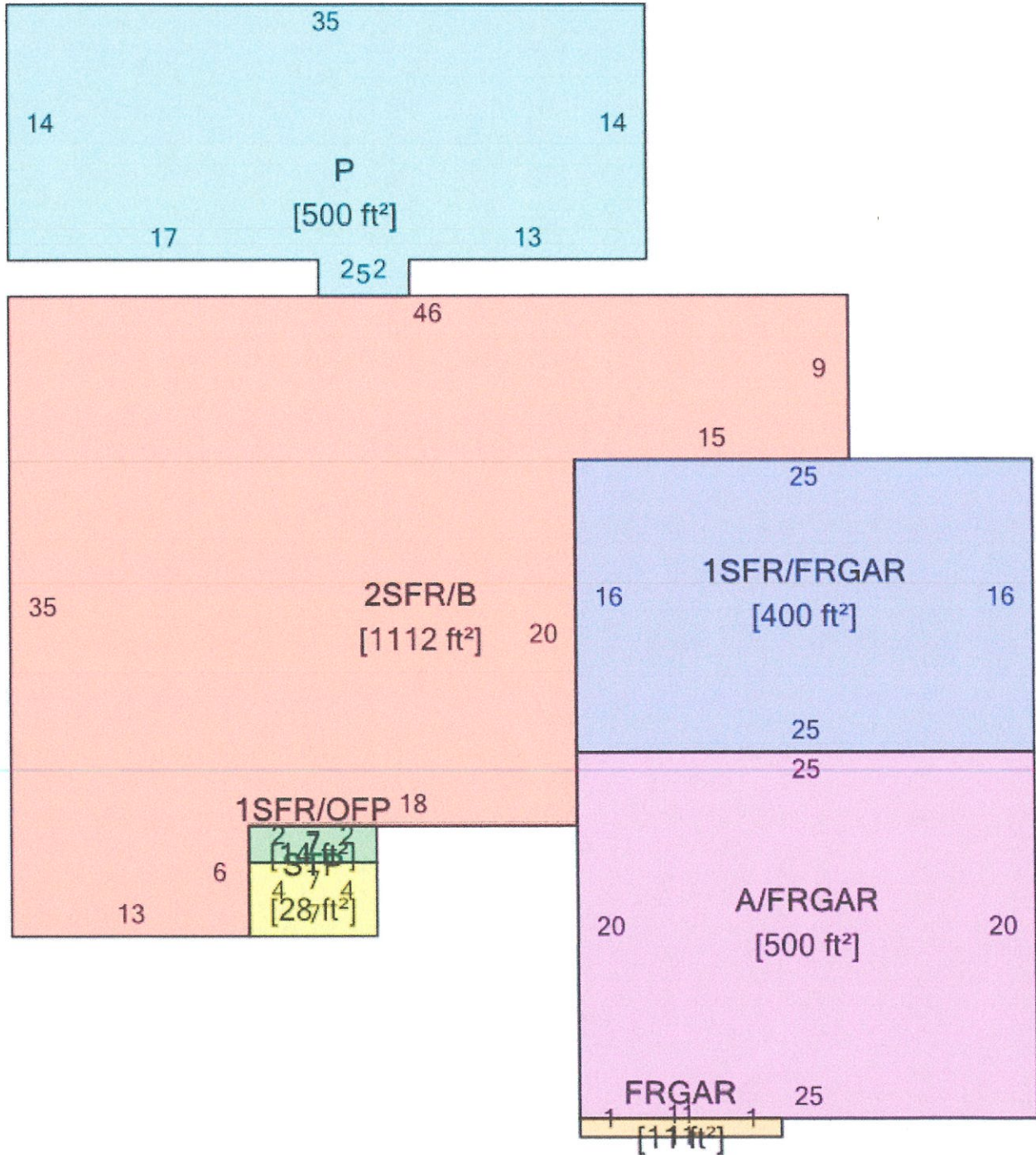
OTHER IMPROVEMENT

Card	Type	Year Built	Year Remodeled	Condition	Dimensions	Description	Size	Value
2	PLBLDG-POLE BLDG	2005		AV-AVERAGE	60 X 30	Length x Width (Optional)	1,800	15,580
						Total		15,580

