

REGULAR MEETING

AGENDA

DANBURY TOWNSHIP BOARD OF ZONING APPEALS 5972 E. Port Clinton Eastern Road – Danbury Township Hall

Wednesday, August 17, 2016

5:00 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. **Continuation of from 07.20.16:**

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.**

b. **Withdrawn 07.26.16: (Announcement Only)**

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.**

c. **BZA-2016-135 5815 Saylor.** Request for an Area Variance from Section 5.1.E for the construction of a 24' x 32' detached garage on a lot declaring water as the front yard, shall not place an accessory building any closer than 20' from rear lot line (9.5' proposed). **Dan & Jean Svejkovsky, Owners/ Jason Zimmerman, Zimmerman Pole Barns, Agent.**

d. **BZA-2016-138 Near 2220 Commodore Ct.** Request for Area Variance from Section 5.5.4.B.i.e to allow for a permanent on-premises, subdivision identification sign to be located 2' from the road-right-of-way (5' required) at the west entry of Commodore Bay Subdivision. **Commodore Bay Association, Applicant/ Steve Bauman & Bill Larion Representatives.**

- e. **BZA-2016-139 2352 N. Buck Road.** Request for Area Variance from Section 3.5.7 to allow for the construction of a new SF home to encroach into the 20' front & 5' rear yard setback. (2' Front & 13' Rear Proposed). **James Bemer, Owner/Applicant.**
 - **f. **BZA-2016-140 420 E. Sixth Street, PIN #0140462305957000.** Request for a Use Variance in accordance with Section 7.8.2.C.ii to allow for a community pool & wellness recreational facility and a Conditional Use in accordance with 5.2.2.C to allow the required parking to be off-site on a lot within 300' from the main use. **Dan Dudley, CFO & COO of Lakeside, Owner/ Michael Shade, Esq., Agent.**
 - g. **BZA-2016-141 5741 Von Glahn.** Request for an Area Variance from Section 3.1.1.D to allow a lot split and the lots to be less than 150' wide (140' each proposed) and to allow a side-yard setback of 17.3' from an existing structure to the new property line (20' required). **Lee & Deborah French, Owners/Applicant.**
 - h. **BZA-2016-143 6920 Sunview Drive.** Request for an Area Variance from Section 5.8.1.C. to allow an in-ground pool to install an automatic, safety pool cover in lieu of a 42" fence around the perimeter. **Laszlo Tromler, Owner/ Benjamin McKelvey, Esq., Agent.**
- V. Signing of Decision Sheet.**
- 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.**
- VI. Approval of July 20, 2016 Board of Zoning Appeals Meeting Minutes.**
- VII. Old Business.**
- VIII. New Business.**
- X. Other Business.**
- XI. Reports & Communications from Members & Staff.**
- XII. Adjournment.**

* *This is a change in time that the Board normally meets.*

** *Applications are listed in the order received. Staff is requesting at the hearing that the Board amend the agenda to move the Lakeside case up after Item "b" due to multiple legal counsel's being present and a court reporter.*