

# REGULAR MEETING

## AGENDA

### DANBURY TOWNSHIP BOARD OF ZONING APPEALS

Wednesday, February 20, 2019

6:30 p.m.

#### MEMBERS

Sherry Roberts - Chair

Joseph Fetzer – Vice-Chair

Brad Bauer - Member

Sharon Michael - Member

Loretta Grentzer - Secretary

Cathy Bertovich - Alternate

Clyde Shetler - Alternate

#### STAFF

Kathryn A Dale, AICP, Zoning Inspector

**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-2019-007 129 Leddy.** Request for an Area Variance to Section 5.1.1.C. to allow for the construction of an 18' x 20' detached garage to be 2.5' from the east, rear-yard and 1.5' from the south, side-yard where 5' is required. **Robert & Kathleen Lucak, Owners/Applicant.**
- b. **BZA-2019-013 6721 E. Harbor Road (Lot 19, Snug Harbor).** Request for an Area Variance to Section 3.5.7 to allow the east, front yard setback to be 5' (20' required) and 2.2.172 Front Yard Definition to rotate how the setbacks are applied to the lot. **Safe Harbor Marina, Mark & Kenny Montgomery, Owner/Applicant.**
- c. **BZA-2019-014 0 Von Glahn Road (PIN# 0142000530464000).** Request for an Area Variance to Section 3.1.1.D to allow for a lot split with a minimum width at the street for the remaining parcel to be 125' wide (150' required). **Charles Scott, Owner/Applicant.**

**V. Approval of January 16, 2019 Board of Zoning Appeals Meeting Minutes.**

**VI. Signing of Decision Sheets.**

- a. **BZA-2019-001 9451 E. Harbor Road.** Request for an Area Variance to Section 5.5.4.B.ii.a. to allow more than one ground sign on a development site, Section 5.5.4.B.ii.c. to allow more square footage than allowed for said sign (32s.f. allowed/44.75s.f. proposed) and Section 5.5.4.B.ii.d. to allow the sign to be longer than permitted (12' max. width allowed/17'3" proposed). **Danbury Local School District, Owner & Applicant/ ADENA Corp., Glenn Guttenberg, Agent.**
- b. **BZA-2019-002 1260 Englebeck Road.** Request for an area variance to Section 5.1.1.A.ii to allow for a 40' x 60' (2,400s.f.) Detached Accessory Structure to exceed the allowable size (1,200s.f. max allowed/ 2,540 cumulative proposed). **Seth & Tamara LeBlanc, Owners/Applicant.**

- VII. Old Business.**
  - a. Discussion on Junk Properties and Twp. Policy
- VIII. New Business.**
- IX. Other Business.**
- X. Reports & Communications from Members & Staff.**
- XI. Adjournment.**