

# REGULAR MEETING AGENDA

## DANBURY TOWNSHIP BOARD OF ZONING APPEALS

Wednesday, October 19, 2022

6:30p.m.

**\*\* To be held at the new Fire Station**

### 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-2022-245 150 Oak.** Request for Area Variances from Section 7.12.3.A to allow more s.f. onto a nonconforming structure than permitted (20%; 303.4s.f. allowed/25.7%; 390s.f. proposed). Section 7.12.3.C to allow more than 75% of the existing s.f. of the structure to be altered (75%; 1,137.75s.f. allowed/ 100%; 1,517s.f. proposed), Section 3.5 to allow the lot coverage to be further exceeded (55% allowed, 58.5% current/ 59.2% proposed) and Section 5.10.1.B to alleviate the requirements of one (1) on-site parking space. **Michael & Brenda Haas, Owner/ Applicant.**
- b. **BZA-2022-247 0 & 479 Lightner Road.** Request for a Conditional Use in accordance with Section 3.4 and Section 4.16 to allow for the expansion of a Commercial Amusement Enterprise. **R. Brian Hunt, Owner/Applicant; Holly Hunt, International Animal Exchange/ Agent; Rod Gillespie, GEC Associates/Agent.**

**V. Approval of September 21, 2022, Board of Zoning Appeals Meeting Minutes.**

**VI. Signing of Decision Sheets.**

- a. **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.**
- b. **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.**

- c. **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.**

**VII. Unfinished Business.**

**VIII. New Business.**

- a. **BZA-2019-083 Minor Amendment Request.** Request to permit seasonal Christmas Light display and drive-thru in existing Commercial Amusement Enterprise at The Watering Hole/ Monsoon Lagoon.

**IX. Reports & Communications from Members & Staff.**

**X. Adjournment.**