

# REGULAR MEETING

## AGENDA

### DANBURY TOWNSHIP BOARD OF ZONING APPEALS

Wednesday, March 21, 2018

6:30 p.m.

#### MEMBERS

Sherry Roberts - Chair

Joseph Fetzer – Vice-Chair

Brad Bauer - Member

Sharon Michael - Member

Loretta Grentzer - Secretary

Cathy Bertovich - Alternate

Vacant Alternate Position

#### 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-2018-019 1920 E. Bayshore Road.** Request for a Conditional Use in accordance with Section 3.1.10.C.ii & Section 4.2 for a 154 site Recreational Camp/Campground and an Area Variance from Section 4.2.2.iii to allow 11 existing campsites to have sheds that encroach into the 20' required buffer zone. **Consolidated RV Holdings, LLC (David Young & Julie Walker), Owners/Applicant.**

b. **BZA-2018-022 530 Cedar.** Request for an Appeal of The Zoning Inspector's Decision in reference to Section 5.2.2.B regarding compliance with parking requirements when more than 50% of the structure is enlarged, rebuilt, or altered and Section 7.9.6 to allow for the voluntary removal, alteration and demolition of more than 75% of the reproduction value of the structure. Should the Appeal fail, the applicant subsequently requests an Area Variance from Section 7.9.6 to rebuild the single-family home in the same location where an additional Area Variance from Section 3.1.5.D is necessary for the south, side-yard setback (0.3' proposed/3' required). Area Variances are also requested from Section 5.2.2.B, 5.2.1.A & 5.2.4 where 2 off-street parking spaces are required as result of more than 50% of the floor area of the home being modified (0 space proposed). **John Coppeler, Esq., Agent/ Milton Lewis & Jerri Lybarger, Owner/ Applicant.**

**V. Approval of February 21, 2018 Board of Zoning Appeals Meeting Minutes.**

**VI. Signing of Decision Sheets.**

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.**

**VII. Old Business.**

**VIII. New Business.**

**IX. Other Business.**

**X. Reports & Communications from Members & Staff.**

**XI. Adjournment.**