

REGULAR MEETING

AGENDA

DANBURY TOWNSHIP BOARD OF ZONING APPEALS

Wednesday, January 19, 2022

5:00p.m.

****Hearing is taking place via teleconference platform [Zoom](#).
Please contact zoning@danburytownship.com for an invite to join the meeting ****

MEMBERS

Loretta Grentzer - Chair

Lisa Bauer – Vice-Chair
Sherry Roberts - Member
Joseph Fetzer - Member

Clyde Shetler - 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-2022-007 425 Walnut.** Request for an Area Variance from Section 5.5.8. to allow for a 6' high privacy fence along the south, side property line where 4' is the maximum height allowed. **John & Carol Slager, Owner/Applicant; Zimmerman Construction, Agent.**

5:45 p.m.

- b. **BZA-2022-001 351 Cedar.** Request for an Area Variance from Section 7.12.C to allow more than 75% of a nonconforming structures floor area to be structurally altered and restored (100% proposed). **William & Connie Nicholson, Owners /Applicant; Terry Ross, Architect & Strecker Construction, Agents.**

7:00 p.m.

- c. **BZA-2022-005 177 Kenton Row.** Request for an Area Variance from Section 7.12.C to allow more than 75% of a nonconforming structures floor area to be structurally altered and restored (100% proposed). **Andrew & Jennifer Gehrlein, Owners/ Applicant; Feick Design Group & Dearth Construction, Agents.**

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

VI. Signing of Decision Sheets.

- a. **BZA-2021-267 5677 E. Bayshore Road.** Request for a Conditional Use in accordance with Section 3.5 & 4.2 to permit the use of the structure as a Bed & Breakfast. **Daniel J. Jadwisiak, Owner; John & Carrie Tucholski, Agents/ Applicants.**
- b. **BZA-2021-269 2149 Willow Cove.** Request for an Area Variance from Section 5.1.7 to allow for a new house to connect to an existing garage with a 4' east, rear-yard setback where 5' is required and to Section 3.5 to allow more lot coverage than

permitted (43.8% proposed/ 40% required). **David Wyderka & Mary Ann Pressler, Owner/ Applicant.**

- c. **BZA-2021-270 423 Maple Avenue.** Request for an Area Variance from Section 3.5. to allow for an addition onto the existing house to encroach into the north, side-yard setback (2' proposed/ 3' required). **George & Diann Tyler, Owners/Applicants.**

VII. Unfinished Business.

VIII. New Business.

IX. Reports & Communications from Members & Staff.

X. Adjournment.