

SPECIAL MEETING

AGENDA

DANBURY TOWNSHIP BOARD OF ZONING APPEALS

Tuesday, August 18, 2020

5:00 p.m.

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

MEMBERS

Joseph Fetzer - 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-2020-130 177 S. Bridge Road (Lakeshore Canvas).** Request for an Area Variance from Section 3.5 to allow for new 60' x 80' commercial building to encroach in to the east, rear-yard setback (5' proposed/15' required) and south, side-yard setback (4' proposed/ 10' required). **Nate Schmitt, Owner/ Applicant.**

b. **BZA-2020-166 7957 Riedmaier.** Request for an Area Variance from Section 5.1.7 to allow for an addition onto the existing home to encroach into the west, side-yard setback (1.25' proposed/ 5' required). **James Rudolph, Owner/ Lee Short, Agent.**

6:30 p.m.

c. **BZA-2020-169 185 Lynn.** Request for an Area Variance from Section 3.5 to allow for a porch addition to be 0.7" from the west, front property line (5' required), 2'6" from the north, side property line (3' required), a hallway addition to be 2'7" from the north, side property line (3' required), and to increase the lot coverage from 46.9% to 69.5% (55% required/ 6.53% new) Also request a variance from Section 7.12.3.C to allow more than a 20% addition onto a nonconforming structure [371.2s.f. allowed/ 1,222s.f. proposed (65.8%); 160s.f. new (8.6% increase)]. **Gary Pierce, Owner/ Applicant; Travis Mayer/ Agent.**

d. **BZA-2020-171 163 Vine.** Request for an Area Variance from Section 5.2.2. to allow for a new shed to encroach into the south, side-yard setback and east, rear-yard setback (0' proposed/ 3' required). **Ralph & Rina Oxley, Owners/ Applicant.**

V. Approval of July 14, 2020 and July 15, 2020 Board of Zoning Appeals Meeting Minutes.

VI. Signing of Decision Sheets.

- 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.**
- 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.**
- 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.**
- f. **BZA-2020-129 443 Walnut.** Request for an Area Variance to Section 7.12.3.A to allow more square footage onto a nonconforming structure than permitted [325s.f. (29%) proposed/ 223.8 (20%) allowed) and to Section 5.5.8 to allow a 6' high fence in the side-yard (4' high permitted). **Eugene & Nancy Jacob, Owner/ Applicant.**
- g. **BZA-2020-137 9440 Northern Avenue.** Request for an Area Variance to Section 7.12.3.A to allow more square footage onto a nonconforming structure than permitted [2,008s.f. (115%) proposed/ 348s.f. (20%) allowed). **Clay & Becki Tice, Owners/Applicants; Pete Johnson, Agent.**
- h. **BZA-2020-138 432 E. 2nd Street.** Request to for an Area Variance to Section 3.5 to allow for a front porch addition to encroach into the west, side-yard setback (0' proposed/ 3' required), east, side-yard setback (1'6" proposed/ 3' required), and to exceed the allowable lot coverage (58% proposed/ 55% required). Also requesting an Area Variance from Section 7.12.3.A to exceed the allowable addition square footage onto a nonconforming structure (705.04 s.f.; 38% proposed/ 394.2 s.f.; 20% required). **David & Meredith Workman, Owners/Applicant; John Feick, Agent.**

VII. Old Business.

VIII. New Business.

IX. Other Business.

X. Reports & Communications from Members & Staff.

XI. Adjournment.