

Perkins Township Board of Zoning Appeals
August 21, 2023 @ 4:00 p.m.
Meeting Room, Township Services Facility
2610 Columbus Avenue, Sandusky, Ohio

Board:

Ted Kastor – Chairperson
Larry Pitts – Vice Chair
Gary Gast

Will Spence
David Bertsch
Mike Bixler

Staff:

Angie Byington, Director
Adam Panas, Planner/Zoning Inspector
Jessica Gladwell, Administrative Assistant

Agenda

- I. Call to order.
- II. Pledge of Allegiance
- III. Roll Call – Members of the Board and Staff
- IV. Approve Minutes from meeting on Monday, July 17, 2023
- V. Chairperson’s welcome and explanation of Public Hearing & Meeting
- VI. Secretary reads the request on the proposed application.

 - a. APPLICATION #BZA2023-18- A variance application submitted by Joshua Fox on behalf of property owners Robert & Beth Mathews for the property located at 5885 Columbus Avenue (Parcel #32-02799.000). The variance request is to allow two front stone walls to be 4.5’ tall whereas Article 26.10.2.b requires a maximum height of 3’ for walls in a required front yard.
- VII. Staff reviews the Community Development staff report.
- VIII. Open the Public Hearing.
 1. Applicant/Appellant Presentation
 2. Audience remarks:
 - a. “For” Request.
 - b. “Against” Request.
- IX. Board motion to Close Public Hearing and Open Public Meeting – Roll Call Vote.
- X. Secretary reads the request on the proposed amendment.

- a. APPLICATION #BZA2023-19- A variance application submitted by Martin & Barbara Rife for the property at 415 E Bogart Rd (Parcel #32-02194.000). The variance request is to allow an accessory structure to exceed the area of the main floor of the primary residence by 124 sq. ft. whereas Article 13.6.10 requires that lots with one (1) accessory structure have an area equal to or less than the main floor of the primary residence. The square footage of the proposed accessory structure would be 1,114 sq. ft. whereas the square footage of the primary residence is 990 sq. ft.
- XI. Staff reviews the Community Development staff report.
- XII. Open the Public Hearing.
3. Applicant/Appellant Presentation
 4. Audience remarks:
 - a. "For" Request.
 - b. "Against" Request.
- XIII. Board motion to Close Public Hearing and Open Public Meeting – Roll Call Vote.
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- XIV. Secretary reads the request on the proposed amendment.
- a. APPLICATION #BZA2023-20- A variance application submitted by Dennis C. Galloway for the property at Parcel #32-01137.033. The variance request is to allow the parcel to be split into two (2) lots with frontage on Ann Drive of 53.24' (west) and 54.82' (east) whereas Article 3.3, requires parcels zoned "R-1A" to have a minimum frontage of 75' on a public road.
- XV. Staff reviews the Community Development staff report.
- XVI. Open the Public Hearing.
5. Applicant/Appellant Presentation
 6. Audience remarks:
 - a. "For" Request.
 - b. "Against" Request.
- XVII. Board motion to Close Public Hearing and Open Public Meeting – Roll Call Vote.

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- XVIII. Secretary reads the request on the proposed amendment.
- a. APPLICATION #BZA2023-21- A variance application submitted by Muzilla Properties for the property at 4903 Milan Rd (Party Place; Parcel #32-01208.000). The variance request is to display a 12' tall membrane pumpkin "sign" on the roof of the building for the 2023 Halloween Season whereas Article 25.3.5 requires that no sign shall be installed on the roof of any building, except those signs whose supporting structure is screened so the sign appears to be a continuation of the face of the building; and Article 25.3.6 requires that no inflatable signs be installed or used for commercial purposes.
- XIX. Staff reviews the Community Development staff report.
- XX. Open the Public Hearing.
7. Applicant/Appellant Presentation
 8. Audience remarks:
 - a. "For" Request.
 - b. "Against" Request.
- XXI. Board motion to Close Public Hearing and Open Public Meeting – Roll Call Vote.
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- XXII. Secretary reads the request on the proposed amendment.
- a. APPLICATION #BZA2023-22- A variance application submitted by RVC Sandusky, LLC for the property at 6703 Milan Rd (RVC Outdoor Destinations; Parcel #32-01662.000). The variance request is to allow a vehicle sign to be parked on the property for longer than 72 consecutive hours whereas Section 28.16.2 requires that vehicle signs be parked no longer than 72 consecutive hours.
- XXIII. Staff reviews the Community Development staff report.
- XXIV. Open the Public Hearing.
9. Applicant/Appellant Presentation
 10. Audience remarks:
 - a. "For" Request.
 - b. "Against" Request.

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

XXVI. Old Business.

XXVII. New / Other Business.

XXVIII. Adjourn Meeting.