

REGULAR MEETING

AGENDA

DANBURY TOWNSHIP BOARD OF ZONING APPEALS

Wednesday, April 20, 2022

6:30p.m.

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-2022-049 327 Worthy.** Request for an Area Variance from Section 5.1.7 to allow for a new house to connect to an existing garage with a 3' south, side-yard setback where 5' is required and to Section 3.5 to allow more lot coverage than permitted (43.3% proposed/ 40% required). **David & Angela Dixon, Owners/ Applicants; Lee Short, Architect/Agent.**
- b. **BZA-2022-053 325 & 327 Cherry.** Request for Area Variances, from Section 7.12.3.A to allow more square footage than allowed on a nonconforming structure [20% (227.4s.f.) allowed/ 53.2% (605s.f.) new proposed; 106% (1,204s.f.) total proposed], and Section 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 Section 3.4 to allow the property to continue to be used as a two-family. **Barbara Clark, Owner/ Applicant; Feick Design Group, Architect/Agent.**
- c. **BZA-2022-055 5644 E. Harbor Road.** Request for a Conditional Use in accordance with Section 3.4. and 4.7 to allow for a two-family dwelling. Also requesting an Area Variance from Section 4.7.2.H to allow less open space than required (2,914s.f. or 10% required; 0% proposed). **The Bennico Dilly Group, Phil Strine, Owner/ Applicant.**

V. Approval of March 16, 2022, Board of Zoning Appeals Meeting Minutes.

VI. Signing of Decision Sheets.

- a. **BZA-2022-021 526 E. Second Street.** Request for an Area Variance from Section 3.5 to allow for a front porch addition to encroach into the east, front-yard setback (0' proposed/ 5' required). **Lawrence & Nancy Gerbetz, Owners/ Applicants.**

- b. **BZA-2022-030 214 Margaret.** Request for an Area Variance from Section 5.2.1.A.ii to allow for a 36' x 36' accessory structure which will exceed the cumulative square footage of all accessory structure space allowed (1,200s.f. allowed/ 1,296s.f. proposed) and to Section 5.2.1.C.i to allow said building to exceed the maximum allowable building height (20' allowed/ 24' proposed). **Doug Caldwell, Owner/Applicant.**
- c. **BZA-2022-040 531 Cedar.** Request for an Area Variance from Section 3.5 to allow for a front porch addition to encroach into the west, front-yard setback (2.2' proposed/5' required) and south, side-yard setback (1.7' proposed/ 3' required). **Carolyn Becker, Owner/Applicant; Steve Becker, Agent.**

VII. Unfinished Business.

VIII. New Business.

IX. Reports & Communications from Members & Staff.

X. Adjournment.