

# REGULAR MEETING AGENDA

DANBURY TOWNSHIP BOARD OF ZONING APPEALS  
Wednesday, September 16, 2020  
6:30 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 Fetzter - 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.**
  - a. **BZA-2020-196 5686 E. Harbor Road, Unit A-1 (Safe Harbor Development).** Request for Conditional Use in accordance with Section 3.4 and 7.11 to allow a kennel (doggie daycare). **Samantha Puckett, Applicant/ Agent.**
  - b. **BZA-2020-205 8582 Billings.** Request for an Area Variance from Section 5.1.7 to allow for a covered front porch to encroach into the north, front-yard setback (14' proposed/ 20' required) and to Section 7.12.3.A to allow more square footage onto a nonconforming structure than permitted [708s.f. (53.3%) proposed/ 288s.f. (20%) permitted]. **Fred & Julie Reinhart, Owners/ Applicant.**
- V. **Approval of August 18, 2020 and August 19, 2020 Board of Zoning Appeals Meeting Minutes.**
- VI. **Signing of Decision Sheets.**
  - 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 (5' 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.**
  - 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.**

- 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.**
- e. **BZA-2020-172 2027 Arlington.** Request for an Area Variance from Section 5.1.7 to allow for a covered front porch to encroach into the west, front-yard setback (13' proposed/20' required) and the north, side-yard setback (0' proposed/5' required) and to Section 7.12.3.A to allow more square footage onto a nonconforming structure than permitted [310s.f. (26.7%) proposed/232s.f.(20%) permitted]. **Kenneth & Julie Swanger, Owners/Applicants; Scott Harris, Agent.**
- f. **BZA-2020-174 466 Church.** Request to for an Area Variance to Section 5.2.1.A.ii to allow for an accessory structure to exceed 2,000s.f. (3,750s.f. proposed) and Section 5.2.1.C.i to exceed the maximum height of 20' (22'8" proposed) **Richard Henry, Owners/Applicant.**
- g. **BZA-2020-175 8456 E. Bayshore.** Request for an Area Variance from Section 5.2.1.C.ii to allow for a detached garage to encroach into the south, rear-yard setback (1' proposed/ 5' required). **Felix & Sharon Polanco, Owners/Applicants.**

## **VII. Old Business.**

### **a. 1-yr Extension Request**

**BZA-2019-106 7581 E. Harbor Road, Big Bopper's.** Request for Area Variances from Section 3.1.8.D to allow for an addition at the rear of the existing restaurant to encroach into the front-yard setback (21' proposed/70' required) and the side-yard setback (3' proposed/10' required), Section 7.9.3.A. to allow for the addition onto a nonconforming structure to exceed the 20% addition limitation (41% proposed) and Section 5.2.1.C.vi to have fewer parking spaces than required (20 proposed/37 required). **Kizzie Culbert, Agent/ Kenneth Kostal, Owner.**

**Expires August 21, 2020. Extension would expire August 21, 2021**

### **b. 1-yr Extension Request**

**BZA-2019-122 171 Laser.** Request for an Area Variance to Section 3.5.7 to allow for a covered porch/deck to encroach into the west, front-yard setback (11.5' proposed/ 20' required) and the south, side-yard setback (3.5' proposed/5' required). Also requesting a variance to Section 7.9.3.A. to allow for the addition onto a nonconforming structure to exceed the 20% addition limitation (104s.f. allowed/ 203.34s.f.; 39% proposed). **Timothy & Jennifer Gremling, Owners/Applicants.**

**Expires September 18, 2020. Extension would expire September 18, 2021**

## **VIII. New Business.**

## **IX. Other Business.**

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

## **XI. Adjournment.**