

**Perkins Township Board of Zoning Appeals**  
**June 20, 2023 4:00 p.m.**  
**Meeting Room, Township Services Facility**  
**2610 Columbus Avenue, Sandusky, Ohio**  
**Agenda**

- I. Call to order.2
- II. Pledge of Allegiance
- III. Roll Call – Members of the Board and Staff
- IV. Approve Minutes from meeting on May 15, 2023.
- V. Chairperson’s welcome and explanation of Public Hearing & Meeting
- VI. Secretary reads the request on the proposed amendment.
- VII. **APPLICATION #BZA2023-13.** A variance application submitted by High- Tech Pools, Inc. for the property located at 5002 Kirkwood Terrace (Parcel # 32-04381.000). The variance request is to allow four accessory structures on the property whereas Article 13.6(10) of the Zoning Resolution states that no more two (2) accessory buildings can be erected on a lot in a residential district. A variance request to allow for a 4’ fence whereas Article 26.3(1) requires a 6’ fence when constructing an in-ground swimming pool.
- VIII. Staff reviews the Community Development staff report.
- IX. Open the Public Hearing.
  1. Applicant/Appellant Presentation
  2. Audience remarks:
    - a. “For” Request.
    - b. “Against” Request.
- X. Board motion to Close Public Hearing and Open Public Meeting – Roll Call Vote.
- XI. Secretary reads the request on the proposed amendment.
- XII. **APPLICATION #BZA203-14** A variance application submitted by Ron Cantelli, LLC. for the properties located on Force Ave (Parcel #32-01241.000, Parcel 32-03727.000, and Parcel 32-01036.000). The variance request is to allow the creation of two lots that are 4,800 square feet in size whereas Article 13.3 of the Zoning Resolution requires lots within the R1-B Zoning District to be a minimum of 9,000 square feet.
- XIII. Staff reviews the Community Development staff report.
- XIV. Open the Public Hearing.
  3. Applicant/Appellant Presentation
  4. Audience remarks:

**Board:**

Ted Kastor – Chairperson  
Larry Pitts – Vice Chair  
Gary Gast

Will Spence  
David Bertsch  
Mike Bixler

**Staff:**

Planning– Arielle Blanca  
Planning – Angela Byington  
Planning – Jessica Gladwell

- a. "For" Request.
  - b. "Against" Request.
- XV. Board motion to Close Public Hearing and Open Public Meeting – Roll Call Vote.
- XVI. **APPLICATION #BZA2023-15**- A variance application submitted by Dustin Reiter for the property located at 3535 Campbell Street (Parcel # 32-02784.001). The variance request is to allow an accessory structure to be located 15' from the property line whereas Article 13.6(3) requires 20' from the side property line. A variance request to allow the accessory structure to be 23' in height whereas Article 13.6(9) requires a maximum height of 20' for an accessory structure. Lastly, a variance request to allow the accessory structure to be larger than the proposed single-family dwelling whereas Article 13.6 (1) requires no accessory structure to exceed the square footage of the first floor of the main dwelling.
- XVII. **APPLICATION #BZA2023-16**- A variance application submitted by Eugene Hartman for the property located at 300 West Perkins Ave (Parcel # 32-03767.000). The variance request is to allow a fence to be located 6' from a public right-of-way whereas Article 26.10(4) requires fences in industrially zoned districts to be set back at least 25' from the road right-of-way.
- XVIII. Old Business.
- XIX. New / Other Business.
- XX. Adjourn Meeting.

Board:

Ted Kastor – Chairperson  
Larry Pitts – Vice Chair  
Gary Gast

Will Spence  
David Bertsch  
Mike Bixler

Staff:

Planning– Arielle Blanca  
Planning – Angela Byington  
Planning – Jessica Gladwell