

REGULAR MEETING

AGENDA

DANBURY TOWNSHIP BOARD OF ZONING APPEALS

Wednesday, February 21, 2018

6:30 p.m.

MEMBERS

Sherry Roberts - Chair

Joseph Fetzter – Vice-Chair

Brad Bauer - Member

- Member

Loretta Grentzer - Secretary

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. Adjudication Hearings.

- a. **BZA-2018-009 2496 Cook's Dock.** Request for an Area Variance to Section 3.5.7 to allow for multiple additions, specifically an attached garage to encroach into the south, front yard setback (13' proposed/20' required). **Gary & Christine Wolf, Owners/ Applicant.**
- b. **BZA-2018-013 1432 N. Buck Road.** Request for a Conditional Use to allow for a Bed & Breakfast in accordance with Section 3.1.4.C.iii & Section 4.5. **John Solecki, Owner/Applicant.**
- c. **BZA-2018-015 5826 Sweetbriar.** Request for an Area Variance to Section 7.9.3 to allow for an addition to exceed the 20% addition requirement onto a nonconforming structure (97s.f. allowed/188s.f. proposed; 25%). **Timothy & Cheryl Harmsen, Owners/ Applicant.**

V. Approval of January 17, 2018 Board of Zoning Appeals Meeting Minutes.

VI. Signing of Decision Sheets.

- a. **BZA-2018-001 436 Poplar.** Request for an Area Variance to Section 3.1.5.D & Section 7.9.3 to allow for a front porch addition on a nonconforming structure to continue to encroach into the front-yard setback (1'6" proposed/ 5' required.) **Charles & Joyce Meyer, Owners/ Applicant.**
- b. **BZA-2018-002 416 Walnut.** Request for an Appeal and Area Variance to Section 7.9.6 to allow for the voluntary removal, alteration and demolition of more than 75% of the reproductive value of the structure and rebuild the single-family home in the same location where additional Area Variances from Section 3.1.5.D are necessary for front (1'4" proposed/5' required), side (1' proposed/3' required) and rear (2" proposed/3' required) yard setbacks. **Keith & Anna LePage, Owners/ Applicant; Greg Schmid, Poulos + Schmid, Agent.**

VII. Old Business.
a. By-Law Discussion

VIII. New Business.

IX. Other Business.

X. Reports & Communications from Members & Staff.

XI. Adjournment.