

REGULAR MEETING

AGENDA

DANBURY TOWNSHIP BOARD OF ZONING APPEALS

Wednesday, February 16, 2022

6:30p.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

Clyde Shetler – Vice-Chair

Lisa Bauer - Member

Joseph Fetzer - Member

Sherry Roberts - 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-2022-017 9268 E. Bayshore Road.** Request for an Area Variance from Section 3.5 to allow for a 6' x 46.5' pergola to encroach into the front-yard setback (32.5' proposed/50' required). **Knotty May's Bldg. Co., LLC (Andy Redinger), Owner/Applicant; MPG Architects, Agents.**

V. Approval of January 18, 2022 and January 19, 2022, Board of Zoning Appeals Meeting Minutes.

VI. Signing of Decision Sheets.

- a. **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.**
- b. **BZA-2022-002 311 Steele.** Request for a Conditional Use in accordance with Section 3.5 and Section 4.2 to permit the use of the structure as a Bed & Breakfast. **Lorrie Hedges Owner/ Applicant.**
- c. **BZA-2022-003 1906 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 (23'6" proposed). **Anthony Puckett, Owner/ Applicant.**
- d. **BZA-2022-004 9335 Northern Avenue.** Request for an Area Variance from Section 5.1.7 to allow for an addition to encroach into the west, front-yard setback (18'-8"proposed/ 20' required). **Lee Short, Architect, Agent; Jim & Susan Hackbarth, Owners/ Applicant.**

- e. **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.**
- f. **BZA-2022-006 8534 E. Harbor Road.** Request for an Area Variance from Section 5.2.1.A.ii to allow for a 50' x 80' accessory structure which will exceed the cumulative square footage of all accessory structure space allowed (1,200s.f. allowed/ 5,360s.f. proposed) and to Section 5.2.1.C.i to allow said building to exceed the maximum allowable building height (20' allowed/ 23'5" proposed). **Theresa & Brian Bahm, Owners/ Applicants.**
- g. **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.**

VII. Unfinished Business.

VIII. New Business.

IX. Reports & Communications from Members & Staff.

X. Adjournment.