

# REGULAR MEETING

## AGENDA

### DANBURY TOWNSHIP BOARD OF ZONING APPEALS

Wednesday, October 20, 2021

5:30p.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 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.

5:30p.m.

- a. **BZA-2021-205 169 Vine.** Request for an Area Variance from Section 3.5 to allow for a second-story addition to encroach into the required west, front-yard setback (5' required/1' proposed) and north, side-yard setback (3' required/1' proposed); Section 7.12.3.A. to allow more square footage than permitted onto a nonconforming structure [20% (235s.f.) allowed/ 100% (1,175s.f.) proposed]; Section 5.10.1.B. to not provide the two required on-site parking spaces when 50% of the structure is being enlarged. **David & Nancy Douglass, Owner/Applicant; Zimmerman Remodeling & Construction, Agent.**

6:30p.m.

- b. **BZA-2021-211 1625 Jeannie Drive.** Request for an Area Variance from Section 5.2.1.C.i. to allow for an accessory structure to exceed the maximum 20' building height (24' proposed). **Mark & Jana Meisler, Owner/ Applicant.**

7:00p.m.

- c. **BZA-2021-214 1851 Fernwood.** Request for an Area Variance from Section 7.12.3.A. to allow more square footage than permitted onto a nonconforming structure [20% (250s.f.) allowed/ 83.2% (1,040s.f.) proposed]. **Anthony & Nancy Pinzone, Owner/Applicant.**

#### V. Approval of September 15, 2021 Board of Zoning Appeals Meeting Minutes.

#### VI. Signing of Decision Sheets.

- 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.**

- 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.**
- 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.**
- 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.**
- 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.**
- 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.**

**VII. Old Business.**

**VIII. New Business.**

**IX. Other Business.**

- a. **Minor Modification. 7209 E. Harbor Road (Shady Shores RV Park).** New 32’ x 50’ pavilion/shelter house.

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

**XI. Adjournment.**