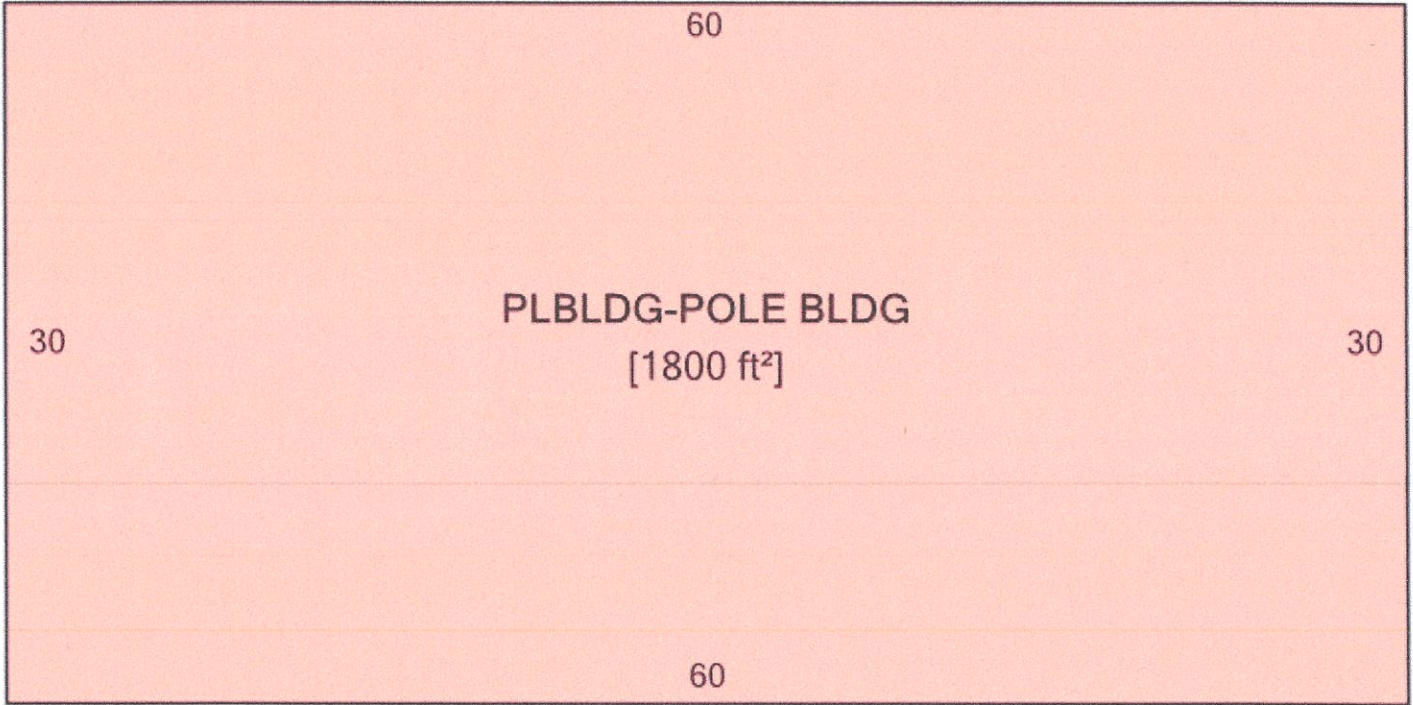
SKETCH

Card 1

ID	Description	Size	Floor	Floor Area (ft ²)	Living Area (ft ²)
A	2SFR/B (2 STORY FRAME / BASEMENT)	1,112	Basement	1,112	0
B	STP (STOOP)	28	First Floor	1,112	1,112
C	1SFR/OPF (1 STORY FRAME / OPEN FR PORCH)	14	Full Upper Floor	1,526	1,526
D	1SFR/FRGAR (1 STORY FRAME / FR ATTCH GARAGE)	400	Attic	500	250
E	A/FRGAR (ATTIC / FR ATTCH GARAGE)	500	Total	4,250	2,888
F	FRGAR (FR ATTCH GARAGE)	11			
G	P (PATIO (ATTCH))	500			



ID	Description	Size	Floor Total	Floor Area (ft ²)	Living Area (ft ²)
1	PLBLDG-POLE BLDG	1,800	Total	0	0





3204539082

12/28/2023

Parcel Number
32-04539.082

Legal Description
2-24,25 W SIDE COLUMBUS AVE REARLAND 2.7483A

Location
810 BIRCHWOOD
SANDUSKY OH 44870



Owner
HAMAD MOHAMMAD & ABRAHAM
Acres
2.7500

Levies

[More Information](#)

2025 Election Ballot on 11/04/2025

This levy information is specific to this particular property only. These cost estimates should be considered neither an endorsement nor an opposition to any particular proposed tax levy. Hopefully this information will prove beneficial and help you make an informed decision come Election Day.

