

REGULAR MEETING

AGENDA

DANBURY TOWNSHIP BOARD OF ZONING APPEALS

Wednesday, June 15, 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-2022-131 340 Sackett.** Request for Area Variances from Section 7.12.3.A. to allow more square footage than allowed onto a nonconforming structure [20% (293.4s.f.) allowed/ 47.3% (694s.f.) proposed] and to Section 5.7.3 to allow an addition to encroach into the required front-yard setback (16.7' Avg./ 14.7' proposed). **Gregory & Jennifer Green, Owner/ Applicant; Lee Short, Architect/Agent.**
- b. **BZA-2022-137 9213 Northshore Blvd.** Request for an Area Variance from Section 5.7.2 to allow for a covered front porch addition to encroach into the south, front-yard setback (18' proposed/ 25' required). **William & Mary Smith, Owners/ Applicants.**
- c. **BZA-2022-138 2050 Sauger.** Request for an Area Variance from Section 5.7.1 to allow for a shed addition to encroach into the north, front-yard setback (23'6" proposed/ 25' required). **Robert & Carol Richardson, Owner/ Applicant.**

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

VI. Signing of Decision Sheets.

- a. **BZA-2022-089 766 Church.** Request for an Area Variance from Section 5.2.1.A.i to allow for a 12' x 24' porch to be added onto an accessory structure which will exceed the cumulative square footage of all accessory structure space allowed (2,000s.f. allowed/ 2,288 s.f. proposed). **Mark Harris, Owner/ Applicant.**
- b. **BZA-2022-090 434 Jasmine.** Request for an Area Variance from Section 3.5 to allow for an enclosed front porch addition to encroach into the south, side-yard setback (2'4³/₄" proposed/ 3' required) and to Section 7.12.3.A to allow more square footage than allowed onto a nonconforming structure [20% (167.2s.f.) allowed/ 40.7% (341s.f.)

proposed]. **Mark & Cindy Schickendantz, Owners/ Applicants; David Hottenroth, Architect/Agent.**

- c. **BZA-2022-097 1355 S. Danbury N. Road.** Request for a Conditional Use in accordance with Section 3.4 and 4.10 to allow for a seasonal flea market. **Stowaway Jeanie, LLC/Jim Davenport, Owner/ Applicant; John Huegele/ Agent.**
- d. **BZA-2022-098 180 Channel Grove.** Request for an Area Variance from Section 3.5 to allow more lot coverage than permitted (41% proposed/ 40% required) for the construction of a new single-family home. **Terry Rooney, Owner/ Applicant.**
- e. **BZA-2022-101 600 Timber Lane.** Request for an Area Variance from Section 5.2.1.A.ii to allow for a 10' x 40' porch to be added onto an accessory structure which will exceed the cumulative square footage of all accessory structure space allowed (1,200s.f. allowed/ 1,600s.f. proposed). **Chris Goebel & Melissa Zielinski, Owners/ Applicants.**
- f. **BZA-2022-102 246 Worthy.** Request for an Area Variance from Section 5.1.7 to allow for an addition to encroach into the north, side-yard setback (2'10" proposed/ 5' required). **Paula Armentrout, Owner/ Applicant; Dennis Feltner, Agent.**
- g. **BZA-2022-103 1200 Hartshorn.** Request for an Area Variance from Section 5.2.1.A.ii to allow for a 32' x 40' accessory structure with a 10' x 20' porch which will exceed the cumulative square footage of all accessory structure space allowed (1,200s.f. allowed/ 1,480s.f. proposed). **Scott Stecher, Owner/ Applicant.**
- h. **BZA-2022-106 5359 E. Bayshore Road, Bay's Edge.** Request for a Conditional Use to allow for a Temporary Use/Structure in accordance with Section 3.4. and Section 4.20 for a 30' x 60' special event tent. Also requesting an Area Variance from Section 4.20.6.D.ii to allow for said tent to be up for more than 10 consecutive days. **Mark Cahlik, Owner/ Applicant; Mike Prosser/ Agent.**

VII. Unfinished Business.

VIII. New Business.

IX. Reports & Communications from Members & Staff.

X. Adjournment.