Perkins Township Board of Zoning Appeals
Monday, June 15, 2026 @ 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
Mike Speer- Alternate
Don Kriedler
Mike Bixler
Will Spence – Alternate

Staff:
Arielle Blanca, Community Development Director
Jessica Gladwell, Administrative Assistant
Casey Sparks, Planner/ Zoning Inspector

Agenda

I. all to Order.

II. Pledge of Allegiance.

III. Roll Call.

IV. Chair's Welcome and Explanation of the Public Hearing & Meeting.

APPLICATION #BZA2026-09- An application for a variance permit was submitted by Fox Architectural Design, LLC. on behalf of NCO Properties LLC, for the property located at 3812 Old Railroad (PPN#32-01194.000). The variance request is to allow a 16' side yard variance and a 20' front yard variance. Article 27.15 of the Perkins Township Zoning Resolution requires no sign to be located closer than one-half of the front yard setback to the property line and no closer than thirty feet to any adjoining lot line. The required setback along Old Railroad is 80'

V. Staff Report – Planning & Zoning Department.

VI. Chair Opens Public Hearing for Application #BZA2026-09

- Applicant/Appellant presentation
- Audience remarks.

VII. Board motion to Close the Public Hearing and Open the Public Meeting – Roll Call Vote.

VIII. Discussion from the Board.

IX. Board Motion and Second to Approve, Deny, Modify, or Table Application #BZA2026-09 – Roll Call Vote.

X. Old Business.

XI. New / Other Business.

XII. Next Meeting Notice: Next BZA Meeting will be on Monday, July 20, 2026 at 4:00.

XIII. Adjourn Meeting.