

REGULAR MEETING AGENDA

DANBURY TOWNSHIP BOARD OF ZONING APPEALS

Wednesday, November 16, 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. **Continued from 09.21.22 BZA Meeting**

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. **Reconsideration due to substantial change in facts:**

BZA-2022-188 1915 Nan. Request for an Area Variance from Section 5.1.7 to allow for the existing house to be demolished and rebuilt to encroach into the north, front-yard setback (15'3" proposed/ 20' required). **Lewis Todd Fitzpatrick, Owner/ Applicant; Scott Kerik, Architect, Agent.**

c. **BZA-2022-274 5826 Sweetbriar.** Request for Area Variances from Section 7.12.3.A to allow more square footage onto a nonconforming structure than permitted (20%; 339s.f. allowed/81.3%; 1,378s.f. new proposed/106%; 1,808 s.f. total), Section 5.1.7 to allow the addition to encroach into the north, side-yard setback (5' required/4'2" proposed) and the east, front-yard setback (20' required/ 18'3" proposed). **Timothy & Cheryl Harmsen, Owners/Applicants; Scott Kerik, Architect/ Agent.**

V. Approval of October 19, 2022, Board of Zoning Appeals Meeting Minutes.

VI. Signing of Decision Sheets.

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.**

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.