

# SPECIAL MEETING

## AGENDA

### DANBURY TOWNSHIP BOARD OF ZONING APPEALS

Tuesday, July 14, 2020

5:00 p.m.

**\*\*Hearing is taking place via teleconference platform [Zoom](#).  
Please contact [zoning@danburytownship.com](mailto:zoning@danburytownship.com) for an invite to join the meeting \*\***

#### MEMBERS

Joseph Fetzner - Chair

Loretta Grentzer – Vice-Chair

Sherry Roberts - Member

Clyde Shetler - Member

Lisa Bauer - Secretary

Patricia Zsigo - Alternate

Gregory Huffman - 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.**

5:00 p.m.

- a. **BZA-2020-111 186 Sunnydale.** Request for an Area Variance to Section 3.5 to allow for a new deck to encroach into the east, front-yard setback (28' proposed/ 35' required). **Jeanne Pruitt, Owner/ Applicant.**
- b. **BZA-2020-117 7618 E. Bayshore Road #26 (Maplewood Cove).** Request for an Area Variance from Section 7.12 and Section 4.16 to allow for the removal and replacement of a nonconforming resort unit (RV Camper) to encroach into the required 55' rear-yard setback (20' proposed). **Beverly Kuenzli, Owner/Applicant.**

6:00 p.m.

- c. **BZA-2020-126 341 Willowdale.** Request for an Area Variance from Section 5.2.1.C.ii to allow for a garage addition to encroach into the west, rear-yard setback (2' proposed/ 5' required). **River Roubaix, Owner/Applicant.**
- d. **BZA-2020-127 327 Shrock.** Request for an Area Variance from Section 5.2.1.C.ii to allow for a shed to encroach into the south, side-yard setback and east, rear-yard setback (0' proposed/ 5' required). **Dennis & Diane Pamer, Owners/Applicants.**

7:00 p.m.

- e. **BZA-2020-128 255 Hamilton.** Request for an Area Variance from Section 5.1.7 to allow for a deck to encroach into the north, front-yard setback (7.05' proposed/ 20' required). **Cerny Family Association, Owner/Applicants; Kevin Clere, Agent.**

#### **V. Approval of June 16, 2020 and June 17, 2020 Board of Zoning Appeals Meeting Minutes.**

**VI. Signing of Decision Sheets.**

- a. **BZA-2020-083 201 Elizabeth.** Request for an Area Variance to Section 5.2.C to allow for a detached garage to be 2' from the principal structure where 5' is required. **William Beatty & Christine Costello, Owners/Applicants; Pete Johnson, Agent.**
- b. **BZA-2020-088 660 Walnut.** Request for an Area Variance to Section 5.5.8 to allow for a 6' high fence to be 100% opaque where 66% opacity is required. **Carol Raber, Owner/Applicant.**
- c. **BZA-2020-082 602 E. 2<sup>nd</sup> Street.** Request for an Area Variance to Section 3.5 to allow for a second story & covered porch addition to encroach into the west, front-yard setback (4' proposed/ 5' required) and to Section 7.12.3.A. to allow more square footage than permitted onto a nonconforming structure (289.2s.f. [20%] permitted/ 408s.f. [28%] proposed). **Roger & Patti Gilcrest; PNGilcrest LTD, Owners/Applicant; John Feick, Agent.**
- d. **BZA-2020-089 602 Lakefront.** Request to for an Area Variance to Section 3.5 to allow for a storage addition to encroach into the east, side-yard setback (2' proposed/ 3' required) and to exceed the allowable lot coverage (59.8% proposed/ 55% required). Also requesting a variance from Section 7.12.3.C. to allow for more than 75% of the floor area contained in the nonconforming structure to be demolished, removed or structurally altered. **William Williams, Owner/Applicant; John Feick, Agent.**

**VII. Old Business.**

**VIII. New Business.**

**IX. Other Business.**

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

**XI. Adjournment.**