

REGULAR MEETING AGENDA

DANBURY TOWNSHIP BOARD OF ZONING APPEALS

Wednesday, September 21, 2022

5:30p.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. Continued from 08.17.22 Hearing:

BZA-2022-186 142 Hidden Beach. Request for an Area Variance from Section 5.2.1.C.ii to allow for a detached accessory structure to encroach into the north, side-yard setback (0' proposed/5' required) and to be less than 5' from the principal structure (4' proposed). **Albert Troyer, Owner/ Applicant; Lauri Paniccia, Agent/Daughter.**

b. Postponed from 08.17.22 Hearing per Applicant's Request:

BZA-2022-189 820 E. Second Street. Request for an Area Variance from Section 3.5 to allow multiple additions onto the house which will exceed the 55% maximum lot coverage (57.2% proposed) and to Section 5.10.1.B. to eliminate the one (1) on-site parking space required when 50% or more of the structure is enlarged, rebuilt or structurally altered. **Marilyn Roddy, Owner/ Applicant; Scott Kerik, Architect, Agent.**

c. **BZA-2022-210 2448 Knobhill.** Request for an Area Variance from Section 5.2.1.C.ii. to all for a detached accessory structure to encroach into the south, side-yard setback (3' proposed/ 5' required). **David & Deborah Bastel, Owner/ Applicant.**

d. **BZA-2022-216 204 Sycamore.** Request for an Area Variance from Section 3.5 to allow for a covered porch addition to further exceed the lot coverage (64.5% existing/ 73.4% proposed/ 55% maximum allowed). **Robert Hartshorn, Owner/ Applicant.**

V. Approval of August 17, 2022, Board of Zoning Appeals Meeting Minutes.

VI. Signing of Decision Sheets.

a. **BZA-2022-180 1200 Hartshorn.** Request for Area Variances from Section 3.5 to allow for a lot split to a manufacturing use to be less than the minimum lot size requirements (1ac. min. required/ 0.639 ac. proposed). **Scott Stecher, Owner/ Applicant.**

5:30p.m.

6:15p.m.

7:00p.m.

7:45p.m.

- b. **BZA-2022-181 159 Springercrest.** Request for an Area Variance from Section 5.2.1.A.ii to allow for more cumulative detached accessory building space than permitted (1,200 s.f. allowed/ 1,297s.f. proposed). **James Petty, Owner/ Applicant.**
- c. **BZA-2022-185 5216 E. Harbor Road.** Request for a Conditional Use for a Resort in accordance with Section 3.5 & 4.16. Also requesting an Area Variance from Section 4.16.4 to allow for less open space than required (25% or 1.33 ac. required/21.5% or 1.14ac. proposed). **NN Ennterprises – Kenn Bower, Owner/ Applicant.**
- d. **BZA-2022-188 1915 Nan.** Request for an Area Variance from Section 5.1.7 to allow for an addition to encroach into the north, front-yard setback (15'3" proposed/ 20' required) and to Section 7.12.3.A to allow more square footage than permitted to be added onto a nonconforming structure (20%; 515.20s.f. allowed/ 37%; 954s.f. proposed). **Lewis Todd Fitzpatrick, Owner/ Applicant; Scott Kerik, Architect, Agent.**

VII. Unfinished Business.

VIII. New Business.

IX. Reports & Communications from Members & Staff.

X. Adjournment.