

# REGULAR MEETING

## AGENDA

### DANBURY TOWNSHIP BOARD OF ZONING APPEALS

Wednesday, March 20, 2019

6:30 p.m.

#### MEMBERS

Sherry Roberts - Chair

Joseph Fetzter – 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-2019-022 194 Strause Lane.** Request for a Conditional Use in accordance with Section 3.1.2.C.iii and Section 4.5 to allow for a Bed & Breakfast. Also a request for a Variance to Section 4.5.1 that the use must be owner-occupied. **Lynne Hamer, Owner/Applicant; Gregory Johnson/ Agent.**
- b. **BZA-2019-025 6721 E. Harbor Road (Snug Harbor).** Request for a Conditional Use in accordance with Sec. 3.1.10.v. for a 12 unit Resort. Area Variances requested to Sec. 4.4.1. to encroach into the west, side-yard setback (45' required/ 10' proposed) and south, front-yard setback (55' required/25' proposed), Sec. 4.4.4. to allow a reduction in open space (1.10ac. required), Sec. 4.4.5 to allow the Resort designation on less than 5 acres (4.40ac. proposed) and Sec. 4.4.7. to reduce the separation requirement between units (20' required/10' proposed). **Safe Harbor Marina, Mark & Kenny Montgomery, Owner/Applicant.**
- c. **BZA-2019-027 618 Central.** Request for an Area Variance to Section 7.9.3.A to allow more than a 20% addition onto a nonconforming structure (217s.f. allowed/ 920s.f.; 84.8% proposed) and to Section 3.1.5.D to allow the addition to be located 2.1' from the north, side property line where 3' is required. **Darrell Waite, Owner/Applicant.**

**V. Approval of February 20, 2019 Board of Zoning Appeals Meeting Minutes.**

**VI. Signing of Decision Sheets.**

- 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.**

**VII. Old Business.**

**VIII. New Business.**

**IX. Other Business.**

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

**XI. Adjournment.**