Danbury Township, Ohio

# STAFF REPORT ADDENDUM

Board of Zoning Appeals
*Meeting Date:* *September 19, 2018 – Continued*
*October 17, 2018*

**Case #:** BZA-2018-178

**Address:** 7185-7233 E. Harbor Road
Shady Shores Campground

**Applicant:** Tom Steinbrick, In Contract to Purchase Shady Shores, LTD, Owners

**Zoning:** "R-C" Recreational Commercial

**Site Size:** 12.327 Total/ 10.4 for Camp

**Request:** **Request for a Conditional Use in accordance with Section 3.1.10.C.ii & Section 4.2 for a 29 site expansion to an existing 119 site Recreational Camp/Campground. Also requesting Area Variances to Section 4.2.2.iii to allow 4 camp sites to encroach into the south, side-yard setback (45' required/20' proposed) and Section 4.2.2.v to allow a road right-of-way to encroach into the 20' buffer, and Section 4.2.2.vi to alleviate the required open space (25%; 2.08ac. required/ 0% proposed).**

All other parts of the Staff Report prepared for the September meeting remain. This addendum is only to address recommended conditions:

## STAFF RECOMMENDATION:

Should the Board of Zoning Appeals recommend approval of Case# BZA-2018-178 for a Recreational Camp, staff would recommend the following conditions:

1.) That, any additional docks added to the marina to accommodate the additional campsites are applied for and receive the necessary zoning permits.
2.) That, no recreational vehicles, boats, trailers and the like are stored in any portion of the required setbacks or buffer zone for the expansion area.
3.) That, "No Parking" is permitted and accordingly marked along the sides of any access drive within the campground for fire safety and emergency response.
4.) That, once the property is purchased and prior to commencing construction for the expansion area or the issuance of zoning permits for the camp sites, that a final development plan is provided to the Zoning Inspector and Board for review to ensure that the plan is substantially similar to the plan presented herein.

*** These are Staff recommended conditions. The Board has the right to accept in whole or in part any of these recommendations and may also expound or expand upon this listing.*

SUBMITTED BY:

Kathryn A. Dale

Kathryn A. Dale, AICP
Danbury Township Zoning Inspector
*Date Prepared: September 28, 2018*

## List of Exhibits Enclosed:

Exhibit 1:
- BZA application
- Letter of Agency
- Applicants Response & Narrative, including Addendum
- Property site plan & Typ. Lot Detail
- Adjacent property owners' notification list
- Property Deed