

REGULAR MEETING

AGENDA

DANBURY TOWNSHIP BOARD OF ZONING APPEALS

Wednesday, April 17, 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-2019-033 Lighthouse Bluffs III & IV; Lighthouse Oval & Northshore Blvd.** Request for a Conditional Use in accordance with Section 3.1.4.C.v. & Section 4.7 to allow for a 47 site Single-Family Cluster Housing Community. **Lewis Land Professionals, Agent/Ken Cleveland & JakeJosh, LLC, Owner.**
- b. **BZA-2019-040 250 Margaret.** Request for an Area Variance to Section 5.1.1.A.ii. to allow for a 24' x 26' (624s.f.) addition onto an existing detached garage that will exceed the allowable size (1,200 cumulative s.f. allowed/ 1,488s.f. proposed). **David Gulau, Owner.**

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

VI. Signing of Decision Sheets.

- 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.**

- VII. Old Business.**
- VIII. New Business.**
- IX. Other Business.**
- X. Reports & Communications from Members & Staff.**
- XI. Adjournment.**