Political Subdivision	Name	Timeline	Millage	Type	Purpose	Current	Proposed
ERIE COUNTY	SENIOR CITIZENS	5 years (Tax years 2026 - 2030)	0.7500 mills	Renewal	SENIOR CITIZENS	43.78	43.78 No Change
ERIE-LORAIN HEALTH DIST.	GENERAL DISTRICT HEALTH	5 years (Tax years 2026 - 2030)	0.5000 mills	Renewal	GENERAL DISTRICT HEALTH	42.00	42.00 No Change

Property

Tax District

32-PERKINS TOWNSHIP - PERKINS LSD

School District

PERKINS LSD

Neighborhood

3253245-LINCOLNSHIRE SUB

Subdivision

Map Number

32118355007000

Routing Number

32-00009-110000

Certified Delinquent Year

Deed

Legal Description

2-24,25 W SIDE COLUMBUS AVE REARLAND 2.7483A

Survey Volume / Page

-- / --

Acres

2.7500

Date Sold
08/21/2025

Sales Amount
535,000.00

Volume / Page
202506428 / --

Owner

Contact
HAMAD MOHAMMAD & ABRAHAM
3201 STONEWOOD DR
SANDUSKY OH 44870-6918

Owner Name
MOHAMMAD HAMAD & ABRAHAM HAMAD

Taxpayer

Contact
HAMAD MOHAMMAD & ABRAHAM
3201 STONEWOOD DR
SANDUSKY OH 44870-6918

Values

Land Use
510-SINGLE FAMILY DWELLING

	Appraised	Assessed
Land	47,840	16,740
Improvement	380,840	133,290
Total	428,680	150,030
CAUV (N)	0	0
Homestead (N)	0	0
Owner Occupancy (N)	0	0

	Appraised	Assessed
Taxable	428,680	150,030

2024 Charges

Full Rate ⓘ

103.695000

Effective Rate ⓘ

49.988909

Qualifying Rate ⓘ

34.395188

	Prior	First	Second	Total
Tax	0.00	3,491.86	3,491.86	6,983.72
Special	0.00	0.00	0.00	0.00
Total	0.00	3,491.86	3,491.86	6,983.72
Paid	0.00	3,491.86	3,491.86	6,983.72
Due	0.00	0.00	0.00	0.00

Adding on? [Try our tax estimator.](#)

Address:

247 Columbus Ave. Rm. 210
Sandusky, OH 44870-2635

Phone:

[\(419\) 627-7746](tel:(419)627-7746)

Fax:

