

# REGULAR MEETING

## AGENDA

### DANBURY TOWNSHIP BOARD OF ZONING APPEALS

Wednesday, June 16, 2021

6:00p.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-2021-110 2494 Port Pleasant.** Request for an Area Variance from Section 5.1.7 to allow for a covered patio awning to encroach into the front yard setback (17' proposed/ 20' required). **Loretta Grentzer, Owner/ Applicant.**
- b. **BZA-2021-111 538 Plum.** Request for multiple Area Variances, from Sec. 3.5 to allow a porch addition to encroach into the east, front-yard setback (0.5' proposed/ 5' required), Sec. 7.12.3.A to allow more square footage than allowed on a nonconforming structure [20% (331s.f.) allowed/ 153% (2,169s.f.) proposed], Sec. 7.12.3.C to allow more than 75% of the floor area of the nonconforming structure to be altered. Also requesting a Conditional Use in accordance with Sec. 3.4 to allow the property to be used as a two-family. **Scott Luebcke, Owner/Applicant.**
- c. **BZA-2021-112 2048 Robert.** Request for an Area Variance from Section 5.12.1.B to allow a pool/spa to encroach into the west, rear-yard setback (0' proposed/ 5' required). **Andrew Lukcso, Owner/ Applicant; Wm. Foster, Contractor/Agent.**

**V. Approval of May 19, 2021 Board of Zoning Appeals Meeting Minutes.**

**VI. Signing of Decision Sheets.**

- a. **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. (2,196s.f. proposed). **Anthony Cesarespada, Owner/ Applicant.**
- b. **BZA-2021-076 237 Elm.** Request for an Area Variance from Section 3.5 to allow a porch addition to encroach into the west, front-yard setback (1'10" proposed/ 5' required), and to exceed the maximum lot coverage (57.5% proposed/55% required).

Also requesting a variance from Section 7.12.3.A to allow more square footage added onto a nonconforming structure than allowed [20% (348.6s.f) allowed/ 159% (2,765s.f.) proposed] and Section 7.12.3.C to allow more than 75% of the floor area contained in the nonconforming structure to be demolished, removed, or structurally altered. **Yvette VanRiper & Anthony Mavrinac, Owners/Applicants; Terry Ross, Architect/Agent.**

- c. **BZA-2021-087 5601 E. Bayshore.** Request for an Area Variance from Section 5.2.1.A.ii to allow for a pole barn resulting in the cumulative square footage of all accessory structures to exceed the allowable 1,200s.f. (1,596s.f. proposed). **Daniel Jadwisiak, Owner/ Applicant.**

**VII. Old Business.**

**VIII. New Business.**

**IX. Other Business.**

- a. **1-Year Extension Request (Set to Expire July 15, 2021):**

**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.**

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

**XI. Adjournment.**