

REGULAR MEETING

AGENDA

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

Wednesday, October 19, 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-2016-194 5648 E. Bayshore Road.** Request for a Conditional Use to convert an existing Resort to a 4 unit Multi-Family Development in accordance with Section 3.1.10.C.iii and Section 4.3. as well as an Area Variance from Section 4.3.2.F to allow 3 existing units to contain less than the required 800 s.f. (624 s.f. proposed) of living space. **Ronald & Thelma Landrum, Owner/Applicant.**
- b. **BZA-2016-197 150 Plum.** Request for an Area Variance to Section 3.1.5.D to allow for a 2nd story addition to be setback 1'9" from the western, rear property line (3' required). **James & Patricia Thomas, Owner/ Bruce Peterson, Faith Construction, Agent.**

V. Signing of Decision Sheets.

- a. **BZA-2016-156 408 Oak.** Request for an Area Variance from Section 3.1.5.D to allow for the construction of a decorative roof overhang to be located 8" from the northern, side property line (3' setback required). **Richard & Mary Price, Owner/Applicant.**
- b. **BZA-2016-165 Harbor Bay Estates (AKA Marblehead Estates) Lot 53A, Plat V (PIN# 0140469406735011).** Request for a Major Modification in accordance with Section 6.2.4 & 4.3. to a previously approved Conditional Use (BZA-2015-009) to replace 7 structures/14 condo units with 6 detached garage buildings containing 86 garage bays. **Michael Prosser, Prosser & Associates as Agent, American Title Agency, Inc. Owner/Applicant.**

VI. Approval of September 21, 2016 Board of Zoning Appeals Meeting Minutes.

VII. Old Business.

VIII. New Business.

X. Other Business.

XI. Reports & Communications from Members & Staff.

XII. Adjournment.