

# REGULAR MEETING

## AGENDA

### DANBURY TOWNSHIP BOARD OF ZONING APPEALS

**Held at 8470 E. Harbor Road – Senior Center**

Wednesday, July 20, 2016

6:30 p.m.

#### MEMBERS

Carol Robertson - Chair

Loretta Grentzer – Vice Chair

Brad Bauer - Member

Sherry Roberts - Member

John William Smith - Secretary

Joseph Fetzer - Alternate

Sharon Michael - Alternate

#### STAFF

Kathryn A Dale, AICP, Zoning Inspector

Cheryl Harmsen, Recording Secretary

**MEETING PROCEDURE:** The Board of Zoning Appeals is a quasi-judicial Board. Our primary function is to hear testimony and issue decisions. Unlike other Township boards and commissions, we only hear relevant, sworn testimony from the Appellant, his/her duly appointed agent or attorney, and any other person with standing to testify in a particular matter. The Appellant has the right to cross-examine any testimony given. Our hearings are open to public attendance, but public comment, opinion and discussion are not considered testimony and will not be heard.

Please wait until you are recognized by the Chair, proceed to the podium, and state your name and address so that your comments may be properly recorded. Applicants are to limit their testimony to fifteen (15) minutes, including any information presented by his/her duly appointed agent or attorney. Other persons with standing to testify are to limit their remarks to three (3) minutes or less. These limitations may be extended if the Board requests or approves further testimony.

**I. Call to Order.**

**II. Pledge of Allegiance.**

**III. Roll Call.**

**IV. Adjudication Hearings.**

- a. **BZA-2016-107 177 Laurel Avenue.** Request for an Area Variance to Section 3.1.5.D to allow for a porch addition to be setback 2.7' (32.4") from the front property line (5' required). **Ed Elbrecht, Owner/Applicant.**
- b. **BZA-2016-108 5401 Maritime Shoreway.** Request for a Conditional Use to allow for a 4 unit Condominium Development in accordance with Section 3.1.10.C.iii and Section 4.3. **West Harbor Marina, LLC (William Brown), Owner, Bree Brown, Agent.**
- c. **BZA-2016-110 501 Miley.** Request for a Conditional Use to allow for a 64 unit Condominium Development in accordance with Section 3.1.10.C.iii and Section 4.3. Also requesting an Area Variance from Section 4.3.2.A to allow 4 more units than permitted. **Limpert's Marina, LTD, Owner in Contract w/ F2 Companies, Michael Fite & Edward Foster, Agents.**

**V. Signing of Decision Sheets.**

- a. **BZA-2016-074 9198 E. Bayshore Road.** Request for a Conditional Use in accordance with Section 3.1.10.C.iii. to enlarge & convert an existing commercial building into a two-family dwelling with an Area Variance from Section 3.5.9 to allow more than one (1) residential structure on the property. **Michael Wright, Owner/Applicant.**
- b. **BZA-2016-086 320 Second Street (Lakeside Laundry Rear).** Request for a Use Variance in accordance with Section 7.8.2.C.ii to allow one (1) Mobile Food Cart within Lakeside gates for the 2016 season. **Dan Dudley, CFO & COO of Lakeside, Owner/Applicant.**

- VI. Approval of June 15, 2016 Board of Zoning Appeals Meeting Minutes.**
- VII. Old Business.**
- VIII. New Business.**
- X. Other Business.**
- XI. Reports & Communications from Members & Staff.**
- XII. Adjournment.**