

REGULAR MEETING AGENDA

DANBURY TOWNSHIP BOARD OF ZONING APPEALS

Wednesday, February 15, 2023

6:00p.m.

**** To be held in the Township Hall ****

MEMBERS

Loretta Grentzer - Chair

Clyde Shetler – Vice-Chair
Lisa Bauer - Member
Joseph Fetzer - Member

Sherry Roberts - Secretary
Gregory Huffman - Alternate
Joseph Kruse - 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. Swearing-in of Member, Joseph Fetzer and Alternate, Joseph Kruse**
- V. Adjudication Hearings.**
 - a. **CONDITIONAL USE FOLLOW-UP & MODIFY TIMEFRAME.**
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.**
 - b. **BZA-2023-009 231 Meadowbrook.** Request for an Area Variance from Section 5.2.1.C.ii to allow a shed replacement to continue to encroach into the south, side-yard setback (3.5' proposed/ 5' required). **Ralph Wirkner, Owner/Applicant.**
 - c. **BZA-2023-011 2354 N. Buck Road.** Request for an Area Variance from Section 5.1.8 to allow for a new SF home to encroach into the east, front-yard setback (5' proposed/ 20' required). **James Jenney, Owner/Applicant; Carbon Homes, LTD/ Agent.**
 - d. **BZA-2023-012 5285 Wohlers.** Request for Area Variances from Section 5.2.1.A.i.a to allow more cumulative accessory building square footage than permitted (3,438s.f. proposed/2,000s.f. allowed) and to Section 7.12.3.A to allow more square footage onto a nonconforming structure than permitted (20%; 408s.f. permitted/ 31%; 630s.f. proposed). **Kyle & Sarah Richards, Owners.**
- VI. Approval of January 18, 2023, Board of Zoning Appeals Meeting Minutes.**
- VII. Signing of Decision Sheets.**

None.
- VIII. Unfinished Business.**

IX. New Business.

- a. Swearing-in of Member, Joseph Fetzer and Alternate, Joseph Kruse
- b. **1-Year Extension Request (Set to Expire February 16, 2023):**
BZA-2022-004 9335 Northern Avenue. Request for an Area Variance from Section 5.1.7 to allow for an addition to encroach into the west, front-yard setback (18'-8"proposed/ 20' required). **Lee Short, Architect, Agent; Jim & Susan Hackbarth, Owners/ Applicant.**

X. Reports & Communications from Members & Staff.

XI. Adjournment.