

REGULAR MEETING AGENDA

DANBURY TOWNSHIP BOARD OF ZONING APPEALS

Wednesday, September 15, 2021

5:00p.m.

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.

5:00p.m.

- a. **BZA-2021-184 469 Church Road.** Request for an Area Variance to Section 5.2.1.B to allow for an existing accessory structure (barn) to remain in the front-yard after a new single-family home is constructed. **Bernard Knoble, Owner/Applicant; Brad Knoble, Agent.**

5:30p.m.

- b. **BZA-2021-185 9438 E. Bayshore Road – Castaway RV & Marina.** Request for a Conditional Use in accordance with Section 3.5 & Section 4.15 for a 12-site expansion to an existing 18.278ac. Recreational Camp. Area Variances requested to Sec. 4.15.2.C and Sec. 4.15.2.C to allow campsites to encroach into the required 45' west side-yard setback and 20' buffer (15' proposed). **KLMN Properties, LLC/ Mark Somodi, Owner/Applicant.**

6:45p.m.

- c. **BZA-2021-186 4816 E. Bayshore.** Request for an Area Variance from Section 5.2.1.A.i to allow for a pole barn addition resulting in the cumulative square footage of all accessory structures to exceed the allowable 2,000s.f. (2,304s.f. proposed). **Bobby & Triamjai Dawson, Owners/ Applicant.**

- Break -

7:30p.m.

- d. **BZA-2021-193 9094 Northshore Blvd., Lakeside Yacht.** Request for an Area Variance from Section 6.4.1 and 6.4.3.B.i to allow for a wall sign to exceed the allowable square footage on a 45' wide building (90s.f. allowed/ 115.25s.f. proposed). **MEJ, Inc. & Devon Ellis, Owner/ Applicant.**

8:00p.m.

- e. **BZA-2021-194 161 Oak.** Request for an Area Variance from Section 3.5 to allow for a porch addition to encroach into the west, front-yard setback (0.4" proposed/ 5' required). **Marcia Steele & Rustin Levenson, Owners/ Applicants; Feick Design Group, Agent.**

8:30p.m.

- f. **BZA-2021-190 442 Peach.** Request for Area Variances to Section 3.5 to allow a new single-family home to encroach into the north, side-yard setback (1.65' proposed/ 5' required), and the south, side-yard setback (2' proposed/3' required). **Dale & Kristen Eiermann, Owner/Applicant.**

V. Approval of August 18, 2021 Board of Zoning Appeals Meeting Minutes.

VI. Signing of Decision Sheets.

VII. Old Business.

- a. **1-Year Extension Request: (09.16.2022 New Expiration)**
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.**

VIII. New Business.

IX. Other Business.

- a. **TENTATIVE:**
Minor Modification. 7209 E. Harbor Road (Shady Shores RV Park). New 32' x 48' pavilion/shelter house.

X. Reports & Communications from Members & Staff.

XI. Adjournment.