

REGULAR MEETING

AGENDA

DANBURY TOWNSHIP BOARD OF ZONING APPEALS

Wednesday, April 21, 2021

5:00p.m.

****Hearing is taking place via teleconference platform [Zoom](#).
Please contact 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-2021-039 351 Cedar.** Request for an Area Variance to Section 3.5 to allow a porch addition to encroach into the west, front-yard setback (0' proposed/ 5' required), the south, front-yard setback (0.5' proposed/5' required) and to Section 7.12.3.A to allow more square footage than permitted to be added onto a nonconforming structure [58.6% (990s.f.) proposed/ 20% (337.8s.f.) allowed]. **Terry Ross, Architect, Applicant/ Agent; William & Connie Nicholson, Owner.**
- b. **BZA-2021-052 2071 Lattimore.** Request for an Area Variance from Section 5.2.1.A.ii to allow for a garage addition resulting in the cumulative square footage of all accessory structures to exceed the allowable 1,200s.f. (1,957s.f. proposed). **Anthony Cesarespada, Owner/ Applicant.**

V. Approval of March 17, 2021 Board of Zoning Appeals Meeting Minutes.

VI. Signing of Decision Sheets.

- a. **BZA-2021-025 5686 E. Harbor Road, Unit A-1 & A-2 (Safe Harbor Development).** Request for a Major Modification to a previously approved Conditional Use in accordance with Section 3.4 and 7.11 to allow a kennel (doggie daycare). **Samantha Puckett, Applicant/ Agent; Safe Harbor Development, Owner.**
- b. **BZA-2021-029 6271 E. Harbor Road (Harbor Haven).** Request for an Area Variance to Section 4.15.2.C to encroach into the required 45' east side-yard setback (0' proposed) and Section 4.15.2.C to allow encroachment into the required 20' buffer (0' proposed on east – See also Sec. 4.15.2.E). **Harbor Haven, LLC, Adam & Willie Steinbrick, Owner/Applicant; BEC Associates, Agent.**

- c. **BZA-2021-030 243 Hamilton.** Request for an Area Variance from Section 3.5 & Section 5.1.7 to allow for a deck to encroach into the north, side-yard setback (2' proposed/ 5' required). **Stacey Streeter, Agent; Owner/ Applicant.**
- d. **BZA-2021-031 1944 Bayview.** Request for a Conditional Use in accordance with Section 3.4 & 4.11 for a Limited Home-Based Business to allow for a jet ski repair shop. **Russell Veverka, Owner/ Applicant.**

VII. Old Business.

VIII. New Business.

IX. Other Business.

- a. Minor Modification: Permit #2021-046, 9438 E. Bayshore Road – Castaway Campground & Marina New Commercial Bldg. Administratively approved 03.19.21.

X. Reports & Communications from Members & Staff.

XI. Adjournment.