

# REGULAR MEETING

## AGENDA

### DANBURY TOWNSHIP BOARD OF ZONING APPEALS

Wednesday, November 18, 2020

6:30p.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.**

a. **BZA-2020-260 904 E. 4<sup>th</sup> Street.** Request for an Area Variance from Section 5.10.3.A.i to allow for the alleviation of one (1) of the two (2) required on-site parking spaces for a single-family dwelling. Also a request for an Area Variance from Section 3.5 to allow for a deck to encroach into the west, front-yard setback (1'11" proposed/ 5' required). **Thomas & Donna Edwards, Owner/Applicant; Terry Ross, Architect/ Agent.**

b. **BZA-2020-266 228 Leddy Lane.** Request for an Area Variance from Section 5.2.1.C.ii to allow for a replacement 12' x 16' shed to encroach into the west, rear-yard setback and south, side-yard setback (2' proposed/ 5' required) and to allow the structure to be less than 5' from the principal structure (3' proposed). **Thomas Warner, Owner/Applicant.**

**V. Approval of October 21, 2020 Board of Zoning Appeals Meeting Minutes.**

**VI. Signing of Decision Sheets.**

a. **BZA-2020-229 6813 E. Bayshore Road.** Request for an Area Variance from Section 5.2.1.A.ii to allow for a 20' x 40' pole barn addition to exceed the allowable 1,200s.f. cumulative square footage for an accessory structure (2,180s.f total proposed). **Daniel & Teresa Minter, Owner/Applicant.**

b. **BZA-2020-234 6826 E. Bayshore Road.** Request to for an Area Variance to Section 5.2.1.A.ii to allow for an accessory structure to exceed 1,200s.f. (1,620s.f. proposed) and Section 5.2.1.C.i to exceed the maximum height of 20' (22' proposed). **Brian & Catherine Priore, Owner/Applicant; Curtis Knoch, Agent.**

- c. **BZA-2020-238 319 Erie Beach Road.** Request for an Area Variance from Section 5.1.7 to allow for a covered front porch awning addition to encroach into the north, side-yard setback (4'1" proposed/ 5' required). **Scott & Emily Semmelroth, Owner/Applicant.**
- d. **BZA-2020-240 1070 N. Buck Road (Purple Parrot).** Request for an Area Variance from Section 3.5 to allow for a commercial building addition to encroach into the west, side-yard setback (1.4' proposed/ 10' required). **James Stuart Spencer, Owner/Applicant.**
- e. **BZA-2020-242 432 Lakefront.** Request for an Area Variance from Section 3.1.5.D to allow for a deck/raised patio to encroach into the east, front-yard setback (4'9" proposed/ 5' required) and north, side-yard setback (0' proposed/ 3' required). **Mitchell & Christine Grindley, Owner/Applicant; Feick Design Group, Agent.**

**VII. Old Business.**

**VIII. New Business.**

**IX. Other Business.**

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

**XI. Adjournment.**