

REGULAR MEETING

AGENDA

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

Wednesday, November 16, 2016

6:30 p.m.

MEMBERS

Carol Robertson - Chair

Loretta Grentzer – Vice Chair

Brad Bauer - Member

Sherry Roberts - Member

Joseph Fetzer - Member

Sharon Michael – Alternate

Cathy Bertovich - 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. Swearing-in of Cathy Bertovich - Alternate

V. Adjudication Hearings.

- a. **BZA-2016-214 7340 E. Bayshore Road.** Request for a Conditional Use to allow for a Bed and Breakfast in accordance with Section 3.1.10.C.viii. and Section 4.5. **Charles Lehmann, Owner/Applicant.**
- b. **BZA-2016-217 315 Sackett.** Request for an Area Variance from Section 3.5.7 to allow for a 2nd-story addition to be setback 3'6" from the southern, side-yard property line (5' required). **Charlie Johnson, American Modular Homes, Agent/ Danny Fiscus & Dawn Debolt, Owners.**
- c. **BZA-2016-218 420 E. Sixth Street.** Request for an Area Variance from Section 5.6.5 & 5.6.8 to allow for a 4' fence to be raised 4'9" from natural grade around a proposed community pool & wellness recreational facility, Section 5.2.1.C.ii to allow a reduction of off-street parking spaces (26' required/22 proposed) 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/ John Coppeler, Esq., Agent.**

VI. Signing of Decision Sheets.

- 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.**

VII. Approval of October 19, 2016 Board of Zoning Appeals Meeting Minutes.

VIII. Old Business.

IX. New Business.

X. Other Business.

XI. Reports & Communications from Members & Staff.

XII. Adjournment.