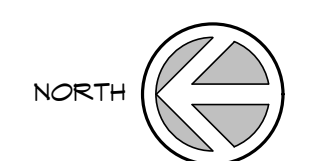
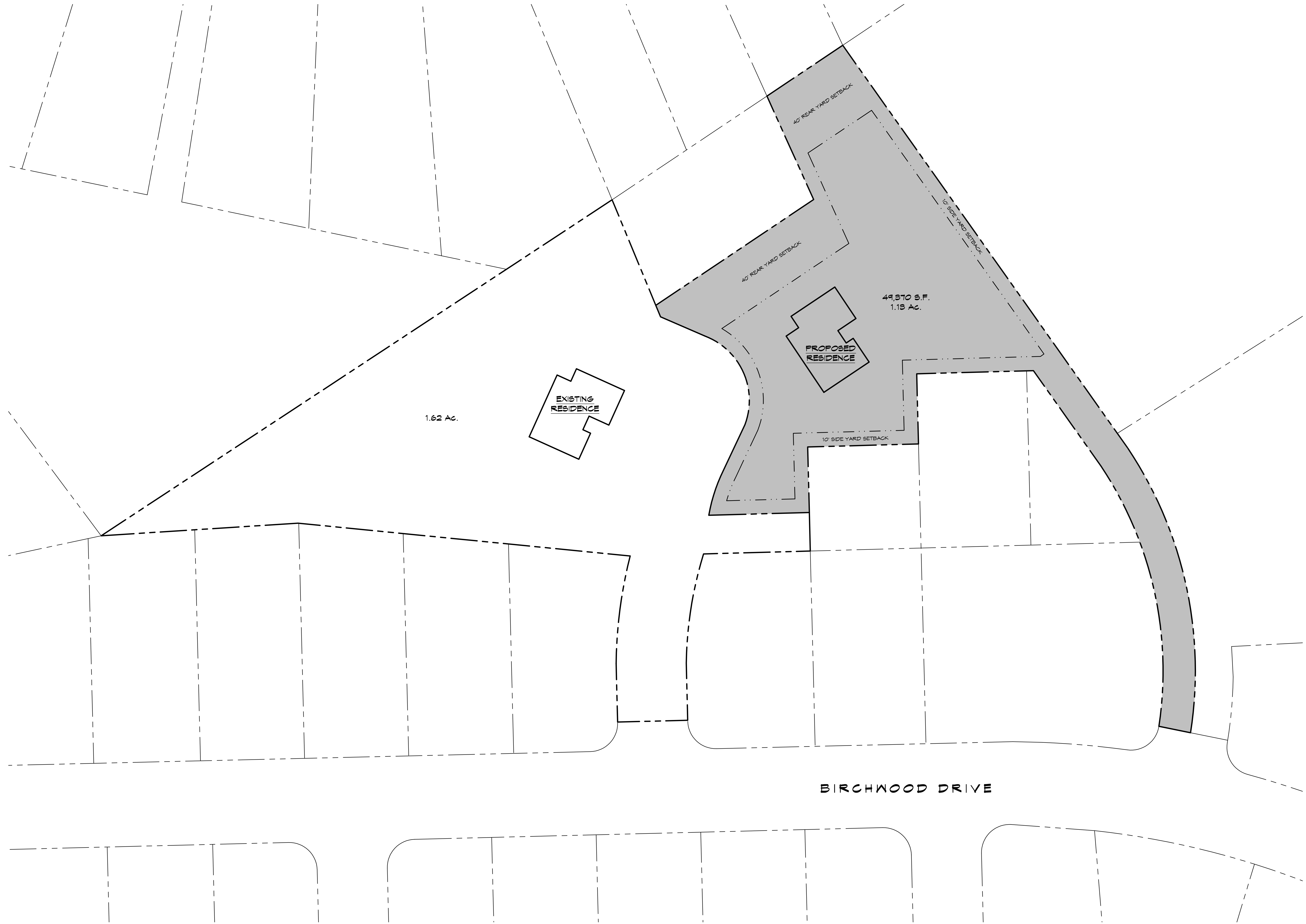
[\(419\) 627-7740](tel:(419)627-7740)

Email:

ecao@eriecounty.oh.gov

Hours:

Mon-Fri. 8am - 4pm



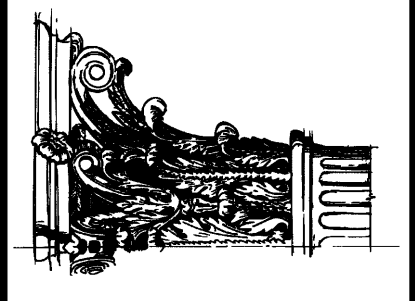
SITE PLAN
SCALE: 1"=30'

TITLE SHEET & SITE PLAN

These documents, the designs and information contained herein represent the original and unpublished work of Terry L. Ross, Architect and shall not be reproduced, in whole or in part, by any means, without the written consent of the Architect. CDD-18-0025

Issue	Date

A NEW RESIDENCE *for*
ABRAHAM HAMAD
BIRCHWOOD DRIVE
PERKINS TOWNSHIP


TERRY L. ROSS
ARCHITECT
1127 SHELTERED BROOK DRIVE
HURON, OHIO 44839
419.366.9568

Date: 10.16.25
Sheet Number:
SP-1
Project No.

